



Getting to know Buc Bay residents

Ex-NHL player enjoys retirement

The National Hockey League playoffs begin this month, and Buc Bay resident George Swarbrick will be taking more than a passing interest in them. It only makes sense since George played in 132 NHL games over parts of four seasons. Before that, he was a member of the Canadian National team that nearly played for a gold medal in the 1964 Winter Olympics.

One of the teams George follows closely is the Pittsburgh Penguins, whose top scorer is former UNO standout Jake Guentzel. George played parts of two seasons with Pittsburgh (1968-70). He also skated for the California/Oakland Seals and the Philadelphia Flyers.

A native of Moose Jaw, Saskatchewan, George spent a season with the Omaha Knights in 1973-74. More than a decade earlier, his older brother, Bill, played two years with the Knights. Both appeared at the old Ak-Sar-Ben Coliseum, usually in front of sellout crowds.

In 2011, the Swarbrick brothers were awarded the Motto McLean Service to Hockey Award by the Omaha Hockey Hall of Fame. Bill Swarbrick died a year ago this month.

So how did George and his wife, Joanne, end up at Buccaneer Bay? It was quite the journey. But first, you need to know about the thrill of playing in the 1964 Olympics held in Innsbruck, Austria, when he was 22 years old.

More than 100 players auditioned for a spot on the Canadian team, and George made the final cut. It was his first trip overseas. Team Canada suffered a 3-2 loss to the Soviet Union in the semifinals. George's team was in a three-way tie with Czechoslovakia and Sweden for second place, but based on goal differential, Canada was awarded third place. George said he's still waiting for his bronze medal.

After the Olympics, George returned home to work and shortly after signed his first pro hockey contract with the San Francisco Seals of the World Hockey League.



George Swarbrick with his grandson, Steven, in the basement of his home on Lakeside Drive. George played parts of four seasons in the National Hockey League.

"I played three years there," George said. "Then (NHL) expansion went from six teams to 12."

When he was 19, George attended a Chicago Blackhawks tryout camp. One of his fellow hopefuls was Phil Esposito, who would go on to play in 1,282 NHL games.

So how did George eventually find himself playing in Omaha?

During his time with the San Diego Gulls of the Western Pro League, the team squared off against the Omaha Knights.

Swarbrick: Memories of playing in Omaha remain vivid

Continued from Page 1

“We played them once in Omaha, and they played us back in San Diego,” George said. “The next year, Omaha wanted me to play for them, and San Diego wanted me back. I told (San Diego) I had a house (in Omaha). So I played that one year here.”

He ended up selling the house after signing a contract with Baltimore in the American Hockey League. He hung up his skates after the 1976-77 season with the Philadelphia Firebirds of the North American Hockey League.

At that time, Bill Swarbrick was running an electrical business back in Omaha, and George decided to invest in it and move back to the Midwest.

“I liked Omaha,” George said. “I liked the fans here when I played.”

Though he played just that one season with Omaha, George has fond memories of playing for the Knights.

“Visiting teams didn’t like coming there,” George said.

He remembers one fan in particular from one of the games when he played for San Diego. George and an opposing player got into a fight (not unusual for Central Hockey League games). As they were sent to their respective dressing rooms, the fan pulled out the bugle he was known for blowing to serenade George.

“I was coming off the ice, and the guy was blowing his bugle,” George said. “I wanted to kill that guy with the bugle.”

The bugler was owner of the Stick Shack, a popular supplier of equipment for players of all ages. Years later, George happened to be in the shop, and he met that same guy who harassed visiting teams with his bugling.

He also recalled a game against host Dallas, where fans were as unwelcoming as those in Omaha. They had a fan who hooked a rubber chicken to the end of a fishing pole and would lower it in front of the visiting players.

“He kept that chicken hanging there, but I just ignored him,” George said. “They had a guy doing that in Omaha, too.”

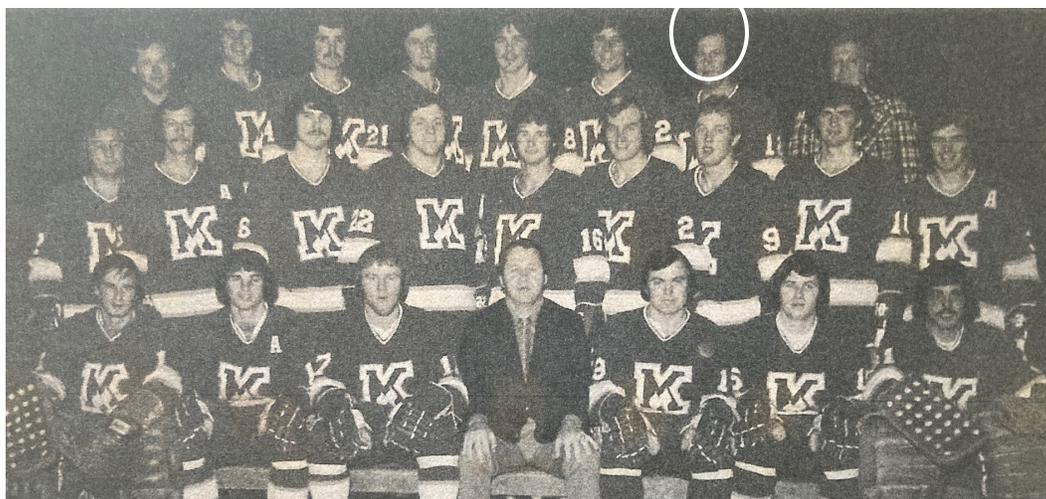
Upon reaching the pinnacle — the NHL — George found himself playing with and against some of the greats in the game.

“I played against Gordie Howe, Bobby Hull and Stan Mikita,” he said. “That was really exciting playing against those guys. Gordie Howe and Bobby Hull were great guys. They were really nice to me.”

One story George reflected on was evidence of that. It happened as he and a teammate were leaving the dressing room after showering.

Recalled George: “Bobby Hull said, ‘Where are you guys going?’ I said, ‘We don’t know.’ Bobby said, ‘Follow me. We’re going down to the bar for a couple of beers.’ I’m thinking, ‘We’re going to have a beer with Bobby Hull.’”

Pulling pranks is a big part of all professional sports, especially when it comes to first-year players. George looked back when



The 1973-74 Omaha Knights team picture. George Swarbrick is circled in white at the top row

he was a victim while playing in the Western Hockey league. The team was taking a ferry from Vancouver to Victoria Island, and one of the veteran players instructed George to go below to see if there was a pool table on board. When he didn’t find one, he asked the captain where it was. The captain told him, “There’s no pool table.” Yep, he figured out, he got punked.

