



Getting to know Buc Bay residents

Couple sailing along on the lake

Long before she added Tesar to her name, Jill Bobenhouse grew up in Kearney. Jill eventually moved to Omaha and taught for many years in the Millard Public School system. In 2002, her life took a major change when she met George Tesar.

"We met on a blind date," she said. "It was very, very odd. His friend and my friend set us up. They were husband and wife at the time."

A year later, Jill and George were wed in a ceremony at Estes Park, Colo. George served many years as Cass County assessor. Jill left her teaching job when the couple decided to move to Buccaneer Bay.

Their initial plan was to build on one of two lots they bought up the hill. Then they checked out Sailboat Lake and decided to sell the two lots and build there. They've lived on Lakeside Circle since 2003.

"We've stayed here because we love our neighbors," Jill said. "And we love being on the lake."

Back then, Bay Road was paved but the Hwy. 75 interchange hadn't been done. That sometimes meant waiting for trains to pass.

Initially, there were very few homes surrounding the Tesars. Today, very few lots are available.

Jill and George are quite active in the community. George has served on the Cass County Planning Commission for about 25 years and runs his own real estate appraisal business called Appraisal One. Jill is one of the better-known realtors in the area with Nebraska Realty.

So how did she go from a teaching career into real estate? It took quite a bit of encouragement, she said.

"George kept telling me to take a real estate class," Jill said. "I kept ignoring him. I said, 'Why don't I come work for you?' He said, 'No, you're not working for me. I'm not going to have employees.'

"I couldn't quite figure out what I wanted to do, because I had always thought I was going to teach. Finally, five people in one week said I should take a real estate class. So once I took a class, it was like I became obsessed with it."



The Tesars have lived on Lakeside Circle since 2003. "We love our neighbors," Jill said. "And we love being on the lake."

Jill earned her license in the summer of 2005 and has been selling ever since all over the area.

"I love everything about it," she said. "I can run my business the way I want to run it. I'm able to take care of my clients the way I want to. It's just worked out really well."

SID Board ballots sent to Buc Bay's residents

By now, all Buc Bay property owners should have received their ballots for the SID Board of Trustees election. Ballots can be dropped off (or mailed) to the Cass County Election Commission office in downtown Plattsmouth. The drop box is located at 201 Main Street.

Residential property owners received two ballots. Non-resident property owners received one. There are five individuals running, but voters can write in candidates of their choice. Those running are Christine Gibson, Jim Grotrain, Kurt Meisinger, Robert Karr and David Martin.

If you didn't receive your ballot or ballots, you can request one by calling the Election Commission office at 402-296-9309 or emailing Commissioner Linn Moore at linnm@cassne.org.

Ballots must be in the hands of the Election Commissioner by 5 p.m. on Tuesday, Sept. 13.

They were born this month

- » **Freddie Mercury** (born 9/5/1946, died 11/24/1991)
- » **Keanu Reeves** (born 9/2/1964)
- » **Will Smith** (born 9/25/1968)
- » **Beyonce Knowles** (born 9/4/1981)
- » **Serena Williams** (born 9/26/1981)
- » **Adam Sandler** (born 9/9/1966)
- » **Patrick Mahomes II** (born 9/17/1995)
- » **Salma Hayek** (born 9/2/1966)
- » **Kevin Durant** (born 9/29/1988)
- » **Stephen King** (born 9/21/1947)
- » **Nick Jonas** (born 9/16/1992)
- » **Pink** (born 9/8/1979)
- » **Colonel Sanders** (born 9/9/1890, died 12/16/1980)

Tesars: Jill has seen many market changes over the years

Continued from Page 1

She has witnessed the many ups and downs of the housing market.

"A year ago, it was really super high," she said. "And getting a home was really difficult. Around July there was a shift, and anything about \$300,000 and below is still going pretty good. People are having to price differently now. The interest rates are playing a factor, because people no longer can afford as much."

Jill added that builders are having issues with the ongoing supply chain problems.

There are some exceptions, she said, when it comes to housing prices.

"Anything in that upper price range has kind of stalled out unless it's a phenomenal house," Jill said. "If it has all the bells and whistles, some of those are going to sell. But if it is priced too high now, it's going to sit for a while."

Jill said they like the quietness of life on Sailboat Lake.

"This is like a little hidden pocket," she said. "And an awful lot of people don't even know it's here. I like this house. It's the perfect size."

A bonus for Jill is having her parents, Max and Alice, just a few blocks away on Lakeside Drive. Jill checks on them quite often.



Jill and former KETV news anchor Carol Schrader, left, helped the 2019 Salvation Army fundraising campaign by ringing bells at the Papillion Sam's Club.



The golfing gang that toured western Nebraska courses are, from left, Laurie and Jim Deseck; Ginny and Joe Dyess; Patti Heimer and Jay Sorensen; and Linda and Greg Goodman.

Buc Bay residents hit western links

Many Buc Bay residents enjoy golf, and once again eight players made their annual Golf of the West summer trip. Some have done it for more than 20 years.

This year's group consisted of Patti Heimer and Jay Sorensen; Linda and Greg Goodman; Ginny and Joe Dyess; and Laurie and Jim Deseck. Over six days last month, they played Lochland Country Club in Hastings; Bayside Golf Club in Brule (with a beautiful view of Lake McConaughy from the golf course); Wild Horse Golf Club in Gothenburg; River's Edge Golf Club in North Platte; and Centura Hills in Cairo.

Other Buccaneer Bay couples have joined them in the past, specifically, Traci and Jerry Dineen; Carol and Roger Kellison; Chris and Mike Greaney; and Pam and Wayne Petersen.

Which course is their favorite? It's hard to tell, but Bayside is the hardest according to Laurie, Ginny and Linda. However,

the scenery and challenges are well worth it. And, according to Ginny, the whole trip is worth it just to watch the sunsets!

In addition to golfing 18 holes a day, there are games to be played and trophies to be won. To name a few: hits out of the sand, most birdies, most times a guy's tee shot doesn't make it past the ladies tee, most swear words, lowest net, a pitching contest and a putting contest. The longest putt came from Ginny — 51 feet, 9½ inches. Joe Dyess makes all of the trophies, and they are passed along year after year.

Eating at Ole's Big Game Steakhouse in Paxton is usually a regular stop and the Hitchin Post in Brady for prime rib.

The group enjoys other golf trips throughout the summer to Okoboji, Kansas City, Lake of the Ozarks and other golf courses that are included in their Golf Passports every year in Lincoln, Nebraska City, Syracuse, Omaha and other surrounding cities.

This month's unique message plate



The plate on the left has several meanings. It belongs to Rex Goracke at 4229 Windward Drive. Rex was born in 1962, the Huskers sell out began in 1962, and we're out cruising in our 1962 Chevrolet Super Sport!

--- Submitted by Patti Hardbarger

More road construction

In case you haven't heard, additional lane and ramp closures have begun affecting drivers on Hwy. 75. It started Monday, Aug. 8 at 9 a.m., with several lane and ramp closures along US-75 from the I-480 interchange to L Street. Weather permitting, the project is expected to last through fall 2022, these closures include:

- » The I-480 SB and I-80 EB ramps to US-75 SB will be reduced to one lane
- » US-75 SB between F St. and J St. will be reduced to one lane on the left
- » The I-80 WB and F St. ramps to US-75 SB will be closed
- » The US-75 SB ramp to L St. will be closed

Meanwhile, we're still dealing with the lane closures at the 370 and Chandler Road interchanges. Stay tuned for more announcements — they're sure to come.



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.

Football season sneaks up on us

As you're reading this, high school and college football already kicked off for another season. Where did summer go? For those of us who are retired, time seems to be going by at warp speed.

The start of football season always sparks memories of a fateful day in late August 1988. I was between jobs but keeping semi-busy as a freelance writer. At the time, one of my clients was Valmont Industries. I was about to



drive to the company's headquarters just west of Valley when I forgot something in the house. Just as I entered the kitchen, the phone rang. The caller was Mike Kelly, sports editor of the World-

Herald. Kelly told me there was an unexpected and immediate opening for someone to cover southwest Iowa high school sporting events.

As I recall, the conversation went something like this:

Kelly: "Would you be interested?"

Me: "Absolutely."

Kelly: "When can you start?"

Me: "I can start today (it was a Tuesday)."

He told me to come in the following day to get started. So on Wednesday, Aug. 24, I began a 20-year career with Nebraska's largest newspaper. While attending UNO (1975-77), I worked part-time in the World-Herald sports department editing copy and taking high school game reports over the phone.

I later had the opportunity to cover high school events, so I felt comfortable as I prepared to become the southwest Iowa high school beat writer. The paper by then joined the "modern"

journalism world by using laptops for filing game stories from remote locations. Ours were manufactured by Texas Instruments (the same company that made the early calculators).

The first game I covered came on my second day on the job. It was a game at Council Bluffs Lewis Central, which was close enough for me to file my story from the office.

I chose to staff a Friday-night game at Harlan, which meant using the laptop for the first time. Colleague Stu Pospisil (who still covers Nebraska prep sports) gave me a tutorial on how to file my story, and I successfully performed a test from home that afternoon.

Years earlier, I covered a basketball game at Harlan, so I knew exactly where I needed to go. I remember being a little nervous about filing my first story on the newfangled gadget, but I had no idea how nerve-racking it would be.

I was told before I left the office that my deadline for the Iowa edition (specifically designed for Iowa subscribers) was 10:30. At first, I thought, "That shouldn't be a problem."

Well, the game was delayed by 30 minutes by a thunderstorm. I had a photographer with me, and he said he couldn't stay for the start of the game because he had to develop his film. He did take shots of the rainbow that appeared just before kickoff.

As if the rain delay wasn't enough, two players were carted off on stretchers during the game, and by the time the game finally finished it was around 10:20. That meant I had about 10 minutes to write my first remote story.

I knew if I was to make my deadline I wouldn't have time to collect a quote from Harlan's coach, so I pounded out as many paragraphs as I could. Fortunately, there was a phone in the press box, and I prayed that there would be no issue sending my story. I dialed the

paper's number and hooked the receiver into the computer's coupler.

With finger's crossed, the story went through on the first try. I looked at my watch, and it was around 10:40 as I recall. Driving back to Omaha I wondered if my first remote story was going to make the Iowa edition.

After returning my staff car inside the World-Herald garage, I hurried into the office to see if, indeed, my story made it. Sure enough, the front page of the Iowa edition's sports section was clipped and posted on our bulletin board. Accompanying the story was John Melingagio's photo of the rainbow.

The first paragraph of a sports story is called the lede (not sure why it's spelled that way). My story started something like this: "Harlan's win over Carroll Kuemper Friday night wasn't nearly as pretty as the rainbow that preceded the game."

Kelly, my first boss at the paper, apparently stuck around for the Iowa edition to come off the press, because he commented on the clip he posted on the bulletin board: "Colorful lede."

I drove home that night thrilled that I beat the odds and wondered if every night was going to be that stressful. Happily, that wasn't the case, but there were many nights where I was up against the clock — both as a sportswriter and a copy editor.

I look back on my 20 years at the paper with many fond memories — this was my dream job after all — but still wonder what would have happened had I not been home when the phone rang that August day in 1988.

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



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For more information, a complete schedule of events, and registration forms, go to www.plattsmouthharvestfestival.com or email plattsmouthharvestfestival@gmail.com.

Buccaneer Bay 1st Friday Coffee Club!



FRIDAY, SEPT. 2

10AM - 11AM

Who: Buccaneer Bay Neighbors

What: Coffee & Conversation...

Stop in & Say Hi!

When: 1st Friday of Each Month

Where: Bay Hills Club House



Hope to see you there!



Here's what Buc Bay looked like way back when

In the early 1990s, Buccaneer Bay was a small village. The aerial view shows new homes in 1994 with what now is the golf course's fifth green to the east. **(Photo courtesy of Wayne Petersen.)**



Two Buc Bay pets of the month



Meet Baxter (pictured above) and Zoe, this month's cutie pies. Zoe lives with Michele Patterson and Jamie Graves on Lakeside Drive. Zoe joined the household from Muddy Paws Rescue and is approaching her first birthday.

Baxter tells his story to the newsletter:

I am just too cute for words. All of us Shih Tzus are. I don't really have too much history as I am only 3 years old. My owners, Jud and Mona Bock, bought me from a family in Council Bluffs right after they moved to Lakeside Drive three years ago. I had two sisters and one brother, but the sisters were gone to other families when I was sold. Good thing as my owners wanted a girl. (Can you imagine wanting a girl instead of a handsome stud like me?)

My owners are good to me, but they're old as dirt. I think I give them a few laughs every day, as well as much frustration as I can come up with. We Shih Tzus are known for having a really big stubborn streak, and I like to think that mine is the biggest. I try not to mind unless it is for my benefit and basically do just what I please. Since I have determined that they would never punish me more than a paper swat, I can get by with most anything. I suppose I should be a little bit more



accommodating now that they are both approaching 90, but what the heck. I like having fun and frustrating them.

I like everybody, except one of the dogs in the neighborhood that doesn't like me. I ran up to him the first time I saw him and jumped up on him to say hi, and the snarl and snap I received scared the living you-know-what out of me. But for the most part, people seem to like me. My owners have tried to get me to quit jumping on people, and some of the non-dog likers don't like it, but I do it anyway.

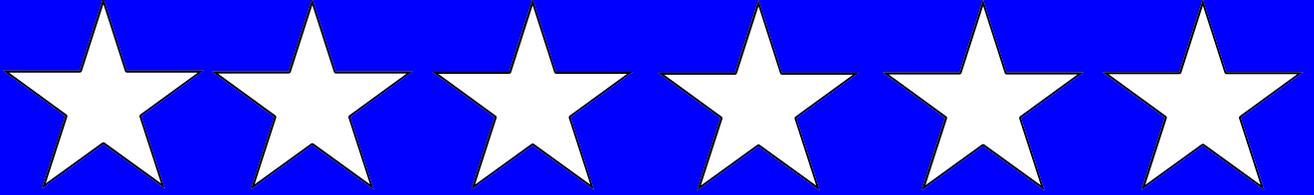
Mailman Mike makes a request

Here's a friendly reminder from Mike Reusch (pictured left), one of our Buc Bay mail carriers:

"Please collect your mail on a daily or at least every other day basis. There are quite a few of you who go weeks without collecting. Watch where and how you park. Many of you don't get mail, because I can't safely get to your box.

"On those very hot days, please take proper precautions for the outside activity. As always, it is my pleasure to serve your community. Have a nice day."

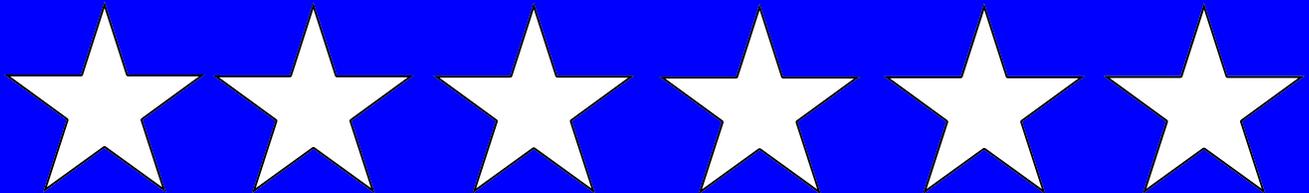




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Sold/Pending	20	3	\$368,583

Current Homes For Sale - Aug. 2022

Address	List Price
*2614 Fountain Circle	\$354,900
19203 Spyglass Court	\$499,900



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

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

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everything!

What?



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

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FALL AERATION

CONTACT JOHN CAMPIN
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I have lived in Buccaneer Bay for 12 years. I have 25 years experience and aerate over 60 yards here in our neighborhood. I recently purchased a new aerator that goes above and beyond when it comes to aerating your yard. The aerator actually has a hydrostat that drives the tines into the ground to make plugs anywhere from 1 to 5 inches.

Let me know if you are interested. Price is very competitive.



Omaha Groove Company set to perform

The Omaha Groove Company has a Buc Bay connection. Michelle Struebing, who lives on Wedgewood Court, has a daughter who plays in the band.

Explains Michelle: “They have lots of groovy tunes from the 60s through today and will be showcasing lots of dance hits. This talented group of professional musicians are just getting known in the Omaha Metro area.

“They have volunteered to have a ‘practice’ show — two hours worth of music and entertainment — in our back yard, for some exposure. We would like to invite anyone from Buc Bay who would like to bring a lawn chair or blanket and a cooler to come and sit on our lawn and listen to some great music. The date is set for Friday, Sept. 16, 7 to 9 p.m. Donations will be accepted.”

If you plan to attend, the address is 827 Wedgewood Court. Here’s the link to the band’s Facebook page:

<https://www.facebook.com/omahagrooveco>



The Omaha Groove Company will perform in Buccaneer Bay Sept. 16, starting at 7.

This month’s quiz: In which city was singer Jim Morison buried? A) London. B) Paris. C) Miami. D) New York City. **Answer bottom of Page 19 (no Google searches allowed).**

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

President

Roger Wehrbein, Plattsmouth

Vice President

Del Hervey, Plattsmouth

Secretary

Pat Meisinger, Plattsmouth

Treasurer

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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.

BUCCANEER BAY NEIGHBORHOOD WATCH BLOCK CAPTAINS

Last Updated – June 30, 2022

Block Captain #	Block Captain Name	Block Captain Territory
1	Chris Crisman -402-699-8338	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	VACANT	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 -402-889-1918	Buccaneer Blvd. 3706 – 3810, 10 Houses
8	VACANT	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	19225 – 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. – 46 homes, Blk 15 Lots 7-35
18	Cheryl Myers	Ewel Ct. – 16 homes
19	Jill Bobenhouse-Tesar – 402-298-7171 Kayla Reagan -	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 – 48 homes
26	Jeanne Thompson – 402-216-4287	3224 – 3335 – Fairway Dr. 17 lots
27	John Fey – 402-250-6574	2833 – 3043 – 14 Townhomes
27.5	Janet McCartney – 402-298-7168	Lakeside Dr. – 1 home, 2 Townhomes
30	Todd Clark – 402-926-1737	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	Jennifer Sommer, Jill Bobenhouse Tesar, John Fey	Fill in vacancies, schedule meetings as needed, liaison to Sheriff's Office

You Deserve An Advocate



Joshua Dunyon
Attorney

After an accident, the list of things you have to deal with can seem overwhelming. It may feel like life will never go back to normal.

Joshua Dunyon with The Nebraska Advocates understands the difficulties accident victims face. He, along with the rest of our Omaha legal team, is committed to helping you through every step of your recovery. The Advocates will help you access medical care, build your case, negotiate with insurance companies, and ensure your bills are paid. With an Advocate on your side, the only thing you have to focus on is feeling better.

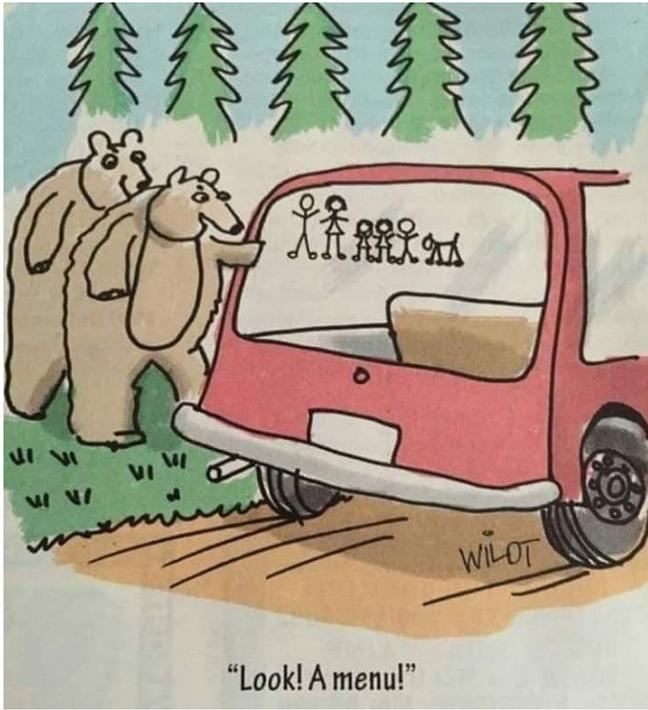
If you've been injured by any of the following, it's time to call The Advocates:

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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.

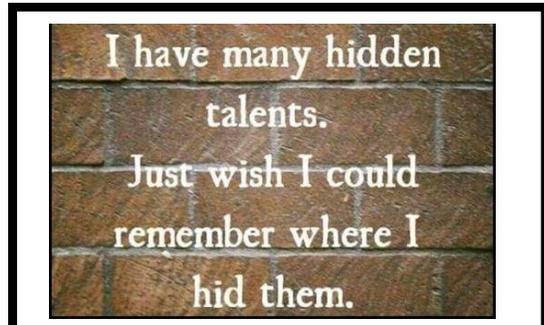
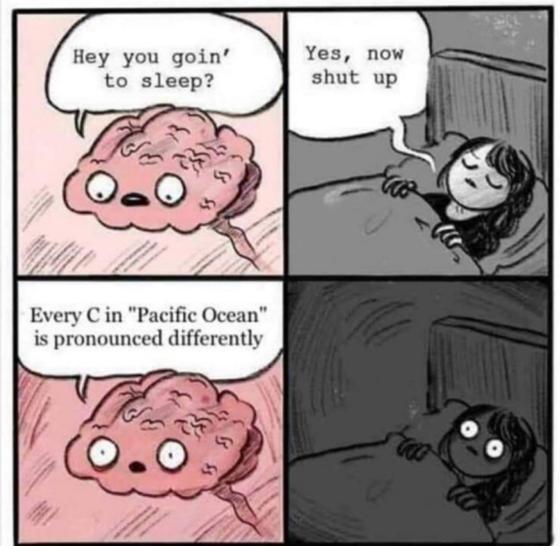
You can also contact a board member via regular mail via the SID #5 address at:
SID #5 Board of Trustees
19457 Treasure Island Rd.
Plattsmouth, NE 68048

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 \(buccaneerbay-ne.org\)](#)

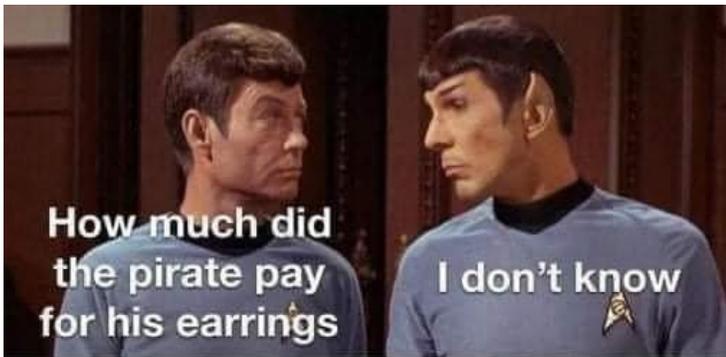
To view the most-recent meeting minutes and find out future meeting dates, click on this link (it's under the tab at the top that says communication):
<https://buccaneerbay-ne.org/>

Some artists of the 50's are revising their hits with new lyrics to accomodate baby boomers. Here's a few:

1. Herman's Hermits- Mrs. Brown you've got a lovely walker.
2. The Bee Gees- How can you mend a broken hip.
3. Bobby Darin- Splish Splash I was Having a flash.
4. Ringo Starr- I'll get by with the help from depends.
5. The Commodores- Once, twice, three times to the bathroom.
6. Marvin Gaye- Heard it from the Grape Nuts
7. Leo Sayer- You make me feel like napping.
8. Willie Nelson- On the commode again.
- 9- