

Happy Valentines Day!

# Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 6, ISSUE 10

FEBRUARY 2017

## Board Of Directors

### President: Open

Lyle Krueger  
lyle.krueger@centurylink.net

### Vice President

Andrew Fereday  
andyfereday@gmail.com

### Secretary, Newsletter, Website

Nancy Sayles  
nancysayles1977@yahoo.com

### Treasurer: Dave Campagna

dave4245@cox.net

### Operations: Tim Salzbrenner

timsalzbrenner@gmail.com

### Membership: Annie Beck

annie.beck@cox.net

## Members At Large:

### Sean O-Connell

sean.t.oconnell@hotmail.com

### Mark Goodrich

mgdvm10@gmail.com

### Doug Larson

dlarson6@cox.net

### Preston Hoffmeyer

prestonhoffmeyer@gmail.com

### Jonathan Johnson

jonathan.johnson  
@edwardjones.com

## Committee Chairs

### Social Committee

Lisa Whalen  
lisawhalen@cox.net

### New Neighbor Coordinator:

Chris Olson  
christine.olson@cox.net

### Lost and Found: Rose Bockleman

rbockleman@hotmail.com

### Garage Sale: Rose Rutherford

rbutherford@cox.net

### Security Alerts: Dave Beck

dave@beckinssolutions.com

## AAHA Treasurers Report

We had budgeted \$68,000 for Membership dues 2016. We ended up collecting \$68,461.12. We also had neighbors donate an additional \$410 for tree donations and \$2,439 for 4th of July and \$3,892 for the playground area.



The Playground cost a total of \$134,492.64 but we will applying for a rebate for the flooring once we have the total amount repaid. The Special Assessment raised in 2016 was \$80,688.95. The rest of the assessment will be

collected in 2017 and pay off the park.

The biggest expense in 2016 other than the playground was in landscaping, lawn care, electrical in the entrances and snow removal. That totaled \$34,067.10. We also

put on a new roof in the shelter in the park.

Other expenses included the directories, bank fees, software, insurance, office supplies, postage, repairs, utilities and professional fees.

We estimate that our biggest expense in 2017 and 2018 will be replacing the diseased Ash trees in the parks and cul-de-sacs along with increased utilities in the park and entrances and continued maintenance of the entrances, viewing area, park and cul-de-sacs.

We did a great job in 2016 in

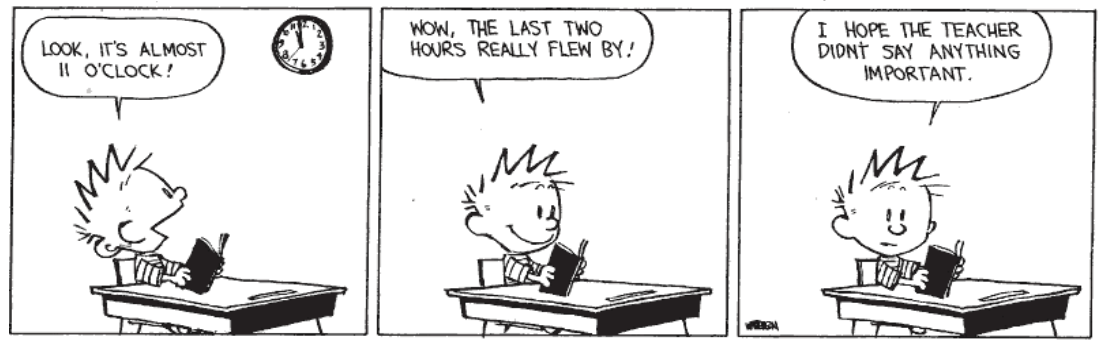


reducing our insurance, 4th of July, newsletter (\$0), and professional fees but estimate an increase in professional fees as we enforce the park assessment.

There will be a breakout of the total expenses provide at the annual meeting.

The annual meeting is scheduled for April 25, 2017 at the Heritage at Legacy. Stay tuned for more detailed information in the next newsletter, on Facebook and our website (www.armbrustacres.net).

Thank you!



## Armbrust Acres Housing Market

There is currently 1 home for sale in Armbrust. The average price is \$ 305,600 with an average market time of 72 days. There have been 29

homes sold in the last year. Average price was \$ 290,966 with an average market time of 11 days. Currently there are 2 properties pending. Please

call one of us for a complete market analysis report.

John Rohwer 402 - 677-1111  
or Char Smith 402- 677- 9279.

# 2017 Armbrust Acres Baseball Field & Park Shelter Reservation Guidelines For Coaches And Neighbors

Armbrust Acres resident Mike Bauer has been responsible for scheduling the Armbrust Acres baseball field and the park shelter in the past. We are thankful to be able to say that Mike will continue to manage the scheduling in 2017. The park shelter and the baseball field are part of Armbrust Park, which is owned



and maintained by the Armbrust Acres Homeowners Association. Park rules and guidelines are standardized to ensure all Armbrust homeowners and every eligible team has an opportunity to use the field.

