



Neighborhood Newsletter

Message from the President

Inside this issue:

Neighborhood Watch 2

Landscaping Report 2

*Tree Trimming & Park
Equipment* 3

Treasurer's Report 4-5

*Neighborhood Garage
Sale* 6

Friendly Reminders 6

bentcreekomaha.org 7

Dear Neighbors,

Last year flew by and we have already begun preparation for the upcoming 2007 year. I would like to welcome our new Vice President, Jeff Ehler and our new Secretary, Jeff Stokes to the Bent Creek Homeowners Association's Board. Their help and new ideas are welcome additions to Bent Creek.

By now you should have received your annual dues notice so please take notice of the February 15, 2007 due date. If you haven't received your dues notice or cannot meet the due date, please call and make arrangements with our Treasurer, Karen Sum at 445-9302. The sooner we have collected all of the dues, the sooner we can begin our projects for the 2007 year.

With the help and generosity of all Bent Creek Homeowners, last year was very successful and hopefully, the homeowners have noticed a change for the better. With your continued support, payment of your dues, and volunteering, we can continue to make a difference in making Bent Creek a great place to call home.

2007 Officers Elected @ Homeowners Meeting

Attendance at the Annual 2007 December Homeowners Meeting was lower than normal. Only nine homeowners attended the meeting to vote on the election of new officers and review the upcoming 2007 budget.

At the meeting, the following homeowners were elected as Officers for the Bent Creek Homeowners Association for the year 2007.

President – Pete Vaccaro

Vice President – Jeff Ehler

Treasurer – Karen Sum

Secretary – Jeff Stokes

The budget was reviewed and approved by the homeowners who attended. We hope to have a better turn out at our next meeting as we appreciate the neighborhood's ideas and support.

Neighborhood Watch

Bent Creek is in the process of trying to establish a neighborhood watch program with the assistance of the Omaha Police Department. Generally, a Neighborhood Watch will be done on a block by block basis, down both sides of the street. Please look over the map enclosed in this newsletter as we have divided Bent Creek into "Blocks".

Some of the criteria for the neighborhood watch program are as follows:

1. Each "Block" must select or elect a watch block captain. The watch block captain must maintain a membership roster, schedule regular meetings (min. one per year), and be a contact for the Omaha Police Department.
2. The "Block" must have 60% participation from the residents to be considered for the neighborhood watch program.
3. That "Block" must maintain a roster of all active members including their names, addresses and phone numbers.
4. A telephone tree should be established. Each neighbor is responsible for calling one or two other neighbors when problems arise.
5. Each "Block" must meet at least once a year and contact the Community Resource Center to stay active in their files.

Please contact Lane Leach at 445-2007 if you would be willing to represent your "Block" as a watch block captain and establish a neighborhood watch for your block.

Landscape Committee Report

It may be cold and blustery outside right now but spring will be here before we know it. The landscaping committee needs your help. We are planning on several spring clean-up sessions to rake, weed, trim bushes and spread mulch at the two Bent Creek entrances and at the park. The work sessions are scheduled for **April 14, 21, and 28 from 9:00 am to 11:30 am**. We need volunteers to help us! No experience required. We need wheelbarrows to move the wood mulch and volunteers to push the wheelbarrows. Volunteers

from last year's spring work sessions had a great time while they were working and they met new neighbors. Please consider joining our committee or volunteering for a few hours with our spring clean-up sessions. Please contact **Rose Johnson at 498-9924** or **Robbie Rotschafer at 493-5162** with questions or suggestions. We hope to see you this spring!

The landscaping committee would also like to thank our neighbors that continue to pick up litter at both of the Bent Creek entrances. Litter continues to be a constant problem, especially at the

156th St. entrance. We need more volunteers to assist us with managing this litter problem. Once again, no experience required! It does make our neighborhood look much nicer when the litter is picked up frequently. Please consider assisting our committee with this task. It would be a great community service project for your children, church groups, boy scouts or girl scouts, etc. And please thank the neighbors that you see picking up the litter. It is a great service that they do for us.



Trees & Park Equipment

Tree Trimming

The homeowners association is working with the City on establishing their responsibilities for tree trimming. In the meantime, the homeowners association had received a very good bid from Mutchie Tree Care to trim and prune the trees in the circles of Bent Creek.

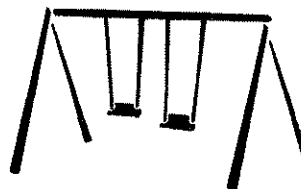
At the December Homeowner's Meeting, it was voted to have Mutchie

Tree Care trim and prune the trees in the Circles. They are scheduled to begin trimming trees in the circles the first two weeks of February, 2007.

Volunteers Needed to Paint Park Equipment

We are looking for volunteers to help paint the Park Equipment this spring. The City has agreed to supply the paint if the homeowners association agrees to paint the equipment themselves. **Please contact**

Pete Vaccaro at 891-4818 if you would like to volunteer to make our Park Equipment look great for the kids.



