



## *Neighborhood Newsletter*

### *Message from the President*

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Dear Neighbors,  
 Welcome to the July edition of the Bent Creek Neighborhood Newsletter. One of the great things about Bent Creek is the people living here and their willingness to adhere to neighborhood covenants. However, I have received several calls with questions, comments, and complaints about the covenants. Please know, that we have addressed covenant complaints on a case by case basis. It has been a great pleasure to work with all parties involved with covenant issues. Thus

far, concerns have been resolved in a very friendly manner. Thanks for working with us!

Also, inside this edition of the Newsletter, you will find a letter from "The Other Guy" running for State Senator in our district, District 18. We have extended an invitation to Mr. Yahnke to include his letter in this publication and to speak at our September Homeowners meeting if he is available. We are providing this information not as an endorsement, but to let people know about the choices they have as it

pertains to elected officials. For more information, please visit [www.necitizen.com](http://www.necitizen.com).

I hope everyone has a great summer and look forward to working with all our Bent Creek Neighbors.

Pete Vaccaro

Bent Creek Homeowners Association President

### *June Homeowners Association Meeting*

The June Homeowners Association Meeting was held on Thursday, June 8, 2006 at Aldrich Elementary School. The meeting was a huge success with several homeowners in attendance. Bent Creek's Omaha City Council

Member Chuck Sigerson and our District 18 state representative, Mick Mines were in attendance. Both were very helpful in answering homeowners questions about Legislative Bill LB1024, taxes, gambling, speed bumps,

stop signs, graffiti, and several other issues. Please mark your calendars for our next homeowners meeting at the beginning of September. More details will follow once a date is set.

## Bent Creek Directory Update

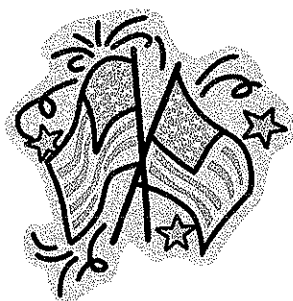
Please complete the Directory Information form included with this Newsletter by July 14th to be included in the 2006 Bent Creek Neighborhood Directory.

We need your help! In our last Neighborhood Newsletter, there was a Directory Information Form provided for updating the neighborhood directory. Did you fill it out and return it? If you have not already done so, please take a few minutes to complete the form.

We have only had about 20% of the 344 Bent Creek households return the form thus far. For your convenience, we have included another form inside this Newsletter, otherwise, an online version is available on the Bent Creek Web site. Please take some time to fill out the information, even if

it has not changed, and return it by July 14th to Jan Roos. We would like to get the directory updated and sent out as soon as possible, so your cooperation is greatly appreciated.

If you have any questions, please contact **Jan Roos at 493-7907**.



## 4th of July Neighborhood Parade

Please join us in celebrating the 4<sup>th</sup> of July! Our Parade will start at 10:00 a.m. on July 4th, beginning at the corner of 164<sup>th</sup> & Franklin and ending at the Bent Creek Park. Ice

Cream will be provided at the park after the parade.

Bring your decorated bikes, scooters, wagons, and Big Wheels. Please no motorized vehicles or

unsupervised children as this is meant to be a fun and safe family activity.

Hope to see you there!

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

There has been a lot of positive feedback received since the launching of our neighborhood Web site. We have had 1,109 visits since March with 2,500 pages viewed. The most popular pages viewed are the events page, committee pages, and newsletter.

The most common documents viewed have been the Neighborhood Map, Covenants, and Newsletter.

The Web site will be updated periodically so be sure to check it out. Any suggestions on what you would like to see on the Web site or

ways to improve the site would be greatly appreciated.

Please contact **Bruce Hardy at 496 - 7119** or by e-mail at [Webmaster@bentcreekomaha.org](mailto:Webmaster@bentcreekomaha.org) with suggestions and/or comments.

## Landscaping Committee Report

Wow! Have you seen the work that the Landscape committee has accomplished over the past three months?

Members of the Landscape committee had a very busy spring, volunteering over 200 hours to clean up and improve our neighborhood. Our committee had two spring clean-up sessions on April 8 and April 22<sup>nd</sup> with 15 neighborhood volunteers participating in our "clean-up" of the two neighborhood entrances. We pulled weeds, raked, trimmed bushes, picked up litter, swept, and spread 50 cubic yards or the equivalent of two dump trucks full of wood mulch. Everyone worked very hard, met some new neighbors and had fun. A big thanks to everyone that volunteered their time and ef-

forts for the clean-up sessions.