George doesn’t remember his first NHL goal, and he never got the puck.

“People have asked me,” he said, “and I don’t remember. My first year in the NHL I had 10 goals after 20 games.”

A hand injury hampered him for the rest of that 1967-68 season. He scored 13 goals and added five assists with Oakland. It would become his most productive season. He finished with 17 goals and 25 assists in his four NHL seasons.

Though he’s been out of hockey for more than 40 years, George still gets autograph requests from all over the country — and even overseas. He’s received hockey trading cards with his photo asking for him to sign them.

George and Joanne decided to downsize a couple years ago and chose to move into one of the new duplexes built on Lakeside Drive. They had an acreage southeast of Plattsmouth.

“We love it here,” George said. “It’s kind of nice getting up in the morning and having your coffee while they cut your grass.”

This month's unique message plates



This month's submission comes from Steve Kessler, who lives on Sailboat Lake. Here's his story behind the plates:

"Twenty years in the Air Force, from 1964-1984 is on the left plate. The second plate is my actual service, 20 years, 6

months. Maybe a little pretentious, but I'm proud of my service. Of course, Jean as my wife, was with me, so in a sense also served. Yes, after being all over, we chose Nebraska for retirement even though we're both originally from New England."



Calm morning over Sailboat

Mike Jones shared this photo from a mid-April morning when steam (or fog) was rising off Sailboat Lake.

"Just wanted to share to all my lake peeps," he wrote in his post. "It's my reflection of what lake life is about."

(Keep those FB posts coming, folks, and we'll share them with our readers.)

Advertising is welcome

The Buccaneer Bay Newsletter is distributed to more than 400 homes, and even more eyes see it on the Buc Bay Facebook site. If you'd like to advertise, here are the monthly rates:

- Business-size card — \$2.00
- 1/4-page size — \$4.00
- 1/2-page size — \$5.00
- Full page — \$10

New advertisements/business cards should be emailed (as a jpeg) to John Fey at: jmfey1952@gmail.com

Buccaneer Bay Newsletter

The Buccaneer Bay Newsletter is produced monthly for residents of Buccaneer Bay Sanitary Improvement District No. 5.

- Editor/Publisher John Fey
- Designer/Creative Director Gerry Fey
- Copy Editor Shirley Fey
- Contributing Writers All Buc Bay residents

To contact the editor or contribute stories, photos or comments email: jmfey1952@gmail.com.

From the Editor, John Fey

Technology can drive you crazy

The main topic of my column this month is . . . technology. I consider it a necessary evil, but I admit there are times I'd like to go back to things like rotary-dial phones, party lines, pay telephones and a television sans remote control. I understand today's modern devices are designed to make our lives easier, but easy to me is a relative term.

Take, for example, last month when wife Shirley and I decided it was time



to trade in our outdated iPhone 8 for newer cell phones. Purchasing them was easy — just pull out the credit card. Transferring the contacts, apps and photos took literally hours. And when we got home to complete the process, I discovered many of my contacts and most of my apps failed to transfer to my new phone.

Fortunately, I still had my old phone, which allowed me to add the missing contacts and reinstall the apps that didn't move over. But that was another time-consuming task. And, of course, the newly installed apps were not in the same place as they were on my old phone.

All this underscores how dependent we are on cell phones, computers, etc. Don't get me started on today's televisions and sound systems. It took me years to figure out how to adjust the volume on the rear wireless speakers of our Sonos sound system. (Of course, I had to use Google for the tips.)

Dealing with technology is yet another "joy" of getting older. I shudder to think what life will be like just a few years from now. That's why I have our three sons' phone numbers on speed dial. (I doubt I'm the only one who does that.)

If you have similar horror stories when it comes to technology that you'd like to share, drop me a note at jmfey1952@gmail.com.

* * *

This is the time of year when political yard signs can be found wherever you look. In case you just woke up from a months-long coma, May 10 is the primary election. Several races — both at the local and state levels — appear to be very interesting. The recent developments in the governor's contest is a perfect example. I have my own thoughts on it, but I'll keep those in the vault.

Like most Americans, I consider it my civic duty to cast my ballot during each election year. Many who served in the military fought — and in many cases died — to help keep our country free. I always try to keep that in mind when I cast my ballot.

When we lived by the Crossroads in Omaha, our polling place was a short walk up the block. When it was decided to move our voting precinct nearly two miles away, we switched to mail-in ballots. But I always hand-delivered it.

Shortly after moving to Buccaneer Bay in 2017, I was happy to learn the clubhouse was a polling place. Then came the pandemic, and it was suggested that voting be done by mail. I've always thought that mail-in ballots should be requested and not automatically sent to voters. We have that option this spring, but those who prefer to vote in person can again do that at the clubhouse.

In case you aren't aware, mail-in voting, which began April 11, ends May 9. The general election is Tuesday, Nov. 8.

One thing I think we can all agree on is joy over the coming end to the political ads — especially the negative ones. I've never been a big believer that attack ads work, but the political strategists seem to think they do.

* * *

This month marks the first of three milestones at Fey Manor. On May 27, we'll celebrate 50 years of marriage. Two months later, Shirley turns (gulp) 70, and I follow suit in October. Yep, we were two crazy-in-love 19-year-olds when we exchanged our vows on a Saturday morning. We began married life while I was into my fifth month as an Army enlisted man stationed at Fort Carson in Colorado Springs.

Our "honeymoon" was an overnight stay at the Grand Island Holiday Inn. Shirley reserved the "Tom Osborn Honeymoon Suite." I remember it most for the red carpet, red-painted walls and red bed spread. It wasn't a suite.

We left the next morning to finish the trip to Colorado Springs. Our first home was a one-bedroom apartment.

We enjoyed our 31 months in Colorado Springs, but I knew all along I wanted to finish my college degree requirements, so we moved to Omaha. In December 1977, a little more than five years after our marriage, I somehow graduated from UNO with a B.S. in communications.

By then our first son had turned 4 years old and we had settled into our first home near Omaha Creighton Prep. Two more sons were born, and today they have blessed us with four grandsons, one step-grandson and two granddaughters.

It's been a crazy 50-year journey — with more highs than lows — but it's been a great ride. We consider ourselves very fortunate to have made many friends, including those we've added since moving here.