Discounts for Bent Creek Homeowners

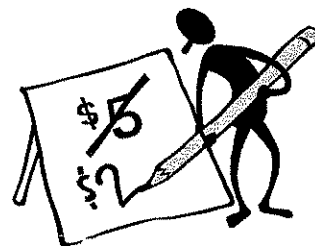
Tree Care

Mutchie Tree Care has agreed to give Bent Creek Homeowners a 10 % discount on tree pruning, tree removal, hedge trimming, tree/shrub fertilizing, deep root feeding, tree/shrub disease treatments, systematic tree injections, and arborist consulting. Please call Brian Mutchie at 504-2113 for a quote and make sure you identify yourself as a Bent Creek Homeowner.

Fencing

S & W Fence Company has agreed to give Bent Creek Homeowners a 10% discount for fence repair or replacement. To receive the discount, please contact Brian Ferguson at 333-5722 and identify yourself as a Bent Creek Homeowner. The homeowners association encourages those residence which need to replace fences to do so with wood fences. Fences that need repair or replaced should match the fence that it is replacing or adjacent to it. If a different

style of fence is proposed, it must be approved by the Bent Creek Architectural Committee prior to being installed. Please contact **Mark Stanford, committee chair for approval at (402) 598-0442 or Architectural@bentcreekomaha.org**.



A Note from the Treasurer

We are happy to report that at the end of 2006, Bent Creek Homeowners' Association had \$11,710.89 in savings and checking combined. We had a great year by being careful how we spent our money and by getting bids on all needed services throughout the year. This thought process will continue into the New Year.

In 2006, budgeted expenses were \$17,996.00, but we only spent \$11,991.18, coming in under budget by \$6,004.62. Our biggest savings was with Landscaping. The Landscaping Committee did a lot of work on the entrances and they came in under budget by \$2,969.66. We would like to thank all those

who helped to spread mulch, rake leaves, pull weeds and anything else the committee needed help with.

Income from dues and advertising this year was \$21,463.87. This included all current dues, delinquent dues, advertising income and fees from actual expenses incurred to collect delinquent dues. Invoices for the 2007



Homeowners' Association Dues were sent out during the first full week of January. The dues are due by February 15, 2007.

2006 BCHA Expenses

Budgeted Expenses	Forecasted	Totals	Remaining Funds
Utilities			
OPPD	500.00	566.91	(66.91)
MUD	2,300.00	1,596.33	703.67
Total	2,800.00	2,163.24	636.76
Activities			
Easter	100.00	15.21	84.79
Fourth of July	100.00	-	100.00
Fall Festival	1,000.00	826.59	173.41
Christmas Lights	150.00	-	150.00
Total	1,350.00	841.80	508.20
Printing			
Dues Notices	250.00	-	250.00
January Newsletter	240.00	55.12	184.88
April Newsletter	240.00	286.77	(46.77)
July Newsletter	240.00	291.17	(51.17)
October Newsletter	240.00	-	240.00
December Newsletter	240.00	-	240.00
Postage	-	237.32	(237.32)
Directory	1,000.00	1,174.60	(174.60)
Total	2,450.00	2,044.98	405.02
Website			
Development	300.00	189.40	110.60
Maintenance	200.00	-	200.00
Total	500.00	189.40	310.60

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Budgeted Expenses	Forecasted	Totals	Remaining
Garage Sale			
Flyer	240.00	-	240.00
Map	60.00	-	60.00
Ad	70.00	35.00	35.00
Total	370.00	35.00	335.00
Signs			
Garage Sale	300.00	-	300.00
Homeowners Meeting	200.00	96.30	103.70
Total	500.00	96.30	403.70
Maintenance			
Lights	500.00	390.00	110.00
Miscellaneous	500.00	203.16	296.84
Total	1,000.00	593.16	406.84
Sprinklers			
Repair	1,300.00	977.72	322.28
Turn On	250.00	383.67	(133.67)
System Blow Out	250.00	250.00	-
Total	1,800.00	1,611.39	188.61
Lawn Maintenance			
Mowing	1,155.00	1,186.00	(31.00)
Fertilization	432.00	509.04	(77.04)
Aeration	216.00	108.00	108.00
Tax	126.00	-	126.00
Total	1,929.00	1,803.04	125.96
Landscaping			
Mulch	3,150.00	1,814.80	1,335.20
Bushes	1,300.00	-	1,300.00
Flowers/Misc	500.00	512.54	(12.54)
Tax	347.00	-	347.00
Total	5,297.00	2,327.34	2,969.66
Misc Charges			
Misc Charges		208.53	(208.53)
Total		208.53	(208.53)
Bank Charges			
Service Charges	-	77.00	(77.00)
Total	-	77.00	(77.00)
Grand Totals	17,996.00	11,991.18	6,004.82

Social Committee Report

Fun was had by all at the Fall Festival. The food was delicious and the company was great. Thank you to all our sponsor's, Sandi McPad-den, Rental City, and Hy-Vee, whose donations helped to make the get together a success. A special thank you goes to Steve Wengel, our resident magician, who entranced children and adults alike with his performance. For those of

you with ideas, suggestions or the burning desire to help plan and prepare next year's Fall Festival, please contact **Karen Stokes at 965-9401.**

Easter Egg Hunt

Our next scheduled event is the Easter egg hunt, but unfortunately, Karen Stokes and Kari Wilson will be out of town the weekend before and the weekend of Easter. This event is usually offered

the Saturday morning before Easter Sunday. This year's Easter egg hunt will be for children who are in third grade or younger. If anyone would like to volunteer to run this event, it would be greatly appreciated. The time commitment is minimal. Just call Karen Stokes for all the details. If no one volunteers, we will have to forego this social event until the next year.