Since then, committee members have continued with maintenance duties, trimming trees (over 30 on Lafayette Avenue!), pulling weeds, spraying, fertilizing, dead-heading flowers, and picking up litter. We have added flowers at the 156<sup>th</sup> Street entrance, replaced over 15 dead yew bushes and numerous perennials that died at the Blondo Street entrance, and spread another 25 cubic yards of wood mulch.

Our committee also maintains the Bent Creek park and four flower beds located along the bike trail and bike trail entrances. Many thanks to Robbie Rotschafer, co-chairman, for diligently maintaining the park area, and Jeff Roe and family for all the trimming and edging that

they do at the park.

One of our committee's future goals is to address the island plantings in the 10 cul-de-sacs located within our subdivision. Unfortunately, it becomes too cost-prohibitive to contract professional service to renovate all the cul-de-sacs plantings. What our committee can do is assist the homeowners interested in renovating their own circles. Just recently, homeowners in the Seward Circle got together and "cleaned-up" their island area. Our committee supplied them with a load of wood mulch. They did a great job! Any homeowners interested in renovating their own circle areas can contact **Rose Johnson** for advice and assistance.

Another big thanks to landscape committee members and volunteers for all your time and efforts. Due to all our volunteers, we have been able to accomplish a lot and to accomplish it cheaply. Our committee is operating well below budget, thus saving Bent Creek residents money that can be used on other projects. Great Job!

We can always use more volunteers. No experience required. Please consider volunteering to help beautify your neighborhood. If interested, **contact Rose Johnson, chairman, at 498-9924 or Robbie Rotschafer, co-chairman, at 493-5162.**

## Architectural Report

It is that time of year again. Several projects have been submitted to the Architectural Committee for review. Everyone has been doing a great job following covenants and understanding the need for the review.

Among the projects for review have been a garage addition, a few decks, and a fence replacement. The Architectural Committee understands the need for timely reviews as time is always of the essence for people doing projects.

Therefore, approvals have usually taken only one or two days. If you have a project needing a review, please contact **Mark Sanford at 598-0442** or e-mail at [Architectural@bentcreekomaha.org](mailto:Architectural@bentcreekomaha.org).

## *A Note from the Treasurer*



Thank you!

Bent Creek Homeowners showed their true pride in their neighborhood by the excellent response to dues reminders and payments. Out of 344 homes, only two homeowners remain unpaid for the year and only three liens were filed

due to outstanding homeowners dues. In checking we have \$788.70 and in savings, we have \$18,373.15.

The Bent Creek Homeowners Board continues to work with residents to pay outstanding homeowner's dues. However,

a few phone numbers are unknown or have been disconnected. If you are one of these people, please contact **Karen Sum at 445-9302** or e-mail at [Treasurer@bentcreekomaha.org](mailto:Treasurer@bentcreekomaha.org).

## *Maintenance Report*

The lights at the Blondo Street entrance continue to need repair. New conduit needs to be pushed under the street due to broken wires existing there. The Homeowners Association has received one bid to repair the lights, however, the Board has decided to get a few more bids. We will pursue a grant next year to pay for the repair so as not to affect the BCHA

budget.

At the 156th Street entrance all three sprinkler systems were started. We fixed backflow valves, rotors and a two inch water main blow out as well as installing a wireless rain sensor. Many thanks to the helpful neighbors that alerted us to the water main break.

The City of Omaha has been contacted about re-

pairing/replacing a curb inlet at 164<sup>th</sup> and Lafayette and they have agreed to paint our park equipment. We can expect the repairs and painting to happen within a year.

Finally, the BCHA has been contacted in regard to relocating a Cox Communications Box between Hamilton Circle and 163rd Circle. According to Cox, this box services several homes in the

neighborhood and they would like to relocate it to Bent Creek Park to minimize the disturbance to neighbors when a repair is needed. With recommendations from the architectural committee, Cox has agreed to place it in the back of the Park where an existing Cox Box is already located to keep the Park looking great.

