

Annual Meeting - April 26, 2016

Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

VOLUME 5, ISSUE 12

APRIL 2016

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lyle.krueger@centurylink.net

Secretary: Open

Treasurer: Dave Campagna
dave4245@cox.net

Operations: Tim Salzbrenner
timsalzbrenner@gmail.com

Newsletter: Nancy Sayles
nancysayles1977@yahoo.com

Membership: Annie Beck
annie.beck@cox.net

Website: Laurie Brodeur
lrbrodeur@gmail.com

Members At Large:

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mdgdvm10@gmail.com

Jake Farrell
omahajaker@gmail.com

Doug Larson
dlarson6@cox.net

Committee Chairs

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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
rbrutherford@cox.net

Security Alerts: Dave Beck
dave@beckinssolutions.com

We need your vote! Ballots arrived!

Armbrust Acres takes pride in keeping our neighborhood a great place to live. Thirty years ago, the park was established as a green space where residents could gather and enjoy each other and all the neighborhood has to offer. This park has been a staple for community events including our Annual 4th of July Celebration. This past summer our park equipment was deemed unsafe, a liability to the neighborhood and taken down.

A committee of neighborhood residents have spent countless hours meeting with Omaha's best recreation companies to come up with an accessible

and affordable replacement. Eric Crouch, of Crouch Recreation, was awarded the project and can start as soon as April 2016. You can see some of their projects at CrouchRec.com.

Park Features:

- State of the art playground equipment for children of all ages
- ADA Accessible
- Rubber flooring that will require little maintenance and optimal safety levels
- Aesthetically pleasing design to compliment the existing baseball field, basketball court, picnic shelter and overall beauty of our neighborhood.



What does this mean to you?

You should have received a postcard in the mail with a voting ballot attached. This is your chance to vote for our park. If 75% of the votes returned are in favor of the new park, each homeowner will be assessed \$300 payable over one or two years to fund the park improvements.

Ballots must be returned by April 11th in a sealed envelope by mail or drop off to: Tim Salzbrenner, 16325 Grover Street, Omaha NE 68130

If you do not receive your ballot by April 8th please [contact annmarie.fereday@gmail.com](mailto:annmarie.fereday@gmail.com) and we will deliver you a new one. Thank you for your support of this effort!

VOTE TODAY!

Mark YES on this ballot to ensure the beauty of Armbrust Acres.

- ☐ YES, I agree to \$300 assessment and park improvements payable over one or two years.
- ☐ NO, I am against the assessment.

Cut off ballot portion, place in a sealed envelope and mail or drop off by April 11th to:

Tim Salzbrenner, 16325 Grover Street, Omaha NE 68130



Armbrust Acres Housing Market

There are currently 3 homes for sale in Armbrust. The average price is \$ \$293,267 with an average market time of 63 days. There have been

28 homes sold in the last year. Average price was \$ 274,809 with an average time of 16 days. Currently there are 7 properties pending. Please

call one of us for a complete market analysis report.

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



\$339,000
3117 S 163rd Street



\$299,900
16318 Westfield Cir



\$240,000
2760 S 165 Avenue

AA Annual Meeting
April - 04/26/2016
7pm at The Heritage



Spring Garage Sales
May 12 - 14, 2016



Spring Clean-Up
April 23, 2016
Faithful Shepherd
Lutheran Church

2016 Membership Dues Update

We are over 70% PAID for home owners dues! We also have over \$3,500 in donations to upgrade and replace the playground equipment in our park, \$2,100 in donations for our annual fireworks show on the 4th of July and another \$380 for Entrances/cul-de-sacs. A big Thank You!

A friendly reminder that dues are \$135 and were due on January 1st. Please help us save membership costs by cutting down on mailing costs to those that have not paid. We will start mailing out

invoices for those that have not paid yet. Last year was the least amount of liens that we had to place on homes in the neighborhood and we would prefer to not place any liens this year. Once a lien is placed you will not be able to refinance or sell until it is removed and it dings your credit rating as well.

Remember if there is a hardship situation, please contact Annie Beck at 402.685.9140 to discuss options. And we also have the credit card option. Call

our treasurer David Campagna at 402.578.5205 if you wish to pay this years dues by credit card.

Dues are used to maintain our park, sidewalks and cul-de-sacs. It also pays our insurance, county taxes on land owned by our subdivision, common area trash and snow removal and utilities (water and power) among other things. A full report on what your dues are used for will be available at the annual meeting April 26, 2016.

The Membership Dues 2016 form can be found on page 11 of this newsletter!

AAHA - Open Positions - Join us!