Neighborhood Garage Sale



It is time to start cleaning out the closets and the garage again! You have five months to get ready for the annual garage sale. The neighborhood preview will be on **Wednesday June 6, from 6-8 pm.** The regular garage sale will be

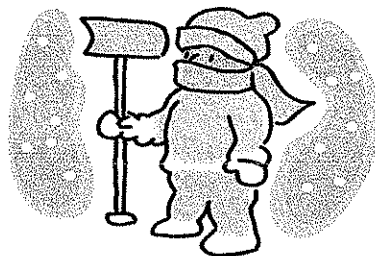
Thursday through Saturday, June 7-9, from 8-4 pm.

We will make maps again this year. If you want to be included on the map, please call **Lisa Alvarez at 498-2712** or use the link to the garage sale on our website www.bentcreekomaha.org.

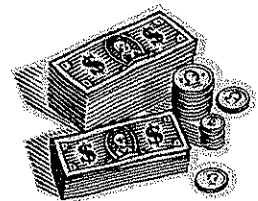
Deadline for inclusion on the map will be June 1. This year, we will place a larger ad in the World Herald and run it for more days. We will use signage again as well.

Friendly Reminders

Please remember to scoop your sidewalks and driveways after it snows. We have several children who walk to and from school so let's try to make it as easy and safe as possible for them.



Are you selling your house? If so, please remind your agent to check with Bent Creek Treasurer, Karen Sum, about homeowner's dues. These dues should be pro-rated for the year at the time of the closing which could save you some money.



Bentcreekomaha.org

The website has been a huge success and continues to receive positive feedback from the residents of Bent Creek. For 2007, we will continue to provide and maintain a Bent Creek Website and deliver new information to homeowners. The following are some interesting statistics:

Visits: 2814

Pages Viewed: 5725

On average, we have 8 visits to our website a day.

Top 10 pages viewed in 2006

1. Events
2. Newsletter (links to Our newsletters and email addresses)
3. Committee (link to the board and chair email addresses)
4. Favorite Links (links to other sites and site search)

5. Contacts (link to the board of directors email addresses)
6. Bent Creek Map (document)
7. Covenants (document)
8. Feedback (feedback form & link to a feedback email address)
9. By-Laws (document)
10. Terms of Use (document)

Submit your News & Advertise!

We want to hear from you! Do you have any information that you would like to include in the next newsletter? If so, please contact Kim Vaccaro with the information at 891-4818 or e-mail at kim.vaccaro@cox.net.

Also, do you own a business or know of someone who would like to advertise on our website or in our newsletter? If so, please contact Karen Sum at 445-9302 or e-mail at Treasurer@bentcreekomaha.org. The following is a list

of advertising costs:

Newsletter - \$37.50 per newsletter or \$150.00 per year (a total of four newsletters. Size of ad is dependent on space availability). Website - \$5.00 per month or \$60.00 per year. All of the fees collected go to offset the cost of the publications.

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

Bent Creek Homeowners Association
1221 North 163rd Circle
Omaha, NE 68118

We're on the web:

www.bentcreekomaha.org

Bent Creek Real Estate

You've probably read or heard that it's a "buyer's market" and times are tough for a home seller. What you probably don't realize is that statistically, Bent Creek houses are selling at a slightly higher average price than the same time last year. We are lucky because not all areas in Omaha can make that claim. The only negative affect today's market has had on our neighborhood is that the average market time has increased from 52 days to 73 days. See the chart below for comparison stats for a 6 month period in Bent Creek.

Currently, there are 6 homes for sale in our neighborhood ranging in price from \$205,000 to \$245,000. Luckily, local experts are saying that Omaha's housing market has bottomed out and we should see home sales start to increase soon.

If you are considering selling your home, I would be happy to do a complimentary market analysis for you with no obligation. If I do list your home and you mention this article, I will pay \$500 (five hundred dollars) of your closing costs when your home sells. I also offer a complimentary staging consultation to help get your house looking its best for showings. Staging is one of the most important steps when preparing your home for market. It has been shown to help your home sell quicker, and for more money. For more information on staging, check out www.Stagedhomes.com. Please give me a call if I can help you sell your home or help you find one to buy or build!

Sandie McPadden
402.871.5343 cell
402.697.6858 office

Sandie.mcpadden@cbshome.com

Representing CROWN, LTD. Custom Builders

	Avg List Price	Avg Sale Price	Avg. Sq Ft	Avg Days on Mkt
July - Dec 2006	\$219,095	\$216,500	2,919	73
July - Dec 2005	\$214,828	\$207,908	2,685	52