

BENT CREEK

Neighborhood Newsletter

Message from the President

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Dear Neighbors,

Welcome to the October edition of the Bent Creek Neighborhood Newsletter. I hope everyone had a great summer and is looking forward to an exciting fall!

In this edition of the newsletter, you will find the new 2006 Bent Creek Neighborhood Directory. A special thanks to Committee Chair Jan Roos for putting this information

together for the neighborhood.

With summer almost over and fall and winter approaching, our focus turns to the future. The Association will hold it's end of the year quarterly meeting in December where elections for Board positions will be held. If you are interested in serving on the Board, please contact me.

Finally, the Association will continue to work on improving the neighborhood by providing social events, landscaping efforts, continued maintenance, newsletters and website information. With all the hard work and efforts over the past year, the future of Bent Creek never looked better.

Pete Vaccaro

Bent Creek Homeowners

September Homeowners Association Meeting

The September Homeowners Association Meeting was held on Thursday, September 14, 2006 at Aldrich Elementary School. Several topics were discussed such as covenant complaints, traffic control, maintenance issues, the Treasurer's report and various committee updates.

Omaha City Council Member Chuck Sigerson was in attendance to help answer questions. During the meeting, Sigerson stated he is working on getting a policy for mowing, tree trimming, etc. established for the City. He also stated that Stolley Prairie would stay a natural habitat with the possibility of a trail through it in the future. Lastly, he

stated he would assist the Association in obtaining information on traffic control measures for the neighborhood.

District 18 State Senator Candidate Scott Yahnke was also in attendance and explained his stand on many issues.

Furthermore, District 2 Congressional candidates were represented by Re-

publican candidate Lee Terry's Campaign manager, Scott Shiller and Democratic candidate, Jim Esch's father, Denny Esch. Each explained their stands on issues and answered questions.

4th Annual Bent Creek Fall Festival

Mark your calendars!!

The 2006 Fall Festival will take place on Sunday, October 8th, 12:30 p.m.—3:30 p.m. at Bent Creek Park.

This year's Fall Festival celebration will take place on **Sunday, October 8th, 12:30—3:30 p.m.**

Join the festivities, meet your neighbors, reconnect with familiar faces and learn about the new opportunities your Homeowner's Association has available for you.

We have many activities planned for the entire family—young and old—so be sure and stop by. A few of the activities for the kids include bouncers, pony rides, a magician, a fire truck visit, and games with prizes. For the adults, we have a raffle with prizes, food, drink

and hours of socialization with our neighbors.

Please remember your chairs, blankets, and covered dish, salad or side to share. As always, parental supervision is recommended. See page 5 of this newsletter for more details and information.

Landscaping Committee Report

The Landscape Committee has had a busy summer! Committee members have volunteered hundreds of hours over the summer to maintain the Blondo Street entrance, the 156th Street entrance and the park. We have been busy pulling persistent weeds, dead-heading flowers, trimming bushes and picking up an endless trail of litter. We are finally winning the battle with weeds and both entrances look great! Also, Jeff Roe and friends power washed and stained the park pavilion and picnic tables. They look great.

A big thanks to landscape committee members and volunteers including Robbie Rotschafer, Jeff Roe and Cindy Thompson for all the hard work that they did this summer. We ap-

preciate the many hours of physical labor that they so generously volunteered to beautify our neighborhood.

Another big thank you to all our neighbors that pick up litter at both of our entrances. Litter continues to be a problem at both of neighborhood entrances and only with the help of our neighbors can the litter problem be controlled. When you see someone picking up litter, please honk, wave, or roll down your window and thank them. They provide a great service to our subdivision through their efforts.

We can always use more volunteers on the Landscape committee. No experience required. Please consider volunteering to help us beautify our neighborhood!! If interested, please contact **Rose Johnson, chairman, at 498-9924** or **Robbie Rotschafer, co-chairman, at 493-5162.**



Trees

Have you noticed the trees along the entrance from 156th and Blondo Street? The Homeowners Association along with help from City Councilman Chuck Sigerson convinced the City to trim the trees along this entrance. We are continuing to work with the City and Councilman Sigerson to establish tree trimming on a regular schedule.

Also, we are talking with the City about trimming

the trees in our circles. To date, we have been told that the City does recognize that the trees are their responsibility but have yet to hear when or if the trees will be trimmed. The BCHA will continue to work with the city on this issue.

Speaking of trees, have you noticed the trees along Blondo Street lately? Several of the trees are growing into the white vinyl fence. Due to this, we are asking all the residence that back up to Blondo

Street to check their back yard. If you have a tree that is growing into the fence, please trim the branches away from it to avoid damage. The Homeowners Association invested over \$20,000 to replace this fence and we need your help to keep it looking nice and protect it from being damaged!

Maintenance Report

The Association has been successful at notifying the City about graffiti and damaged signs along the bike trail and park. To date, the City has responded to our requests by removing the graffiti and replacing several damaged or missing signs. Also, the Board has received several questions about mowing this last month. The Association pays to have the entrance at 156 & Cuming Street mowed, as well as the northwest corner of 156th Avenue & Cuming Street, and the median at 156th & Cuming. The City is responsible for mowing the park area, along the trail, and along

Cuming Street from 160th to 156 Street. Due to budget cuts by the City, these areas only get 20 mowings a year, with only two in July and August. Also, the area along Blondo Street gets mowed by the City but is considered "ditch area" which means it will only get mowed nine times a year. The Association has brought up the concerns about the number of mowings to the City and have passed them onto Councilman Chuck Sigerson. We will continue to work with the City on this issue.

Outstanding issues continue to be the repair of the lights at the Blondo Street Entrance, the Curb inlet at 164th and Lafayette, and the Painting of the Park equipment. With the exception of the entrance sign, the Homeowners Association has been assured that these items are on the City of Omaha's list of items to be completed. Also, the City has told the Association that if we have volunteers who would like to paint the park equipment earlier, they will supply the paint. If you are interested in helping out with the park equipment painting, please contact Pete Vaccaro at 891-4818.

Lastly, the Association is aware that the roof of the pavilion at the park is in need of repair. Unfortunately, the repair was not budgeted for this year so we will be taking bids on the repair/replacement of the roof shingles and it will be incorporating it into next years budget.



A Note from the Treasurer

We are pleased to announce that as of September 12, 2006, we have \$16,245.59 between our checking and savings accounts. We are nearing the last quarter of the year and have already incurred most of the larger expenses inherent of the summer months. The Association was able to save a lot of money due to Bent Creek volunteers.

In other news, we would like to report that of the

two liens filed by the Association, one of those liens was cleared and released.

Invoices for 2007 dues will be going out on December 31, 2006. We expect dues to remain the same at \$60.00 for 2007 with no increase for the upcoming year. As always, your prompt response upon receipt of the invoice will help establish the upcoming year's budget and allow

the Association to continue to provide services for the Neighborhood without delay.

Finally, we would like to have the Homeowner Association books audited some time after the New Year. If you have experience in auditing and would be willing to look at our books, please contact **Karen Sum at 445-9302** or e-mail at Treasurer@bentcreekomaha.org



Friendly Reminders

Do you have a camper, boat or trailer parked in your driveway? If so, please remember that the neighborhood covenants only allow it to be maintained or stored on any part of the lot other than an enclosed structure for no more than 20 days within a calendar year.

How many cars do you have parked outside your house? Where are they parked? Please be mindful of your neighbors when parking your cars. Try and park your cars directly in front of your house or in your driveway, not in front of your neighbors. Your courtesy is appreciated.

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 e-mail at kim.vaccaro@cox.net.

Also, do you own a business or know of someone who would like to advertise on the website, directory, or 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).

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.



4th Annual Bent Creek Family Fall Festival

Bent Creek Park, Sunday, October 8th from 12:30-3:30pm.

Come join in the festivities and meet new neighbors, reconnect with familiar faces and learn about the new opportunities your homeowner's association has available for you!

Activities planned include:

For the kids:

- Two bouncers (one for ages 3-7, one for ages 8 & up) **
 - Free pony rides
 - Fire truck visit
 - Games, prizes and races (wheel barrel and crab crawl – beginning at 2:30 p.m.)
 - Magician Steve Wengel
- ** We will need adults to help at the bouncers to ensure the safety of the children. Please take a turn to help monitor the ups and downs!

For the adults:

We are sponsoring a raffle this year. Any adult (includes parents, grandparents and adult children 18 years of age or older) who brings a non-perishable item for donation will be eligible for one of our great prizes. Items to be donated could be boxed cereal, jar of peanut butter or jelly, diapers or baby wipes, package of toilet paper, canned item, etc... All items donated will go to Together, Inc., a local non-profit organization helping low-income families. We will also take suggestions for charities to donate to for next Fall Festival. Items we are raffling include gift certificates to Borders, Panera, Hollywood Video, and Lowe's, just to name a few. Come donate and win! **You must be present to win, so enjoy your neighbors while you thrill in the anticipation!**

Don't forget the FOOD! Please bring a covered dish to share, salad, main or side. Cutlery, plates, napkins, drinks and dessert will be provided.

Also, please feel free to bring chairs and blankets for your family to sit on while they picnic.

We meet rain or shine, so come out and have some fun. We want so much for our neighborhood to feel like a connected community of friends.

Donations have been provided by: Rental City, HyVee, and Sandie McPadden- your resident CBS Realtor. A big thank you to all the organizations and individuals who donated goods and monies to help make this event take place!

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

We're on the web:

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

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Bent Creek Homeowners Association
Board of Directors

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