We are always looking for new Member-At-Large and we are also looking for a Secretary.

The Homeowners Association is the cornerstone of a planned residential community. It brings continuity and order to the community, it preserves the architectural integrity and it maintains the common elements. Properly run, the association promotes the concept of "community" and protects the neighborhood's property values. In many cases, it collectively makes available recreational and other facilities that might not otherwise be

affordable or available to homeowners and residents on an individual basis.

What are the Secretary's responsibilities?

The secretary of the association is responsible for keeping and maintaining a record of all meetings of the board and the membership and is the custodian for most of the official records of the association. The position of secretary is not simply a clerical position. In many cases, the secretary will not actually keep the minutes of the meetings, but will be responsible for obtaining someone who will do so as a recorder or

assistant secretary. As the custodian for the minutes and other official records of the association, the secretary is responsible for insuring access to those records by the members of the association and their authorized representatives.

If you can share some time and new ideas with the board, please join our monthly board meeting in order to get a feel for it.

For more information please contact Lyle Krueger at lyle.krueger@centurylink.net.

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

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Armbrust Acres Newsletter Coupon - April 30, 2016

Armbrust Acres News

No Board Meeting for April!

There will be no regularly scheduled board meeting for the month of April.

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 on April 26, 2016 at 7 pm at The Heritage at Legacy at our Annual Meeting.



Lost & Found:

FOUND - 03/10/2016 - Honda car key.
Found in yard of 163rd Street
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 Reservations

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 via email at mdkcbauer@me.com.

AAHA - Member-At-Large & Secretary

If you can share some time and new ideas with the board, please join our monthly board meeting in order to get a feel for it.

We are looking for Members-At-Large as well as a Secretary. For more information please contact Lyle Krueger at lyle.krueger@centurylink.net.

Contribution

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
- anniversary, birthday, graduation, new family addition announcements
- shout outs for a special person

Please email your contribution to armbrustnewsletter@gmail.com.

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

Did you know?

- In 1705, Russian Emperor Peter the Great placed a tax on beards, hoping to force men to adopt the clean-shaven look that was common in Western Europe.
- The French had a salt tax called the gabelle, which angered many and was one of the contributing factors to the French Revolution.



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Cold Laser Therapy - Behavioral & Nutritional
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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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- Motor Vehicle Accidents
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- Premises Liability
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Call to Schedule An Appointment

402-344-4400

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

10 Home Maintenance Tips for Spring

After a long, dark winter, spring's bright sun and warm winds are, well, a breath of fresh air. The only downside? All that sunshine spotlights your leaf-filled gutters, cracked sidewalks and the dead plants in last year's flower beds. Dwight Barnett, a certified master inspector with the American Society of Home Inspectors, shared this checklist to help you target the areas that need maintenance so you can get your chores done quickly, leaving you time to go outside and play in the sunshine.



Check for loose or leaky gutters. Improper drainage can lead to water in the basement or crawl space. Make sure downspouts drain away from the foundation and are clear and free of debris.

Low areas in the yard or next to the

foundation should be filled with compacted soil. Spring rains can cause yard flooding, which can lead to foundation flooding and damage. Also, when water pools in these low areas in summer, it creates a breeding ground for insects.

Use a screwdriver to probe the wood trim around windows, doors, railings and decks. Make repairs now before the spring rains do more damage to the exposed wood.

From the ground, examine roof shingles to see if any were lost or damaged during winter. If your home has an older roof covering, you may want to start a budget for replacement. The summer sun can really damage roof shingles. Shingles that are cracked, buckled or loose or are missing granules need to be replaced. Flashing around plumbing vents, skylights and chimneys need to be checked and repaired by a qualified roofer.

Examine the exterior of the chimney for signs of damage. Have the flue cleaned and inspected by a certified chimney sweep.

Inspect concrete slabs for signs of cracks or movement. All exterior slabs except pool decks should drain away from the home's foundation. Fill cracks with a concrete crack filler or silicone caulk.



When weather permits, power-wash and then seal the concrete.

Remove firewood stored near the home. Firewood should be stored at least 18 inches off the ground at least 2 feet from the structure.

Check outside hose faucets for freeze damage. Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced. While you're at it, check the garden hose for dry rot.

Have a qualified heating and cooling contractor clean and service the outside unit of the air conditioning system. Clean coils operate more efficiently, and an annual service call will keep the system working at peak performance levels. Change interior filters on a regular basis.

Check your gas- and battery-powered lawn equipment to make sure it is ready for summer use. Clean equipment and sharp cutting blades will make yard work easier.

Source: www.hgtv.com

So much to do. So little time...