Please contact Mike via email at [mdkcbauer@me.com](mailto:mdkcbauer@me.com) for more information about the usage rules and the availability for the spring sessions (March-July). Once the rules and availabilities have been discussed, coaches may start to schedule the time slots requests with Mike via email as early as noon on Sunday, February 5th. If you would like to make use of the Park Shelter for a family event or something



similar, email Mike at [mdkcbauer@me.com](mailto:mdkcbauer@me.com) to make a reservation for your special occasion.

Thank you for respecting 2017 guidelines!

## Armbrust Acres 2017 Membership Dues

The Armbrust Acres Home Owners Association would like to remind everyone that it is that time of year for the annual Membership dues. Dues for 2017 remain at \$135. You will find the notices for the 2017 dues as an insert inside the newsletter. Please complete the form and send it along with your payment to the address provided.

Please remember, the information you fill out will be used for the Armbrust Acres directory so please make sure everything is accurate and you include any services, members of your household perform such as babysitting, lawn services, snow removal services, lessons, or anything else you would like mentioned. Also, if there is any service listed in last year's directory that you



would like taken out please let us know.

We have a detailed breakdown of all costs at the annual meeting and our monthly board meetings for those that

wish to attend. Our meetings are announced in the newsletter and all are invited to attend.

The board feels that it is very important to adhere to the covenants in order to protect and preserve your home's resale value! People have many options when it comes to neighborhoods. We want to make sure that when they drive through Armbrust Acres they feel secure in their decision to invest here!

Thank You for your Support!

*The Heritage*  
at Legacy

## AA Annual Meeting - April 25, 2017

## 2017 AA Neighborhood Garage Sales

Save  
the  
date!

Spring Garage Sales May 18, 19, 20  
Fall Garage Sales September 21, 22, 23

Save  
the  
date!



# Armbrust Acres News

## February 7, 2017 - Board Meeting!

The board meeting will be held at the Campagna residence.

Anyone who is interested in financials, social activities, planning, getting a status update on landscaping actions or just to see what is going on is invited to join us at 7 pm at the Campagna residence at 3834 South 163rd Circle.

## Lost & Found:

Please contact Rose Bockleman if you have any information about lost or found items at 402-697-9250 or email [rbockleman@hotmail.com](mailto:rbockleman@hotmail.com).

## Baseball Field & Park Shelter

Requests are honored in the order in which they are received and/or by the number of coaches and children that live

in the neighborhood.

For more information, please contact Mike Bauer at [mdkcbauer@me.com](mailto:mdkcbauer@me.com).

## Baby Sitting

Babysitting service available, evenings and weekends – Madeline (Maddie) Fontana is a current 7th grader who completed American Red Cross Babysitter's Training in 2015. Please give her a call for your toddler (3 and up) babysitting needs! 402-894-2173

## Newsletter Contributions

All Armbrust Acres residents are welcome to contribute to our newsletter.

It is up to you what you would like to

write about as we are looking for topics of interest to all our residents.

You could write about the following for example:

- family vacations
- remodel projects
- funny stories about yourself and/or your children.
- anniversary, birthday, graduation, new family addition announcements
- shout outs for a special person
- Please email your contribution to [armbrustnewsletter@gmail.com](mailto:armbrustnewsletter@gmail.com).

*The AAHA reserves the right withhold a contribution if declared inappropriate or irrelevant.*

# Did you know?

The highest snowfall ever recorded in a one year period was 31.1 meters (1224 inches) in Mount Rainier, Washington State, United States, between February 19, 1971 and February 18, 1972.



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**Monday thru Friday: 7:30 am - 6 pm**  
**Saturday: 8 am - noon**

Dr. Joanne Gaines, Owner  
Armbrust Acres Resident



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Head &  
Wear Your  
Helmet!*

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**RICHARD J. SCHICKER**  
Armbrust Acres Resident

**Call to Schedule An Appointment**

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2809 S. 160th St., Ste. 207 - Omaha NE 68130

# Restrictions And Covenants - Reminder

The board feels that it is very important to adhere to the covenants in order to protect and preserve your home's resale value. Below are some of them, that are frequently inquired about.

1. Each Lot, with the exception of any outlots being used as a park as of the date hereof, shall be used exclusively for single-family residential purposes.

2. No residence, building, fence, wall, driveway, patio, patio enclosure, swimming pool, basketball backboard, dog house, tree house, antenna, satellite receiving stations ("discs") (other than DIRECTTV or similar such discs), flag pole, solar heating or cooling device, tool shed, storage shed, potting shed, wind mill or other external improvement, above or below the ground (herein all referred to as any "Improvement") shall be constructed, erected, placed or permitted to remain on any Lot, nor shall any grading or excavation for any Improvement be commenced, except for Improvements which have been approved by the Association as follows:

a. An owner desiring to erect an Improvement shall deliver two sets of construction plans, landscaping plans, fencing plans and plot plans to the Association. Such plans shall include a description type, quality, color and use of materials proposed for the exterior of such Improvement.

Concurrent with submission of the plans, Owner shall notify the Association of the Owner's mailing address.

b. The Association shall review such plans in relation to the type and exterior of improvements constructed, or approved for construction, on neighboring Lots and in the surrounding area, and any general scheme or plans formulated by the Association. In this regard, the Association intends that the Lots shall be developed residential community with homes constructed of high quality materials. The decision to approve or refuse approval of a proposed Improvement shall be exercised by the Association to promote development of the Lots and to protect the values, character and residential quality of all Lots. If the Association determines that the proposed Improvement will not protect and enhance the integrity and character of all the Lots and neighboring Lots as a quality residential community, the Association may refuse approval of the proposed Improvement.

c. A Notice of Approval of the proposed improvement by the Armbrust Acres Board of Directors must be received by the owner before commencement of the project. If the owner does not receive a Notice of Approval nor a Notice of Denial within forty five (45) days after the date of submission of the plans then the owner can consider them approved.

d. No Lot owner, or combination of Lot owners, or other person or persons shall have any right to any action by the Association, or to control, direct or influence the acts of the Association with respect to any proposed Improvement. No responsibility,

liability or obligation shall be assumed by or imposed upon the Association by virtue of the authority granted to the Association in this section, or as a result of any act or failure to act by the Association with respect to any proposed Improvement.

...

8. No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, camper truck or similar chattel shall be maintained or stored on any part of a Lot (other than in an enclosed structure) for more than twenty (20) days within a calendar year. No motor vehicle may be parked or stored outside on any Lot, except vehicles driven on a regular basis by the occupants of the dwelling located on such Lot. No grading or excavating equipment, tractors or semitractors/trailers shall be stored, parked, kept or maintained in any yards, driveways or streets. However, this section 8 shall not apply to trucks, tractors or commercial vehicles which are necessary for the construction of residential dwellings during their period of construction. All residential Lots shall provide at least the minimum number of off street parking areas or spaces for private passenger vehicles required by the applicable zoning ordinances of the City of Omaha, Nebraska. No dumpster shall remain on any lot for more than thirty (30) consecutive days without the prior consent of the Board, in the Board's sole discretion.



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Your Neighborhood, My Neighborhood, Our Neighborhood...

This newsletter is produced by the Armbrust Acres Homeowners Association since May 2011.

**Printer:** abc printing 402.895.0222

Distributed to **553 homes** in Armbrust Acres every month.

Armbrust Acres Homeowners Association

[www.armbrustacres.org](http://www.armbrustacres.org)

Advertising: [armbrustadvertising@gmail.com](mailto:armbrustadvertising@gmail.com)  
Nancy Sayles 402.699.2486



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# Omaha - What Is Going On In February?

## Distant Worlds

Feb 03 2017

Holland Performing Arts Center

Distant Worlds returns to Omaha with an exciting new program, Distant Worlds: music from FINAL FANTASY! This international concert phenomenon features Nobuo Uematsu's stirring music from one of the most popular video games of all time! Conducted by Grammy Award®-winner Arnie Roth with more than 100 musicians on stage including the Distant Worlds Philharmonic Orchestra and Chorus, this show is a multimedia feast for the eyes and ears.



## The Five Irish Tenors

Feb 09 2017

Holland Performing Arts Center



With endearing charm and beautifully polished performances, the talented vocalists of The Five Irish Tenors will whisk you away for an enchanted visit to the Emerald Isle!

The Five Irish Tenors present a sensational program of the most famously beloved Irish songs including "My Wild Irish Rose" and the glorious "Danny Boy."

## Where the Wild Things Live

Feb 07 2017

Holland Performing Arts Center

Being spit on by a chimp, screamed at by a prairie dog and charged by a pig is all in a day's work for veteran photographer Vincent J. Musi.

Explore the connections between exotic animals and humans with Musi as he shares images from his forays into the wild world of our nonhuman friends.



