



## Neighborhood Newsletter

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### *A Message from the President*

Dear Neighbors,

Welcome to the December issue of the Bent Creek Newsletter. I would like to thank all of the homeowner's of Bent Creek for making the past year a success. With the support of homeowner's volunteering their time and their prompt response to homeowner's dues, we have been able to accomplish quite a bit in 2007.

Here is a brief summary of what we have accomplished this year.

- *Re-roof of Park Pavillion*
- *Repair of the Blondo Street Entrance Lights*
- *Mulching of Park, Blondo Street Entrance*

*Islands, and 156<sup>th</sup> Street Islands.*

- *Expanded Mowing along Cuming Street.*
- *Tree Trimming and Clean-up along Blondo Street.*
- *Tree Trimming of Trees in all Circles.*
- *Cleaning up and Mulching of a few Circles (more to follow).*
- *Cleaning, Trimming of Bushes, Planting, etc at Entrances.*
- *4<sup>th</sup> of July Parade*
- *Christmas Lights Contest*
- *Website development (A new look – check it out!)*
- *Quarterly Newsletters*

These are just a few of the many things we have been able to achieve with your support. A special thanks goes out to our board members and committee chairs who self-ishly donate their time to make these items happen. In the upcoming year, our hope is to get more homeowners involved and accomplish even more.

Sincerely,

Pete Vaccaro

Bent Creek Homeowners Association President



## December Homeowners Association Meeting

Save the Date for the next BCHA meeting:

December 18th, 7:00 p.m.

Aldrich Elementary School Gym

The year 2007 is coming to a close and it is time again for our end of the year homeowners meeting. Please mark your calendars for Tuesday, December 18, 2007 at 7PM at the Aldrich Ele-

mentary School Gym. We have many items to talk about including the upcoming budget and plans for the year 2008. We encourage all Bent Creek Neighborhood Homeowners to attend.

## Maintenance Report

Have you noticed that the Blondo Street Lights are working again? We were able to run a new line under Blondo Street to get power to the lights. Once power was restored, we determined

that new ballasts were required for some of the lights to make them work. These were special order items. The ballasts have recently been installed and the lights are working just in time for the holidays.

Take a look the next time you are on your way out of the neighborhood.

## [www.bentcreekomaha.org](http://www.bentcreekomaha.org)



This fall the Bent Creek Homeowners Association website received a new makeover.

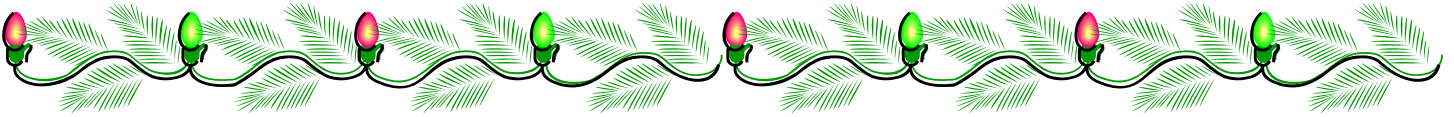
We redesigned the Website through a new web development tool that is more commonly used in the industry. The new tool provides more flexibility with page layouts, fonts, colors, links, and graphics, and will utilize our Website Host tools. Our goal remains the same - to provide a usable and functional

website for Bent Creek neighborhood. The following are just a few of the changes you will see on the site.

- **Favorite Links** are now listed on the **Home page**.
- **Events** will use a Google calendar. Just click on an event on the calendar and watch the display box appear with the detailed information.

- **Nebraska Sports** on the **Home page**. Just click on the topic you want to read. The topics will change daily.

We are always looking for new and improved ideas for the BCHA website. If you have any suggestions, please send them to [webmaster@bentcreekomaha.org](mailto:webmaster@bentcreekomaha.org).



## *Light Up our World with Holiday Cheer*

This year, Bent Creek Homeowner's Association is sponsoring a holiday lights contest! There will be (2) \$75 gift certificates from Lowes to be awarded; The "Griswald" prize for the home that is decorated "over the top" and the "Norman Rockwell" prize for the home that is decorated "picture

perfect". Please join in this new event and help spread some holiday cheer, while giving our neighboring subdivisions some competition for attracting Ollie the Trolley.