Do you have a story, a story idea, photo or joke to share? Contact John Fey at jmfey1952@gmail.com.

April cleanup of Buccaneer Bay



It was a sunny, but a bit chilly, April 2 morning when 50 residents of Buccaneer Bay volunteered to clean up the area. In all, they collected more than 50 bags of litter. The helpers, as you can see pictured, included many sons and daughters. All were greeted with doughnuts before heading out. **(Photos submitted by Jill Bobenhouse Tesar.)**



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COMMISSIONER
DISTRICT 2



JENNIFER SOMMER

Tournament director keeps busy

Damon Wagner is one of the more familiar faces you'll see at Bay Hills Golf Course. His fulltime job is with Menards, but he spends many hours directing the men's and women's golf leagues and putting together many of the spring, summer and fall tournaments.

A North Dakota native, Damon moved to Buccaneer Bay 17 years ago. He took over his golf roles five years ago.

"I've always loved golf, and my daughter was playing golf at that time," he said. "I was doing the Iron Man (triathlon) before that. When she gained interest in golf, I quit racing and took the summers training her. She qualified for state her junior year. It was a really proud dad moment that I'll never forget."

He enjoys tutoring other golfers of all ages, both men and women.

After easing back on triathlons, Damon spent more time playing Bay Hills. He calls it a challenging course to be sure.

"It teaches you golf management," he said. "What you learn here can be taken to other courses. If you can golf here well, you can golf almost anywhere in the state."

Assembling leagues each year and putting together the various outings isn't as easy as it might seem.

"It's a lot hours building up to it," Damon said. "It's about three hours a week per league. It's constantly changing every week."

The leagues already have been hampered by the cold, windy weather.

"The weather is the worst thing I deal with," he said. "I've learned a lot over the years."

Tournament participation has grown, he said, with many non-members taking part.

"Last year was our biggest for people from outside playing," he said. "The golf industry itself has been booming. Last year we did a little more marketing online through Facebook. That brought in a lot. My goal was for it to be competitive but be fun."

He continued: "We're not playing on the Tour. We want to go out and make it enjoyable."



Damon Wagner has served as golf instructor and league and tournament director for four years.

Masters visitors

Tom Deyke always wanted to attend the Masters Tournament, and after 14 years of trying to win one of the lottery tickets, it happened two years ago. Unfortunately, COVID-19 wiped out the chance for him and wife Karen to see the final round.

They found out they could use those tickets for the 2021 Masters, but, thanks to the ongoing pandemic, patrons were limited to 6,500 — and they weren't among them.

They were told to reapply for this year's tournament with a guarantee that they'd get tickets for the final round. So there they

were on April 10, watching the drama unfold.

"We walked the entire course before the first tee time," Tom said, "and found a spot where we could watch their approach to the No. 2 green, tee off on No. 3 and the No. 7 green. We also ate the Pimento sandwich for \$1.50 and beer for \$5. While the lines were long for the concessions and restrooms, it is designed for a short wait. It was a bucket-list experience and one that we hope to attend again."

Tournament season begins May 7

The first of the many outings planned for Bay Hills is the popular May 7 Cinco de Mayo 4-Person Scramble. The month concludes with the May 28-30 Memorial Day Ringer.

June features two tournaments. The first is the June 3-4 Member-Member outing. For those looking to purchase new clubs, there will be a Calloway club fitting June 6. One of the most meaningful tournaments comes June 18 with the Members Remembered 4-Person Scramble.

The lone July outing is the 2-person 6-6-6 tournament. Eight more outings round out the 2022 season. You can get all the information by clicking on this link: www.bayhillsgolfclub.com.

Do you have an item to be included in the Bay Hills golf notes (including holes-in-one)? Email John Fey at: jmfey1952@gmail.com.

MUD many send water line here

A recent story in the Omaha World-Herald reported that Plattsmouth has signed a memorandum of understanding with Metropolitan Utilities District to prepare plans for such a connection, according to a statement issued by MUD.

Plattsmouth's riverside water treatment plant was swamped in the catastrophic flood of 2019. That prompted the city to seek a more reliable water source. A consulting company analyzed our community's options and concluded that connecting with MUD would be the best path forward.

Last year, the Plattsmouth City Council approved doing just that. The council also considered making the plant more flood resilient or rebuild it on higher ground.

Under the proposal, nearly 8 miles of pipe would be laid to connect Plattsmouth to MUD.

The Federal Emergency Management Agency would pick up the majority of the cost, previously estimated at \$27 million, through its disaster recovery aid.

A few steps remain before Plattsmouth residents can turn on their faucets and receive water from MUD. The two sides will need to agree on the final design and the wholesale price for the water, said Tracey Christensen, a spokeswoman for MUD.

What's that all mean for Buccaneer Bay residents? SID Board chairman Kurt Meisinger said water issues have been addressed in the past.

"We have discussed and requested our engineer to update a study that we did a couple years ago regarding water options," Kurt said. "Part of that update would include discussing with Plattsmouth and their engineering firm."

Of course, we'll pass along any updates when they occur.

Dean Meisinger's life celebrated

Kurt Meisinger announced the sad news last month of the passing of his father, Dean E. Meisinger, at age 88. Dean, who died April 5, grew up on a farm near Plattsmouth and later graduated from Plattsmouth High School in 1951.

He spent two years in the U.S. Army, which included a tour in Germany. Dean taught in Dunbar, Neb., and nine years at Plattsmouth High. He also was a guidance counselor at Omaha South High School for 25 years. Dean and wife Marilyn loved

to travel and attend the various activities of their children and grandchildren.

He was very active in his church and the Plattsmouth community. Condolences go to the Meisinger family.

Jigsaw puzzle contest was a hit

Nine teams assembled April 2 at the Bay Hills clubhouse for a jigsaw puzzle contest. Each team, consisting of four members, was tasked with assembling the same 350-piece puzzle in the fastest time.

The teams worked diligently before taking a short break. Team Kappas finished soon after the break, taking the first-place cash prize. The second- and third-place teams also took home money.

Thanks goes to Kelly Hubbell for putting the event together. A good time, indeed, was had by all.



Participants of the Bay Hills puzzle contest had a good time. (Photo courtesy of Kelly Hubbell.)

April winds a pain for homeowners

It appears roofing companies will be busy with the relentless April winds yanking off shingles. And trash day in Buc Bay resulted in cans being blown far down streets.

Most covenants point out that homeowners who lost shingles are responsible for the cost of roof repairs. Insurance companies no doubt have been getting calls on the subject.