**Go Green with Green Wings!**

# Green Wings

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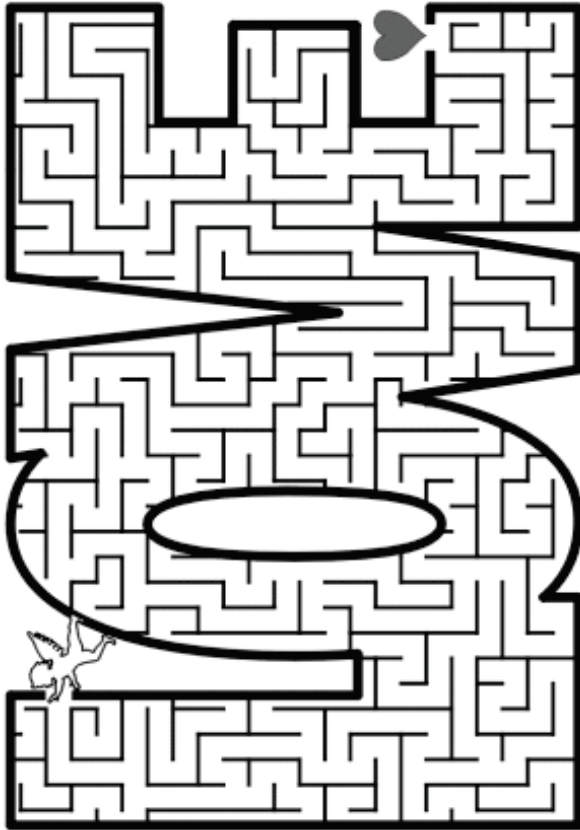


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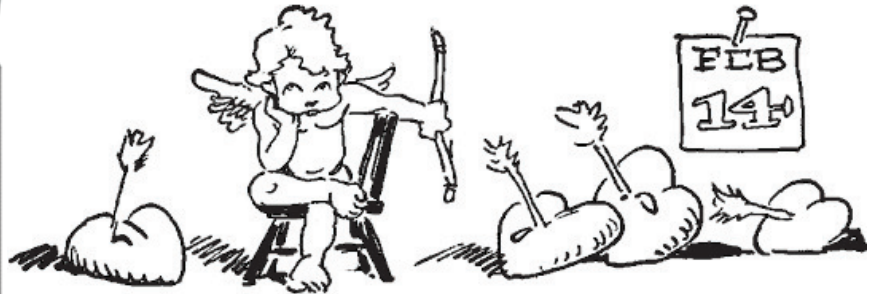
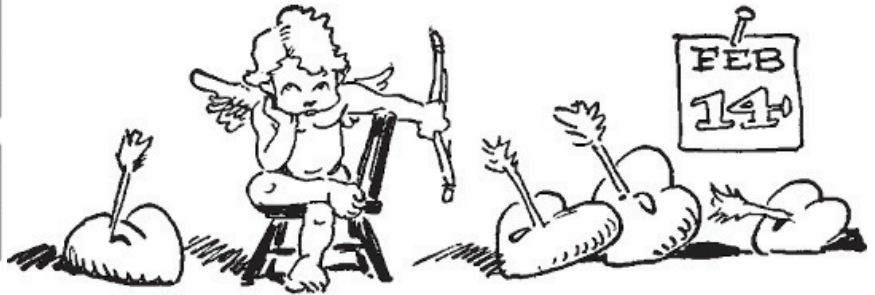
Monday - Friday 9am - 5 pm  
15821 W Dodge Road #162 - Omaha, NE 68118



# Armbrust Acres Fun For Old And Young



Can you find the 10 differences?



**Buying or Selling?  
Call the Armbrust  
Acres Experts!**

- Market Analysis
- Notary
- Relocation
- Financing
- New Construction



*"Armbrust Residents for over 20 Years"*



Char Cell: 402-677-9279 John Cell: 402-677-1111  
Ofc: 402-697-4206 Ofc: 402-697-4349  
Res: 402-333-8270 Res: 402-334-0420  
charlotte.smith@cbshome.com john.rohwer@cbshome.com

## Valentine's Day Word Search

K	S	Q	S	J	I	V	R	T	D	S	R	Q	G	K
R	Q	Q	T	D	M	A	B	X	U	F	N	Q	J	J
K	G	D	A	S	N	L	Y	E	U	S	F	S	N	S
S	V	E	E	M	B	E	R	I	G	C	E	V	O	L
Q	W	Q	R	Q	N	I	A	W	R	A	O	C	G	
T	Z	E	T	G	R	T	Z	R	E	Y	I	N	Q	T
D	Q	I	E	E	O	I	K	Z	F	D	R	E	D	J
H	O	B	N	T	P	N	W	N	O	E	F	T	G	Y
X	U	T	H	C	H	E	H	V	X	E	A	L	A	T
N	A	G	B	P	R	E	E	Y	B	M	T	C	B	H
F	O	M	G	T	U	S	A	R	L	R	K	U	T	Q
I	M	T	M	Q	S	K	U	R	A	U	N	P	E	H
C	A	R	D	S	K	A	A	E	T	W	I	I	G	U
M	C	D	I	R	R	M	H	H	X	E	P	D	P	N
W	Q	K	L	Y	S	R	E	W	O	L	F	J	O	J

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DEAR  
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