## *Neighborhood Garage Sale*



Our garage sales continue to grow with over 35 homes participating this year. The garage sale committee would like to thank those who helped with signage/fliers. Next year, the committee is looking for ways to improve the event by plac-

ing a larger ad in the newspaper and possibly running it for four days. This year the committee saved money by making and delivering their own copies instead of mailing them. We look forward to your participation next year and hope for

better weather. If you have any comment or suggestions, please contact Lisa Alvarez at 498-2712 or e-mail at [Garage-sale@bentcreekomaha.org](mailto:Garage-sale@bentcreekomaha.org).

## *Kudos*

Debbie Carlson is a Bent Creek resident and is an early childhood special education teacher with Millard Public Schools. She has published a children's picture book. The title is "A Big Surprise For Mom." It is

a story about a little boy who cleans up his bedroom as a surprise for his mom. Debbie has used a local illustrator for the cute and colorful pictures in the book. Her book is currently available at Borders, Barnes and Noble,

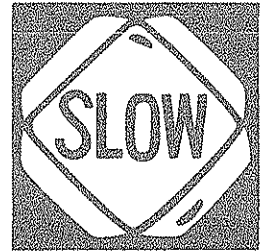
The Bookworm in Countryside Village, and at Paper Bizarre at Village Point, or through her Web site [cozykidspress.com](http://cozykidspress.com). Congratulations Debbie! We look forward to reading your story!

## *Friendly Reminders*

We have recently received numerous reports about speeding through the neighborhood. The Association has taken action by contacting the Omaha Police Department who plan on periodically monitoring the neighborhood with emphasis on a few streets people continue to complain about.

Please slow down since there are many children out playing this time of year. Also, if there are younger drivers in your household, please explain to them the need to slow down. We have already had two dogs hit in the neighborhood and don't want to see this happen again.

The Association is also looking into speed bumps, stop signs, and various other options to curtail speeding. Just remember, all of us can help by slowing down through the neighborhood to make our streets safer.



## *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** at 891-4818 or [kim.vaccaro@cox.net](mailto:kim.vaccaro@cox.net).

Also, do you own a business or know of someone who would like to advertise on the website, direc-

tory, or newsletter? If so, please contact **Karen Sum** at 445-9302 or e-mail at [Treasurer@bentcreekomaha.org](mailto: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 with the

size of ad dependent on space availability).

### Neighborhood Directory

\$125.00 per full page ad

### Website

\$5.00 per month or \$60.00 per year

All of the fees collected go to offset the cost of the publications.

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

We're on the web:

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

Thinking of selling your home? As Your Realtor I Can:

- Explain the entire selling process
- Measure and review your home, then perform a market analysis
- Share staging tips to help you get your home ready to show
- Present a marketing plan designed to sell your home quickly
- Fill out and explain all documents before you sign anything
- Calculate your estimated closing costs and net proceeds
- Arrange for other CBSHOME agents to tour your home & give feedback
- Market your home -- on the internet, newspaper, real estate magazines, TV
- Schedule all showings and keep you informed of feedback
- Negotiate offers to get top dollar for your home
- Explain the benefits of seller provided home inspection and/or home warranty
- Keep you informed of activities before closing (termite inspection, appraisal, etc.)
- Deliver the deed set to you and explain all closing documents
- Attend closing on your behalf
- Contact you after the sale and help resolve any questions or concerns

For a limited time, receive a \$50 gift card of your choice when you list your home with me.\*\* Please feel free to call or email me if I can be of service to you.

\*\*Please disregard if currently listed with another agent. Minimum 90 day listing agreement. Sandie McPadden, Realtor® ABR®, ASP™, CSP, GRI



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

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

**CBSHOME**  
REAL ESTATE

Sandie.McPadden@cbshome.com  
<http://SandieMcPadden.cbshome.com>  
14250 W. Maple Rd. • Omaha, NE 68164



***Bent Creek Homeowners Association***  
***Board of Directors***

President:	Pete Vaccaro	891-4818
	<a href="mailto:President@bentcreekomaha.org">President@bentcreekomaha.org</a>	
Vice President:	Carl Sum	445-9302
	<a href="mailto:VicePresident@bentcreekomaha.org">VicePresident@bentcreekomaha.org</a>	
Secretary:	Karen Stokes	965-9401
	<a href="mailto:Secretary@bentcreekomaha.org">Secretary@bentcreekomaha.org</a>	
Treasurer:	Karen Sum	445-9302
	<a href="mailto:Treasurer@bentcreekomaha.org">Treasurer@bentcreekomaha.org</a>	