Judging will occur on December 22<sup>nd</sup> and should you win, the ring at your door will occur on Dec. 23<sup>rd</sup>. If you are out of town,

you will have a message waiting for you on your answering machine when you get home. Happy Holidays to all!



## *The Social Committee Needs YOU!!!*

The Social Committee is looking to become just that, a committee. If you have any interest in helping plan and organize the social events for our subdivision, please contact **Karen Stokes at 965-9401**. The events normally sponsored by our homeowner's association

include Fall Festival (cancelled this year due to the Aldrich Carnival), the Easter Egg Hunt, Fourth of July Parade and the new Light up our World Holiday Lighting contest. Please call to lend help, new ideas and allow these enjoyable events to continue!

## *Box Tops & Campbell Soup Labels Needed*

Interested in helping your local elementary school? Aldrich elementary PTA collects box tops and Campbell soup labels and uses the money to help purchase items for the children at school. Should you be interested, please

clip and save those box tops and labels and drop them off at the school office during school hours, from 9:00-3:00 pm Monday-Friday. If you have any questions or would like more information regarding this program, please

contact Marjean Stamm at 445-0011. Thank you for helping a neighborhood school.



## Landscape Committee Report

The Landscape Committee has had a very busy summer and fall. Committee members volunteered hundreds of hours over the summer to maintain the Blondo Street entrance, the 156th Street entrance and the park. Members continued to work hard this fall with several informal work sessions to trim bushes, cut-back perennials and rake leaves. Our entrances which looked great all summer, will continue to look good this winter.

A big thanks to Landscape committee mem-

bers and neighborhood volunteers for all the hard work that they did this summer and fall. We appreciate the endless hours of physical labor that they so generously volunteered to beautify the neighborhood.

Another big thank you to all our neighbors that pick up litter at both of the neighborhood entrances. Litter continues to be a constant problem at the entrances and only with the help of all our neighbors will the litter problem be controlled. We encourage all our neighbors to become involved with our

efforts to keep our streets litter-free. It does make our neighborhood look much nicer when the litter is picked up frequently. Please consider assisting our committee with this task. And please, thank the neighbors that you see picking up litter. It is a great service that they do for subdivision.

As always, we can use more volunteers on the Landscape Committee. Please consider volunteering. No experience required! If interested, please contact Rose Johnson, chairman at 498-9924 or Robbie Rotschafer, co-chairman at 493-5162.



## A Note from the Treasurer

This has been a great year for the Homeowners Association budget.

Currently, we have \$19,050.23 between the savings and checking accounts and the majority of the expenses are in for the year. The following page outlines the bud-

get versus actual expenses for 2007. Some of the larger expenses incurred this year include the lighting repair at the Blondo Street entryway and the roof replacement on the pavilion at the park which was covered by a mayor's grant.

The dues invoices will be mailed to Homeowners on December 31, 2007 and will be due on February 15, 2008. If you should have any problem paying your dues February 15, 2008, please contact Karen Sum at 445-9302 as soon as possible.



## 2007 Board of Directors

President:	Pete Vaccaro	891-4818	President@bentcreekomaha.org
Vice President:	Jeff Ehler	492-8985	VicePresident@bentcreekomaha.org
Secretary:	Jeff Stokes	965-9401	Secretary@bentcreekomaha.org
Treasurer:	Karen Sum	445-9302	Treasurer@bentcreekomaha.org