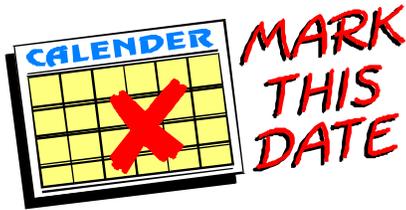
If it seems like the month had more big-time windy days than normal, that's exactly true. It made for unpleasant morning runs/walks, and Bay Hills golfers found the course extra challenging. Who knows what May will bring, but April is supposedly the worse month in spring for winds.

Plattsmouth Harvest Festival news

Nebraska's longest-running festival is back. The Plattsmouth Harvest Festival is a four-day event that runs Sept. 8-11. It begins Thursday night with the coronation of the king and queen.

Other highlights include a kiddie parade, car show, bike races and, of course, music and entertainment. Sunday's wrap-up is a free community picnic. Talk about a great way to kick off the Labor Day Weekend.

Organizers are soliciting sponsors to offset the cost of conducting the festival. For complete information, contact the festival at: plattsmouthharvestfestival@gmail.com.



BUCCANEER BAY ANNUAL GARAGE SALES

JUNE 3 & 4, 2022
8:00 AM – 4:00 PM

We will be having our annual neighborhood garage sales again. We are *ALWAYS* looking to improve – please email Cheryl Myers any suggestions or helpful comments at shortnote13@yahoo.com or drop off at her house at 3603 Becker Ct. Cheryl will put together the list of Garage Sales and handout to those that signed up.

If you want to participate in the Buccaneer Bay Annual Garage Sale, please complete this form and return to Cheryl Myers. In the past we requested a \$5.00 charge for advertising in the Cassgram and the Journal, but this year the charge will be covered by the Neighborhood Watch committee from funds we received from Keep Cass County Beautiful for the clean up that was done in the area in April. The ad will be sent to the Journal and Cassgram a week or two prior to June 3&4, so please have responses to me no later than May 18th so we know for sure that we indeed have interest this year. I just need this form filled out if you plan to be in the garage sales.

#####

Please check the days you will participate in the Garage Sale the weekend of June 3rd and June 4th and send to Cheryl.

_____ June 3, Friday Only
_____ June 4, Saturday Only
_____ Both Days

Name: _____
Address: _____
Phone: _____

*Ads will run in the **Buccaneer Bay Newsletter, the Plattsmouth Journal and Cassgram.***

Signs will be placed at the entrances to the sub-division. By law, we cannot post signs on Highway 75 or Bay Rd. Participants can place individual signs on their lot, and a list of garage sales will be given to each participant so they can give that information out.

Thanks,
Cheryl



Buccaneer Bay Pet of the month

Editor's Note: This month's featured pet is Rosie, who lives with Tom and Karen Deyke. Tom provides the following story about her:

Rosie is officially named Montrose May. My wife named her after her hometown in Colorado. She also answers to Rosie Marie and Rosie Dosie.

She was born in Bellevue to a co-worker when I was working at STRATCOM, in April of 2015. Mom had several pups, so we got her a little earlier than expected in May.

Rosie is a Newfador — 3/4 Newfoundland, 1/4 Labrador. She weighs approximately 145 pounds but only eats a cup and half of dog food in the morning and evening. She loves her morning walks and enjoys meeting all the people.

Rosie owns the home she lives in and we love it. She has her spot on the couch and loveseat and basically her own couch in the family room. My wife travels to Colorado often, so it was determined that we needed a new car that would be comfortable for Rosie. Because Rosie loves to sleep with us, we had to get a king-size bed to accommodate her.

She is a joy for this family. We laugh, because when the kids and grandkids come home to visit, they come for Rosie.

She is the BEST, gentle giant, big baby, black bear, miniature horse and couch potato we have ever owned.



Tom Deyke with the loveable Rosie during a recent morning stroll.



Flowers bloom near Buc Blvd.

A sure sign that spring finally has arrived was the sighting of flowers blooming on Buc Boulevard not far from the clubhouse. Mother Nature was very unkind for much of April with windy days badly outnumbering the calm ones. Two days after this photo was taken, the tulips popped out of the ground.



Kitchen open Tuesday – Friday

Dine in or Carry out

402-298-8191

Tuesday: Taco Tuesday, Special menu only 11 a.m. – 8 p.m.

Wednesday: Burger Special, regular menu also available 5 – 8 p.m.

Thursday: Broasted Chicken and Country Fried Steak special, regular menu also available 5 – 8 p.m.

Friday: Prime Rib Special, regular menu also available 5 – 8 p.m.

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COUNTY COMMISSIONER
DISTRICT 2



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May 10th

NEIGHBORHOOD WATCH BLOCK CAPTAINS (Last Updated: 3-1-2022)

Captain #	Block Captain Name	Block Captain Territory
1	Helen Mooney – 402-570-6920 Chanel Hill – 402-208-6130	Treasure Island Rd. from Cape Horn Cir. to end of road., 27 homes
2	Mary Moneke – 402-298-8055	Cape Horn Cir. 26 homes
3	Chris Crisman – 402-699-8338	Captain Morgan Ct. 10 homes
5	Karen Deyke – 402-296-5832	Front half of Bucc. Blvd. up to Ewel Ct. 3501-3617 – 10 houses
6	Jeff Groshans – 720-644-7418	Buccaneer Blvd. 3811 – 3911, 11 houses
7	Jennifer Sommer – 402-296-3686	Buccaneer Blvd. 3706 – 3810, 12 Houses
8	Pam Petersen – 402-296-3022	Buccaneer Blvd. 3920 – 4016 – 15 houses
9	Terry Fleharty – 402-296-4544	Sterling Ct. – 23 houses
10	VACANT	Davy Jones Cir. & Davy Jones Dr. – 25 houses
11	Linda Goodman – 402-917-2914	Rainey Cir. – 11 houses
12	Patty Weirauch – 402-298-7325	Fairway Cir. – 10 houses
13	Cheryl Myers – 402-296-6924	Becker Ct. – 9 homes
14	Carol Kellison – 402-296-0282	19309 – 19413 Spyglass Ct. 22 houses
15	VACANT	Spyglass Ct. – 11 houses Cypress Ct., – 6 homes (17 total homes)
16	Sheila Nelson – 402-297-4101	19201 – 19223 Spyglass Ct. – 16 houses
17	Rita Offutt	Ridgeway Rd. – 27 homes, Blk 15 Lots 7-35
18	VACANT	Ewel Ct. – 16 homes
19	Jill Bobenhouse-Tesar – 402-298-7171	Townhomes on Sailboat Lake – 36 houses
20	Jill Bobenhouse-Tesar – 402-298-7171	Homes on Sailboat Lake, Blk 27, 32 houses
21	Renie Kula – 402-296-5239	Buccaneer Blvd. 4018-4109 – 16 houses
22	VACANT	Buccaneer Blvd. 4113 -4130 – 17 lots
23	Agness Lenaugh – 531-205-7797	4320 – 4416 Windward Dr. 708 – 714 Windward Ct. – 14 houses
24	Barb Hamlin – 402-298-9911	3501-3618 Fairway Dr. – 17 lots
25	Lauri Deseck – 402-672-9866	4211 – 4319 Windward Dr – 20 homes
26	Jeanne Thompson – 402-216-4287	3224 – 3335 – Fairway Dr. 17 lots
27	John Fey -- 402-250-6574	Lakeside Dr. – 1 home, several townhomes
28	Rita Offutt	Ridgeway Rd. – 28 homes – Blk 14, Lot 10 Blk 15 1-6, 36-56
30	Lyle & Michelle Ostrander – 402-296-4654	4420-4432 Windward Dr. 819-841 Wedgwood Ct. – 20 homes
31	Judy Link – 402-298-8750	21034 Treasure Island Rd. – End 6 homes
Lead Coordinators	Janet McCartney has stepped down and Jill Bobenhouse-Tesar, Jennifer Sommer and John Fey will take over. If any additional changes of Block Captains are made, please send to one of the <i>Lead Coordinators</i>.	- Jennifer will prepare the agenda and run The Block Captains Meetings. - Jill will work on the Welcome Packets to hand out to new neighbors. - John has taken over the Bucc Bay Newsletter



Jill 

Bobenhouse Tesar

402-740-4121

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Buccaneer Bay Market Minute!

January 1, 2022 – April 20, 2022

<i>Home Activity</i>	<i>Total # of Homes</i>	<i>Average Days on Market</i>	<i>Average Sale/Pending Price</i>
Sold/Pending	9	3	\$351,375

Current Homes For Sale – April 2022

<i>Address</i>	<i>List Price</i>
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Happy May Day!

Considering Selling, Buying, or Building...

Spring is the perfect time!

Ask about my Variable Rate Commission.



* Denotes Properties listed by other Real Estate Agencies & For Sale By Owner.

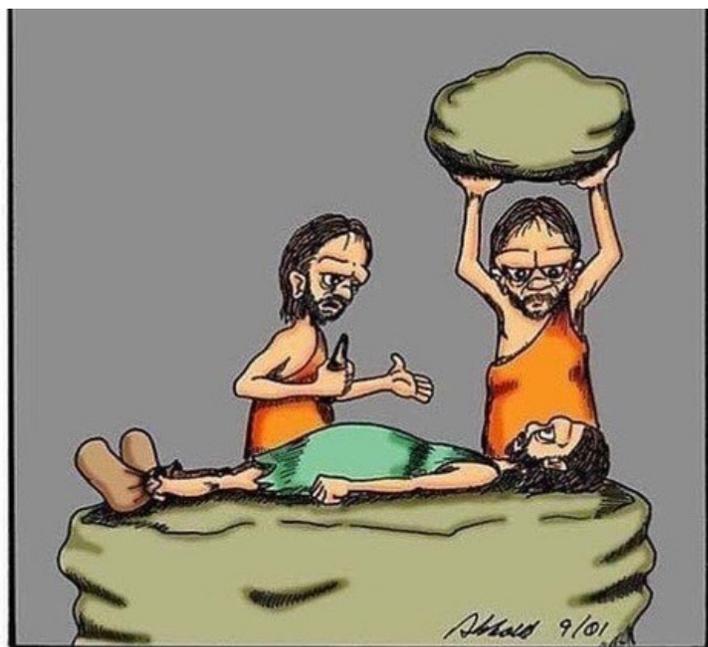
"If you have a brokerage relationship with another agency, this is not intended as a solicitation."

Statistical information from Great Plains REALTORS® Multiple Listing Service & Cass County. Information has not been verified, and is subject to change.

This month's supply of chuckles



"I'm working on pants for old guys. They'll combine the comfort of Dockers, with the protection of Depends. I'll call them Dry Dockers."



"...and this is Ralph, your anesthesiologist."

More funnies on Page 20.

This month's quiz: The attachment at the top of a lamp that usually screws into the lamp to hold the shade in place is? A) Finial. B) Topper. C) Candelabrum. D) Contrivance. **Answer bottom of Page 20.**

Cass County Historical Society information and news

Cass County Historical Society Museum
646 Main Street, Plattsmouth, NE

Winter Hours — November-March:

Tuesday-Saturday — Noon-4 p.m.

Summer Hours — April—October:

Tuesday-Sunday — Noon—4 p.m.

Closed Sundays and Mondays

Admission: \$2.50 for adults, free for museum members and children under age 12.

Website: casscountynemuseum.org

Mission Statement: The Cass County Historical Society shall collect, preserve, and study materials to document, interpret and present the history of Cass County Nebraska to the public.



2022 Board of Directors

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Board Members: Sandra Allgeier, Plattsmouth; Susanne Astley, Plattsmouth; Judy Attebery, Murray; Diane Berlett, Plattsmouth, George Eledge, Plattsmouth; Don Gappa, Plattsmouth; Brad Ksiazek, Plattsmouth; Mel Luetchens, Murdock; Julie Schmale, Murdock.

The board usually meets the fourth Tuesday of the month.

Cass County Historical Society Foundation: Dave Pankonin, President; Pat Meisinger, Secretary; Leigh Jean Koinzan, Treasurer; Mel Luetchens, Board Member; Roger Wehrbein, Board Member; Bruce Wiles, Board Member.



Mandy M. Gruhlkey
Attorney

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Mandy Gruhlkey is an attorney with The Advocates and is no stranger to helping people throughout the Omaha Metro and Plattsmouth area. Mandy, a Buccaneer Bay local, started her legal career in Omaha and prides herself on helping clients recover maximum compensation for their injuries.

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11 years as a
Volunteer Fire
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Current Mayor of
Nehawka
8 years as a youth
mentor for students
in Cass County*



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Construction impacts Hwy. 75 drivers

Anyone who takes the Kennedy Freeway — which is just about all of us — has noticed the construction that began last month on Hwy. 370. It meant shrinking the two lanes in each direction of the freeway into one on the entrance and exit ramps. It'll last two months.

