

Enjoy the Summer!

# Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 6, ISSUE 2

JUNE 2016

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lyle.krueger@centurylink.net

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**Treasurer:** Dave Campagna  
dave4245@cox.net

**Operations:** Tim Salzbrenner  
timsalzbrenner@gmail.com

**Newsletter & Website:**  
Nancy Sayles  
nancysayles1977@yahoo.com

**Membership:** Annie Beck  
annie.beck@cox.net

## Members At Large:

**Sean O-Connell**  
soconnell@fnni.com

**Andrew Fereday**  
afereday@ssgi.com

**Mark Goodrich**  
mdgdm10@gmail.com

**Jake Farrell**  
omahajaker@gmail.com

**Doug Larson**  
dlarson6@cox.net

**Laurie Brodeur**  
lrbrodeur@gmail.com

## Committee Chairs

**Social Committee**  
Bonnie Farkas  
bonnie.farkas@gmail.com

**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  
rrutherford@cox.net

**Security Alerts:** Dave Beck  
dave@beckinssolutions.com

## Recap - Armbrust Acres Annual Meeting

**By Andrew Fereday:** Each year the Armbrust Acres Home Owners Association hosts its annual meeting as required by the bylaws of our neighborhood association. This year's event was hosted by our friends at Heritage Senior Living and well attended by many of our neighbors. The annual meeting is an opportunity to offer a "State of the HOA". Topics covered include financial positioning, major project work for 2015 and upcoming 2016 and reviewing processes for neighborhood transparency and communication.



Our bulleted information below will summarize the meeting:

- Adopt a Cul-De-Sac is a new program that has seen some tremendous success in the spring of 2016. If your cul-de-sac needs a refresher- please feel free to "Adopt" the cul-de-sac islands. Our board of directors is more than willing to entertain any ideas that you have for the cul-de-sac- with your continued maintenance and TLC, our cul-de-sac islands can shine!

- With the support of over 250 homes in the neighborhood, the park assessment was passed. What this will mean



for our residents is a \$300 assessment billed over 1 or 2 years in support of building a new playground area and playground equipment. Back in 2014 a team of volunteers from the neighborhood formed the Playground Committee tasked with finding options for the park area. This group was led by Laura Hanson with special assistance from Tim and Denise Salzbrenner. With the help of 3 contractors and numerous volunteer hours, Crouch Recreation was selected as the contractor to do the work on the new park and playground.

- Neighborhood Improvements in 2015:
  - o Planted Trees in park and along path to Zorinsky
  - o Dilapidated park equipment was removed with neighborhood volunteers
  - o 4th of July's growth and success

- Real Estate Update:
  - o Char Smith and John Rohwer gave a "sellers market" review of the real estate market in Armbrust Acres. Demand is outweighing supply- a very good time to be a seller in Armbrust Acres.

- Homeowners Dues- The board only filled 6 liens for

non-payment in 2015. With over 500 homes in the HOA- that is an impressive number. Already in 2016 we are on our way to 100% collection. Please provide your dues if you haven't done so already.

- Financials: After a push in 2015 to control some of our landscape spending, championed by Tim Salzbrenner, AAHA ended 2015 with nearly a \$16,000 surplus.

- Power washing and sealing of the basketball court is planned for 2016

- Refinishing park benches, temporary soccer goal, and working on 168th street grass is also in the plans for 2016.



- 4th of July celebration is scheduled for Saturday July 2nd.

If you are interested in becoming involved in our community we have several committees that welcome your participation. You might be interested in helping plan social events, welcoming new owners to the community or pitching in with small landscaping tasks. If any of these seem like a good fit for you, please contact a member of the Board to express your interest or learn more.

# Save the Date!

**Fall Garage Sales  
September 15-16-17**

**Independence Day Celebrations  
July 2, 2016**

## Playground Committee Update

The proposed assessment to replace our playground passed. It was a close vote, with 76.6% in favor. According to the bylaws, 75% of the votes returned had to be in favor for the assessment to pass. As outlined at the annual meeting, this assessment of \$300 can be paid once or over the course of 2 years in equal \$150 payments. The quicker these assessments come in the quicker we can place the order for the equipment and get the installation rolling! All assessment checks can be made out to AAHA (Armbrust Acres Homeowners Association) and dropped off in the same manner that annual dues are at Annie Beck's house on Frederick Circle.



What's next?

Pay the assessment ASAP! Funds are required to place the equipment order and then the final payment will be due after the installation takes place. The sooner the funds are available, the sooner we can get the new park installed. Wouldn't it be great to have a new park THIS summer???

What if I haven't paid my 2016 dues yet? There is no better time than now! Just tack the playground assessment onto the same check for your dues and get it in! Liens are no fun for everyone.

How can I get involved?

We will be constructing the park via a community build. This opportunity offers significant savings to our community. With this option Crouch Recreation will have an engineer onsite directing the build and ensuring that the equipment is installed properly. By having their engineer on board for the build, we will maintain all of the warranties associated with the equipment. We will be looking for volunteers when the time presents itself. There will be a need for muscle, meals and moral support. Stay tuned for dates



where we will need help.

Are you on our email list?

If you would like to be on the Armbrust email distribution list please email Lyle at Lyle [lyle.krueger@centurylink.net](mailto:lyle.krueger@centurylink.net). He sends out meeting notifications and other pertinent neighborhood updates.

Other questions? Just ask!

Email your questions to [armbrust.voice@gmail.com](mailto:armbrust.voice@gmail.com). We would love to hear from you!

The Playground Committee would like to extend their thanks to all that voted, regardless of what that vote was. A true community is one where everyone has a voice and an opportunity make things better. That has been our mission and we thank you for taking the time out to participate in the vote.

*By Laura Hansen*

Monday-Saturday 11.00 AM-10.00 PM  
Sunday 3.00 PM-9.00 PM

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# Armbrust Acres News

## June 7, 2016 - Board Meeting!

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 O'Connell residence at 3111 S 167th Street.

## Lost & Found:

Please contact Rose Bockelman if you have any information about lost or found items at 402-697-9250 or email rbockelman@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.

## Did you know?

Ancient pagans celebrated midsummer with bonfires. It was believed that the crops would grow as high as a couple could jump across the fire. Additionally, bonfires would generate magic by boosting the sun's powers.



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Dr. Joanne Gaines, Owner  
Armbrust Acres Resident

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

## Armbrust Acres Housing Market

There are currently 3 homes for sale in Armbrust. The average price is \$ 356,000 with an average market time of 129 days. There have been 33 homes

sold in the last year. Average price was \$ 282,932 with an average market time of 17 days. Currently there are 6 properties pending. Please call one of us for a

complete market analysis report.

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



\$437,000  
16597 Hascall Street



\$350,000  
16512 Frederick Circle



\$279,000  
16555 Ontario Circle



# Who Are Our 2016 Armbrust Acres Graduates?

# 2016

*Please share your 2016 graduation and prom pictures with Armbrust Acres by sending them to [armbrustnewsletter@gmail.com](mailto:armbrustnewsletter@gmail.com) by June 11, 2016 to be published in our June Newsletter.*



**Kyle Phipps**, son of Phil and Cathy Phipps, is a 2016 graduate of Millard West High School. During his four years at West, Kyle has been very active in the music program being involved in choir, show choir, orchestra, as well as the Tri-M Honor Society. Having received multiple scholarship offers, Kyle accepted the Regents Scholarship from the University of Nebraska Omaha, where he will major in Physics in the fall.

**Jake (Jacob) Fontana** graduates from Millard West this year. He is attending University of Nebraska Kearney and is majoring in Business Administration.





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## Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

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

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

Armbrust Acres Homeowners Association  
[www.armbrustacres.org](http://www.armbrustacres.org)

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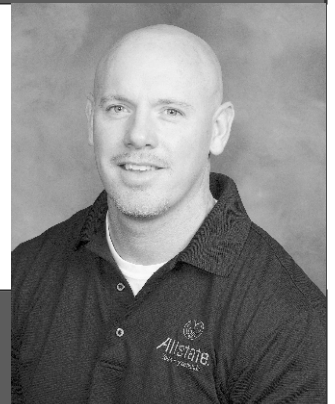
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# Welcome to Armbrust Acres - The Collis Family

Matthew and Jennifer Collis moved to Armbrust Acres in November of last year and have taken up residence on Wright Circle. Like many of our residents, they like the fact that Armbrust Acres is an established and family friendly neighborhood.

Jennifer was born and raised here in Omaha. Today she works in management and in her free time, she loves spending time with her family, outdoor living, gardening, traveling and exercising. Furthermore, Jennifer is full of energy and enjoys running, cycling, climbing and going to the gym.

Matthew is originally from the United Kingdom. He works as a server engineer here in Omaha. Matthew loves the different types of weather we get here in Omaha as well as the beautiful Henry Doorly Zoo.

Jennifer and Matthew have two children, William and Katelyn. Together as a family they like working in the garden and enjoy planting flowers and vegetables. They also enjoy nice walks



at nearby Lake Zorinsky which is a must for active people, like the Collis family.

Welcome to Armbrust Acres!



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

Beach      June  
Camping      School  
Canoeing      Summer  
College      Trip  
Graduation      Vacation



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9		4				7
			5	6	7	
	5				8	3
	4					
	3		7		1	9
2			8			7

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charlotte.smith@cbshome.com      john.rohwer@cbshome.com