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- Mowing Services
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- Lawn & Landscaping Projects
- Free Estimates

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Oven Cleaning — Household Tip —

We use our oven a lot and it gets pretty messy from exploded baked potatoes, cookie dough, juices, sauces, and more. I wanted to clean my oven without chemicals, using non-toxic products. I have been using vinegar and baking soda to clean other things around the house so I thought why not try it on the oven. Here's an easy way to clean your oven without chemicals.

What you need for non-toxic oven cleaning:

- spray bottle with a mixture of
- 1/3 vinegar and 2/3 water
- coarse salt
- baking soda

Source: *Pintest*

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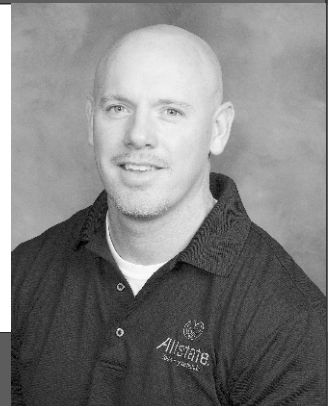
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Armbrust Acres - Declaration of Covenants

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 (herein collectively referred to as the "plans"). 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.

3. No single-family residence shall be created, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling which does not exceed two and one-half stories in height.

4. The exposed front foundation wall as well as any foundation wall facing a street of all main residential structures must be constructed of or faced with brick or simulated brick or stone or stucco or other approved material. All exposed side and rear concrete or concrete block foundation walls not facing a street must be painted. All driveways must be constructed of concrete, brick, paving stone, asphalt or laid stone. All foundations shall be constructed of concrete, concrete blocks, brick or stone. Fireplace chimneys shall be covered with brick or other material approved by the Association. The roof of all Improvements shall be covered with wood shingles, provided, however, that other materials that have the look of wood, slate or tile (excluding asphalt) may be approved at the discretion of the Association, in compliance with the Association's roofing material approval guidelines. Newer forms of asphalt shingles will be considered for approval

by the Association, in the Association's sole discretion.

5. No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any Lot except one sign per Lot consisting of not more than six (6) square feet advertising a lot as "For Sale"; nor shall the premises be used in any way for any purpose which may endanger the health or unreasonably disturb the owner or owners of any Lot or any resident thereof. Further, no business activities of any kind whatsoever shall be conducted on any Lot.

6. No exterior television or radio antenna of any sort shall be permitted on any Lot.

7. No repair of any boats, automobiles, motorcycles, trucks, campers or similar vehicles requiring a continuous time period in excess of forty-eight (48) hours shall be permitted on any Lot at any time; nor shall vehicles offensive to the neighborhood be visibly stored, parked or abandoned on any Lot. No unused building material, junk or rubbish shall be left exposed on the Lot except during actual building operations, and then only in as neat and inconspicuous a manner as possible.

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.

Property & Home Improvement Request Form



Armbrust Acres

Your Neighborhood, My Neighborhood, Our Neighborhood...

Please submit home improvement request(s) including required plans, drawings, and subissions to:
Armbrust Acres Homeowners Association via email: **armbrust.voice@gmail.com**

Name(s): _____

Date Application Submitted: _____

Address: _____

Phone: _____ Mobile: _____

Email: _____

Proposed Home Improvement: _____

Brief Description: _____

Please submit along with this form a drawing displaying your lot and home, improvement location, dimensions, materials, and colors.

PLEASE NOTE: It is YOUR responsibility to comply with Association Covenants, which require approval for property and home improvements. **DO NOT START YOUR WORK PRIOR TO RECEIVING FULL APPROVAL OF ALL SUBMITTED IMPROVEMENTS!** Also, allow the committee one month to review. You will receive a written or emailed response to your submission. This submission is good for one year from date of approval.

I understand and will comply with the above conditions.

Homeowner's Signature _____

Date _____

ACTION BY ARCHITECTURAL COMMITTEE:

Approve _____

Disapproved _____

Conditionally Approved _____

Subject to the following: _____

AAHA Board Signature _____

Reply Date _____

Declaration of Covenants - Continued

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.

9. No incinerator or trash burner shall be maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling or suitable storage facility, except when in actual use. No garage, refuge, rubble or cutting shall be deposited on any street, road or Lot. No clothes line shall be permitted outside of any dwelling at any time except one umbrella type clothes line per Lot.

10. Exterior lighting installed on any Lot shall either be indirect or of such a controlled permitted on any Lot. No garbage or trash can or container or fuel tank shall be permitted unless completely screened from view, except for pickup purposes. No garden lawn or focus and intensity as not to disturb the residents of adjacent Lots.