It also put into effect the zipper merge, a fairly new concept for drivers navigating roads under construction. In case you're not sure what a zipper merge is, here is the explanation from the Nebraska Department of Transportation:

When a lane is closed in a construction zone, a zipper merge occurs when motorists use both lanes of traffic until reaching the defined merge area, and then alternate in "zipper" fashion into the open lane. This is also referred to as a "late merge."

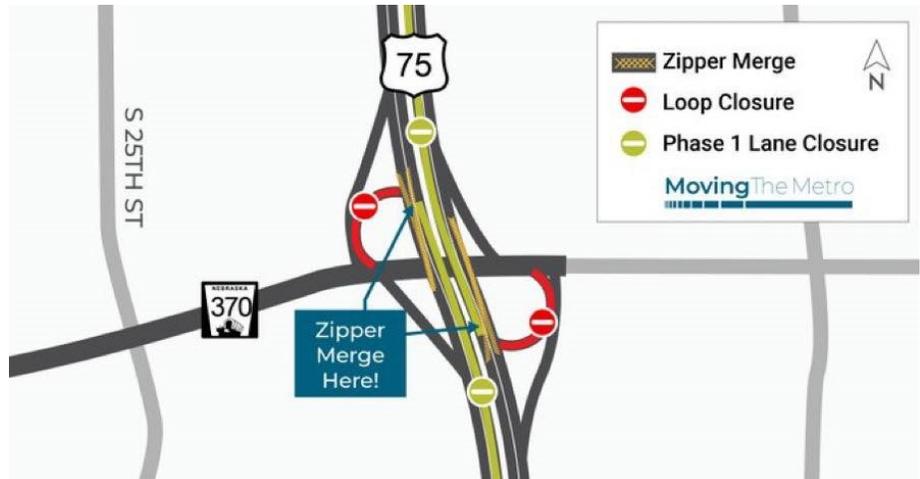
What are the benefits?

- Reduces differences in speeds between two lanes
- Reduces the overall length of traffic backup by as much as 40 percent
- Reduces congestion on freeway interchanges

Creates a sense of fairness and equity that all lanes are moving at the same rate.

Zipper Merge vs Early Merge

Many drivers react to the first "lane closed ahead" sign by slowing down too quickly and moving to the traffic lane that will continue through the construction area. The driving behavior can lead to unexpected and dangerous lane switching, serious



crashes and road rage.

Zipper merging, however, benefits individual drivers as well as the public at large. Research shows that these dangers decrease when motorists use both lanes until reaching the defined merge area and then alternate in "zipper" fashion into the open lane.

So, I'm supposed to merge late?

Yes! As you see the "lane closed ahead" sign and traffic backing up, stay in your current lane up to the point of merge. Then take turns with other drivers to safely and smoothly ease into the remaining lane. When traffic is heavy and slow, it is much safer for motorists to remain in their current lane until the point where traffic can orderly take turns merging.

When not to do the zipper merge

When traffic is moving at highway speeds and there are no backups, it makes sense to move sooner to the lane that will remain open through construction.



Course finally turns green

It seemed to take forever, but the Bay Hills fairways went from brown to green, thanks to sprinklers being turned on and some much-needed rain.

Dry weather taking toll

We know all about the lack of precipitation we endured during the winter and early spring. The ground is crying for water. It also puts pressure on our water supply.

The SID has addressed the issue by providing a guide for lawn and landscape watering during this dry period. It's important, the SID Board believes, that we conserve to avoid problems down the road.

Here's the link to the policy:

<https://buccaneerbay-ne.org/lawn-and-landscaping-watering-policy/>

The history behind Buc covenants

Editor's note: Some of our residents — particularly newcomers — may not be aware of covenants that are part of most blocks. We enlisted the help of SID Board chairman Kurt Meisinger to explain how they were developed.

Covenants are typically put in place by the developer and are technically an agreement between the property owners. The covenants are assigned to the property and at closing a homeowner agrees to be bound by them. In the case of the Bay, each phase of the development has its own covenants.

If the covenants would provide for an HOA with dues, the HOA is able to enforce the covenants, potentially through court action. If there is not an HOA (most Bay covenants) the only way to enforce the covenants is by neighbors suing neighbors.

Buccaneer Bay was developed in sections. The development was originally slated to be much larger than its current footprint. The first phase of development began in 1974 and consisted of Buccaneer Blvd., the Bay Lake section, Fairway Drive, Rainey Circle, Ewel Court, Becker Court and Spyglass Court.

The development did not take off as planned, and no further development was done for about 20 years. Around 1993 or so, NP Dodge became associated with the development by purchasing all vacant lots that had been held by the original developer, and it later filed for bankruptcy. Prior to that point, a number of vacant lots had been purchased by existing residents to create "buffers" around their houses. NP Dodge was able to convince Cass County to pave Bay Road from Highway 75 to just past the main entrance. NP Dodge also installed the sign at the main entrance.

During that time, a new well was installed north of the existing well. NP Dodge tried to make improvements to the community to assist with selling lots. The original development had covenants for the hills portion. Bay Lake has its own covenants.

In 1995, phase 2 was started, and it consisted of Sterling Court, Davy Jones Drive and Davy Jones Circle. The Davy Jones section was not on the original plat and as such was not included in the original covenants. A second set of covenants was created for the Davy Jones Section.

The next phase, phase 3, was Sailboat Lake, also known as Block 27. This phase was financed directly by NP Dodge, and since the lake was to be owned by the property owners surrounding it, another set

of covenants was created for Block 27. This set provided for an HOA with dues authority to pay for the lake maintenance and taxes.

Phase 4 was Ridgeway road and a portion of Buccaneer Blvd. from Spyglass Court to Ridgeway. This portion was included in the original plat and as such was covered by the 1974 covenants. Around the time of the Ridgeway project, a group of homeowners re-wrote the "Hills" covenants and obtained the necessary signatures to get them updated.

OMAHA WORLD-HERALD Saturday, September 25, 1982 15

Sanitary Improvement District Files for Chapter 9 Bankruptcy

A Cass County sanitary and improvement district that serves the financially troubled Buccaneer Bay development filed for bankruptcy Friday in Omaha.

The filing under Chapter 9 of the Bankruptcy Act would allow reorganization, similar to that done by corporations under Chapter 11 of the act, U.S. Bankruptcy Court Clerk Judith Napier said.