Budget vs. Actual 2007

<u>Projected Income</u>			<u>Actual Income</u>	
Interest			\$	38.24
Dues	\$	20,640.00	\$	20,485.58
Grant			\$	2,100.00
Total			\$	<u>22,623.82</u>
 <b><u>Projected Expenses for 2007:</u></b>				
		<b>Budget</b>	<b><u>Actual Expenses</u></b>	<b><u>(Over)/Under</u></b>
Utilities:				
	MUD	\$ 2,300.00	\$ 989.39	\$1,310.61
	OPPD	\$ 500.00	\$ 540.86	(\$40.86)
Activities:				
	Easter	\$ 100.00	\$ -	\$100.00
	4th of July	\$ 100.00	\$ 7.50	\$92.50
	Fall Festival	\$ 1,000.00	\$ -	\$1,000.00
	Christmas Lights	\$ 150.00	\$ 150.00	\$0.00
Printing:				
	Newsletter	\$ 1,500.00	\$ 529.62	\$970.38
Website:				
	Software/Maintenance	\$ 600.00	\$ 639.34	(\$39.34)
Garage Sale:				
		\$ 210.00	\$ 98.00	\$112.00
Signs:				
	Garage Sale	\$ 100.00		\$100.00
Maintenance:				
	Light repair	\$ 2,500.00	\$ 1,976.00	\$524.00
	Pavillion Roof	\$ 500.00	\$ 1,640.00	(\$1,140.00)
	Misc.	\$ 500.00	\$ -	\$500.00
Sprinklers:				
	Repair	\$ 1,300.00	\$ 1,193.50	\$106.50
	Turn On	\$ 400.00		\$400.00
	System Blow Out	\$ 250.00	\$ 265.00	(\$15.00)
Lawn Maintenance:				
	Mowing 156th	\$ 1,760.00		\$1,760.00
	Mowing Cuming N & S	\$ 640.00		\$640.00
	Mowing Blondo signs	\$ 320.00		\$320.00
	Mowing Blondo	\$ -	\$ 3,255.00	(\$3,255.00)
	Fertilizing	\$ 432.00		\$432.00
	Aeration	\$ 126.00	\$ 536.82	(\$410.82)
	Seeding	\$ -		\$0.00
	Tree Trimming	\$ -	\$ 1,100.00	(\$1,100.00)
Landscaping:				
	Mulch	\$ 2,400.00	\$ 1,049.00	\$1,351.00
	Bush/Per Cln up	\$ -		\$0.00
	Flowers/misc	\$ 300.00	\$ 1,317.89	(\$1,017.89)
Attorney Fees:				
		\$ 200.00	\$ -	\$200.00
Misc.				
	Supplies	\$ 100.00	\$ 55.61	\$44.39
	Stamps	\$ 50.00	\$ 409.56	(\$359.56)
Bank Charges:				
		\$ 50.00	\$ 100.60	(\$50.60)
Totals		\$ 18,388.00	\$ 15,853.69	\$2,534.31
<b>Total Actual Income vs. Expenses</b>			\$	6,770.13

**Bent Creek Homeowners Association**

1221 North 163rd Circle  
Omaha, NE 68118

We're on the web:  
[www.bentcreekomaha.org](http://www.bentcreekomaha.org)

I'm excited about the new marketing tool I provide to sellers who list with me. It is called Talking House and I am not aware of many agents who offer it. It allows potential buyers to stop outside the home for sale, tune their car radio to an AM frequency, and listen to specific information about that home. This helps buyers to make informed decisions about whether the house is right for them and if they

should tour the home. And of course they are more likely to remember a "Talking House". If you would like a demonstration, simply drive to my listing at 1221 N 160<sup>th</sup> Ave Cir. This is just another example of my dedication and full service to my clients! Getting your house sold for the highest price is my priority. Please call if I can help you with any real estate needs!



**Sandie McPadden**  
REALTOR®, ABR, ASP

Direct: (402) 697-6858  
Cellular: (402) 871-5343  
Office: (402) 333-0555  
Fax: (402) 697-4403



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**Market Activity for Bent Creek**

Status	Date	Price	DOM	Address	Style	B R	B A	TotSF	List \$	Sold \$
Active	9/21/07	\$210K	70	1624 N 160 St	2 Sty	4	3	2,543	\$210K	
Active	10/7/07	\$224K	59	16218 Franklin St	2 Sty	4	4	2,900	\$224K	
Active	9/14/07	\$218.5	82	16222 Parker	2 Sty	3	4	2,928	\$218.5	
Active	7/30/07	\$215K	122	1725 N 162 St	2 Sty	5	4	3,125	\$215K	
New	11/26/07	\$259K	4	1221 N 160 Av Cr	2 Sty	4	4	3,285	\$259K	
Pendng	10/19/07	\$243.5	57	1433 N 160 Av	2 Sty	5	4	3,399	\$243.5	
Sold	11/29/07	\$210K	0	16312 Franklin	2 Sty	4	4	3,591	\$210K	\$210K
Sold	10/17/07	\$210K	51	1222 N 160 Av Cr	2 Sty	4	4	3,214	\$219.9	\$210K
Sold	10/5/07	\$192K	13	1721 N 162 St	Tri-L	3	3	2,177	\$199.9	\$192K
Sold	10/25/07	\$220K	25	1406 N 161 St	2 Sty	5	4	3,006	\$225K	\$220K