11. No fence shall be permitted to extend beyond the front line of a main residential structure unless approval is first obtained from the Association. No hedges or mass planted shrubs shall be permitted more than ten (10) feet in front of the front building line. No fences or walls shall exceed a height of six (6) feet. All produce or vegetable gardens shall be maintained only in rear yards. Any fence shall be uniform in height and character.

12. No swimming pool shall be permitted which extends more than one foot above ground level.

13. Construction of any Improvement shall be completed within one (1) year from the date of commencement of excavation or construction of the Improvement. No excavation dirt shall be spread across any Lot in such a fashion as to materially change the contour of any Lot.

14. A public sidewalk shall be constructed of concrete four (4) feet wide by four (4) inches thick in front of each built upon Lot and upon the street side of each built upon corner Lot. The sidewalk shall be placed five (5) feet back of the street curb line and shall be constructed by the owner of the Lot prior to the time of completion of the main structure and before occupancy thereof; provided, however, this provision shall vary to comply with any requirements of the City of Omaha.

15. Driveway approaches between the sidewalk and curb on each Lot shall be constructed of concrete. Should repair or replacement of such approach be necessary, the repair or replacement shall also be of concrete. No asphalt overlay of driveway approaches will be permitted.

16. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any Lot, except that a dog house constructed for one (1) dog shall be permitted; provided always that the construction plans, specifications and the location of the proposed structure have been first approved by the Association if required by this

Declaration. Dog runs and dog houses shall only be allowed at the rear of the building, concealed from public view.

17. Any exterior air conditioning condenser unit shall be placed in the rear yard or any side yards so as not to be visible from public view. No grass, weeds or other vegetation will be grown or otherwise permitted to commence or continue, and no dangerous, diseased or otherwise objectionable shrubs or trees will be maintained on any Lot so as to constitute an actual or potential public nuisance, create a hazard or undesirable proliferation, or detract from a neat and trim appearance. Vacant Lots shall not be used for dumping of earth or any waste materials, and no vegetation on vacant Lots shall be allowed to reach a height in excess of twelve (12) inches.

18. No residence shall be constructed on a Lot unless the entire Lot, as originally platted, is owned by one owner of such Lot, except if parts of two or more platted Lots have been combined into one Lot which is at least as wide as the narrowest Lot on the original plat, and is as large in area as the largest Lot in the original plat.

19. No structure of a temporary character, trailer, basement, tent, skateboarding ramp, outbuilding or shack shall be erected upon or used on any Lot at any time, either temporarily or permanently. No structure of dwelling shall be moved from outside Armbrust Acres to any Lot unless the approval of the Association is first obtained.



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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.

Print: abc printing 402.895.0222

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

Armbrust Acres Homeowners Association

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Omaha - What is going on in April?

The Phantom of the Opera

Apr 20 2016 to May 01 2016

Orpheum Theater | Schlossburg Hall

Cameron Mackintosh's spectacular new production of Andrew Lloyd Webber's The Phantom of the Opera comes to a city near you as part of a brand new North American Tour. This production, which retains the beloved story and thrilling score, boasts exciting new special effects, scenic and lighting designs, staging and choreography and has been hailed by critics as "bigger and better than ever before."



Daniel Tiger's Neighborhood – LIVE!

Apr 13 2016

Orpheum Theater | Schlossburg Hall



The legacy of the beloved "Mister Rogers' Neighborhood" lives on in the hit TV series, "Daniel Tiger's Neighborhood." Now, Daniel and his friends are taking audiences on an interactive musical adventure exploring the vibrant world of their much-loved neighborhood. This live theatrical production will warm the hearts of multiple generations!

Ballet Folklorico "Quetzalli" de Veracruz

Apr 14 2016

Orpheum Theater | Schlossburg Hall

Immerse yourself in colorful Mexican folkloric dance as Ballet Folklorico "Quetzalli" graces the Orpheum Theater with flamboyant costumes and traditional Mexican music. Serving as official representatives of Tourism and Economic Development for the State of Veracruz for almost 30 years, Ballet Folklorico "Quetzalli" has performed across the globe.



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Armbrust Acres

2016 Membership Dues - Due January 1, 2016

Please send your Membership Dues check in the amount \$135 payable to AAHA to:

AAHA Membership c/o Annie Beck - 16636 Frederick Circle - Omaha, NE 68130

or contact Dave Campagna at 402.578.5205 if you wish to pay via credit card.

The AAHA is also asking you for a donation in order to support park improvements and our July 4th event. It has become a tradition to our neighborhood, as well as surrounding neighborhoods, making Armbrust Acres a more attractive and family-oriented place to live.

Please specify the amount you and your family would like to donate.

Donations for the renewal of the park equipment and fireworks should be send as a separate check.

- ☐ Included is a separate donation of \$15 to help support the playground replacement.
- ☐ Included is a separate donation of \$ _____ to help support the playground replacement.
- ☐ Included is a donation of \$ _____ to help support the AAHA Fireworks.
- ☐ Included is a donation of \$15 to help support the AAHA Fireworks.
- ☐ Included is a donation of \$ _____ to help support _____.

As a members of AAHA you may list any special services you would like to offer in the "Services Available" section of the directory. Example: babysitting, yard work, snow removal, pet care etc... **To list your services, fill in the *SERVICES* box next to each member's name.**

EACH MEMBER OF YOUR HOUSEHOLD needs to list his/her services next to their name in the area BELOW if they wish to be listed in the next AAHA Directory.

		SERVICES
Last Name 1	First Name 1	
Last Name 2	First Name 2	
Child 1	Birth Year	
Child 2	Birth Year	
Child 3	Birth Year	
Child 4	Birth Year	
Address		Permission to publish children's names and birth year Circle one Yes No
Home Phone:		Email (not published in the directory):
Emergency/ Cell Phone 1		Emergency/ Cell Phone 1

KEEP ARMBRUST ACRES A PREMIER OMAHA NEIGHBORHOOD! Help with various AAHA activities. Many Volunteers are needed in keeping our neighborhood the best place to live in Omaha. **Seriously**, consider the opportunities in our neighborhood. **Thank you for your support!**

- | | | |
|--|--|---|
| <input type="checkbox"/> Board Member | <input type="checkbox"/> July 4th Helper | <input type="checkbox"/> Kids Connection Helper |
| <input type="checkbox"/> Social Committee Member | <input type="checkbox"/> Grounds Helper | <input type="checkbox"/> Other _____ |

Are you new to Armbrust Acres? Welcome to the neighborhood!

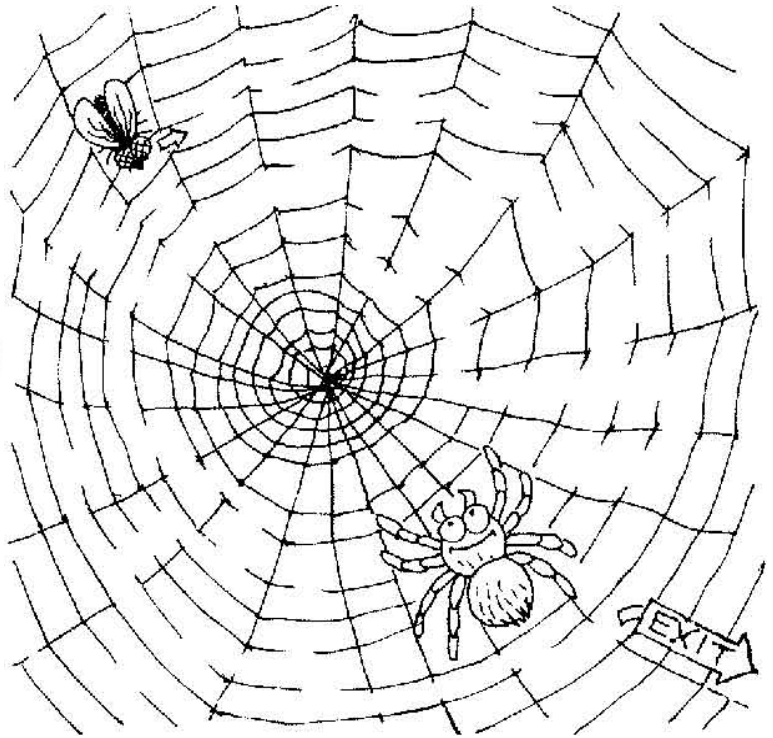
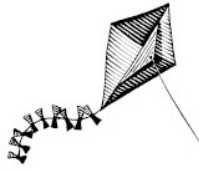
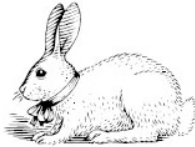
Please indicate the previous owner of your home so we can update our database. Thank you!

--

Armbrust Acres Fun For Old And Young

Bring on Spring

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



APRIL	FLOWERS	MAY
BASKET	KITES	RAIN
BUNNIES	LAMB	SPRING
EASTER	LION	SUNSHINE
EGGHUNT	MARCH	WIND

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

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



"Armbrust Residents for over 20 Years"



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Find the Differences!