"This is one of the first such filings in the nation (under Chapter 9)," Ms. Napier said. The filing sent the court staff to the law books to determine the procedures for handling the case.

Buccaneer Bay is a housing and recreation development about 18 miles south of Omaha that was started in the early 1970s. It is on the south side of the Platte River, 1½ miles west of U.S. 73-75.

When plans were announced, Buccaneer Bay was to contain 1,500 apartments and condominiums, 1,500 homes,

a 147-acre lake, an 18-hole golf course, an 86-acre winter recreation site and an equestrian center.

It now contains 56 houses, according to the petition, a 55-acre lake and a nine-hole golf course.

A sanitary and improvement district is a governmental subdivision that can levy property taxes to pay for installation and maintenance of public improvements, such as streets, sewers, street lights and parks.

The development and the improvement district are defendants in a \$20 million lawsuit in U.S. District Court filed by a group, mostly Iowans, who have invested money in the project and have not been paid.

The bankruptcy petition lists debts totaling \$10.9 million.

It will be handled under the same procedures as a city that might file for bankruptcy, Ms. Napier said.

Phase 5 consisted of the development of the Lakeside Drive, Fairway Circle the portion of Fairway Drive from Davy Jones to the south connection at 30th street. Two new sets of covenants were added at this point, one for Lakeside Drive and one for the Fairway portion. Again, these areas were not on the original plat and thus were not include in the 1974 covenants. The Lakeside Drive lots were then sold to a new developer who created its own set of covenants for the homes the developer was building.

Phase 6 consists of Windward Drive and the two circles off it along with the portion of Buccaneer Blvd. from Ridgeway Drive to Windward Drive. This section was originally to be over 220 standard-size lots. NP Dodge re-platted the area into larger lots, the smallest of which is ¾ acre and the largest is over 2 acres. Since the Windward Drive section was redone, it received its own set of covenants.

Lastly, a new developer purchased the large lot by the entrance and subdivided it into six lots. These six lots could be considered phase 7, and they have their own covenants.

Dan Brandt reflects on SID tenure

Three years ago when he was elected to Buc Bay SID Board, Dan Brandt came in with the experience of living in two prior SIDs in Lincoln and Papillion. Today he knows the importance of an SID Board to its residents.

“I got elected (to the Buc SID Board) on 11 votes as a write-in candidate,” Dan said, “because we didn’t have enough candidates.”

His first experience in an SID came when he and his wife moved to Lincoln in 1984. The Highlands SID had declared bankruptcy.

“I knew nothing about SIDs back then and less about bankrupt SIDs,” Dan said. “I did know there was to be a golf course behind my house but was pretty sure we would never see it.”

Because it was a bankrupt SID, builders avoided it. The Brandts then moved to Papillion’s Overland 4 subdivision, which also was an SID.

“I was chairmen of the SID Board,” he said, “but only because I built one of the first houses there, and the developer needed residents on the Board. The developer made all the decisions and rightfully so.”

After a few years, problems with utility easements unfolded, and that’s when the Board interacted with unhappy fellow residents.

“Many were reasonable and understanding, others not reasonable and making astronomical demands to allow the utilities in their yard,” he recalled. “What you learn rapidly is, utility ease-

ments are there for the utility companies, and utility companies can do pretty much anything they want in a utility easement.”

Since moving to Buccaneer Bay, Dan has witnessed the changes in the SID structure, going from bankruptcy to, eventually, a Board of members who “knew about governance and budgets” in 2001. Today, he is one of five elected Board members. He won’t be running again this fall.

“My main concern for Buccaneer Bay is: What if we had an election and no one ran? What if those on the Board knew nothing about budgets, roads, water/sewage infrastructure etc.? What if a water main broke in front of your house, and there was no one to call?”

Dan added: “There’ are great people on the Board at this time, but everyone grows old and tired one day. Who will be there on the Board to protect your investment in your home? If you care at all about your investment in your house, you should definitely care about the SID Board. And if you intend to stay here for a short or long time, it’s time to step up and get involved.”



Dan Brandt isn’t planning to run for reelection to the SID Board.

Noteworthy days in May

- **May 1:** National Lemonade Day (Good vodka mix)
- **May 4:** Star Wars Day (May the force be with you)
- **May 7:** National Fitness Day (Let’s go for a walk)
- **May 8:** Mother’s Day (Hallmark’s favorite day)
- **May 10:** National Shrimp Day (Yummy)
- **May 11:** Eat What You Want Day (Don’t tell the doc)
- **May 15:** National Chocolate Chip Day (Love that)
- **May 16:** National Mimosa Day (I’ll drink to that)
- **May 17:** National Cherry Cobbler Day (Hy-Vee trip)
- **May 20:** Pizza Party Day (Just once a month?)
- **May 21:** National Armed Forces Day (Salute to vets)
- **May 23:** National Taffy Day (Sticks to my crowns)
- **May 24:** National Brother’s Day (Give them a call)
- **May 27:** Sunscreen Day (Dermatologists pick)
- **May 30:** Memorial Day (Time for reflection)

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Contact information for SID No. 5 Board

<u>Board Member</u>	<u>Phone</u>	<u>Email</u>	<u>Committee – Primary</u>
Kurt Meisinger (Chair)	402-297-4365	kurt.meisinger@buccaneerbay-ne.org	Finance, Budget and Audit
Jim Grotrian	402-679-9158	jim.grotrian@buccaneerbay-ne.org	Grounds
Dan Brandt (Clerk)	402-669-0225	dan.brandt@buccaneerbay-ne.org	Development & Planning of Public Amenities
David Martin	402-578-7147	david.martin@buccaneerbay-ne.org	Water and Wastewater
Robert Karr	402-672-7300	robert.karr@buccaneerbay-ne.org	Street and Storm Water Management

Board Meetings

If you have an issue that you want to have put on the agenda for the next SID meeting; contact a board member at least 1 week prior to the next meeting. If needed, you will be asked to attend the next meeting to discuss your agenda item.

Please feel free to contact any board member with your problem using the contact information from above but please give board members at least 24 hours to respond. Most of the board members have full time jobs and are subject to business trips, meetings, etc. If your concern or problem is of an emergency nature you may try to contact one of the other board members.

You can also contact a board member via regular mail via the SID #5 address at:

SID #5 Board of Trustees
19457 Treasure Island Rd.
Plattsmouth, NE 68048

Text message alerts: Would you like to receive alerts and notifications related to SID infrastructure such as a water main break, road closure or hydrant flushing via text message? Click this link to find out: [Alerts and Notifications via Text Message – Buccaneer Bay – SID #5 \(buccaneerbay-ne.org\)](#)

To view the most-recent meeting minutes and find out future meeting dates, click on this link (it's under the tab at the top that says communication):
<https://buccaneerbay-ne.org/>

**VOTE JIM
GROTRIAN
OPPD**

The graphic features the text 'VOTE JIM GROTRIAN' in a bold, sans-serif font. 'VOTE' is in white with a red outline, while 'JIM GROTRIAN' is in dark blue. A red checkmark is positioned over the letter 'O' in 'GROTRIAN'. Below this, a thick red horizontal line separates the name from the word 'OPPD', which is also in dark blue. The entire graphic is enclosed in a blue rectangular border.

More monthly chuckles



Quiz answer: A

Utilities

Utilities for the residents of Buccaneer Bay are provided by a combination of private companies and the SID 5 Water System.

Utility/Service	Contact Information
Electricity	Omaha Public Power District – https://www.oppd.com
Natural Gas	Black Hills Energy – https://blackhillsenergy.com
Water/Sewer	SID 5 Water System – Call PeopleService, Inc at 402-932-8143 or 888-527-9853 to establish/shut off service or for general customer service. The PeopleService, Inc. 24-hour emergency response number is 888-861-1921. Information on the water and sewer fees can be found in the SID 5 Water and Sanitary Sewer Rules, Regulations, Fees and Rates Ordinance. SID 5 Backflow Preventers and Their Uses SID 5 2015 Annual Water Quality Report
Garbage	There are numerous garbage services available. Residents are strongly encouraged to contact the various providers to determine the service that best meets their needs. Some of the providers for our area are: Papillion Sanitation Waste Management Some of these providers offer a discount down to \$12.18 per month.
Landline Telephone	Windstream – https://windstream.com
Cox	cox.com/chat cox.com/mybill cox.com/residential/home.html 402-933-3000
Internet	There are a few different options for internet service and those options are continually changing. The list below is a few of the providers that service Buccaneer Bay. Residents are urged to research the best solution for them. Windstream DSL NEXTLINK – nextlinkinternet.com COX- cox.com/residential/home.html
Cass County Recycling	The Cass County Recycling Center provides a location for Cass County residents to drop off yard waste, metal, large appliances and used motor oil for free or a nominal charge. Please visit their web site for their location, fees and hours. http://www.cassne.org/Recyclecenter.html

SID#5 Covenants – Architectural Control

The Buccaneer Bay Architectural Control process of reviewing requests for changes on your property is now being managed by Agnes Lenagh. Her email address is lenagh13@gmail.com. She will be working with Mike Jensen, Cass County Zoning Administrator.

There are 8 sets of Covenants for Buccaneer Bay. It seems like every time a new section of Buccaneer Bay opened up another set of covenants was made. I try to make sure that every resident in Buccaneer Bay gets a copy of the covenants that is for their section of the neighborhood. Some realtors will provide a copy of the covenants to the buyer, but I don't think all of them do. Most of the covenants have some sort of termination clause.

All sets of covenants are filed at the Register of Deeds office at the Court House. Not all of the covenants have the same number of years that the covenants are in force.

HILLS COVENANTS in the second section titled: “**AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**”, which covers the following: These covenants shall run with the land and be binding upon the current and future Owners of all Lots in Blocks One (1) through Six (6), inclusive; all Lots in Blocks Fifteen (15) through Twenty (20), inclusive; Lots one (1) through Five (5) in Block Seven (7), and; Lot Ten (10) in Block Fourteen (14), all in Buccaneer Bay, a subdivision as surveyed, platted and recorded in Cass County, Nebraska, until the year 2029, together with any Lots created by a replat of these Lots, and shall be continued for successive periods of twenty-five (25) years unless sooner modified or terminated in writing by seventy-five percent (75%) or more of the then record owners of the Properties, with one vote per Lot.

BAY LAKE COVENANTS in the second section titled: “**AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**”, which covers the following Blocks: Block 21, 22, 23, 24, and 26 until the year 2000, at which time the covenants shall be extended for **successive terms** of 25 years, which should make them good until 2025.

Block 31 in Buccaneer Bay includes Windward Dr. and all side streets in this section, approved in September 2008 for term of 25 years, which would then expire in 2033.

Blk 28 Lots 8A/B, Lots 9A/B, and Lot 10 on Lakeside Dr. These first 2 townhomes and one house are under the original covenants for Lakeside Dr. approved May 18, 2005 for a term of 25 years, which should terminate in 2030.

Blk 28, Lots 1A – 24B, minus Lots 8A/B, 9A/B and Lot 10 on Lakeside Dr. as described in the Covenants from Lone Tree Holdings. Approved May 18, 2017 for a term of 30 years, which would terminate in 2047.

Bucc Bay 1st Edition – Lots 1R – 39R – Davy Jones Dr. and Davy Jones Cir. Filed February 14, 1996 for a term of 25 years, which would expire in **February 2021, if not renewed.**

Blk 29 Lots 1-26 Fairway Cir., Blk 30 Lots 1-6 – Fairway Dr. – Covenants and restrictions shall run with and bind the land and for a term of twenty-five years. Filed May 18th, 2005, which would expire in 2030.

Blk 27 Lots 1A – 20B, and Lots 21 – 62 – Sailboat Lake – The Covenants and restrictions shall run with and bind the land for a term of 25 years. Filed December 23, 1996, which would expire in **December 2021, if not renewed.**

Residents under the covenants that will be expiring can be renewed by having residents who want to have the covenants continue review and update them. Each set of covenants has a specification of how many signatures are required to approve the revised covenants. It has been done, but it takes a lot of work. Once the covenants are out of date, that section of residents will no longer have to follow any restrictions for their section.

Note: The process below may be modified as the Newsletter and Welcome Packages are being updated.

Each time a new resident moves in they receive a Welcome Package that has a copy of the covenants for their location. The information on new residents come in an email from Peoples Service. Jill Bobenhouse-Teaser will take on putting the Welcome Packages together and provide the packages to the appropriate Block Captain so the new resident can fill out a Data Sheet to be sent to one of the members taking over for Janet. The changes will require the new information to be added to the Buccaneer Bay Phone Directory, if the new resident approves, and update the Block Captains list as residents move in and out.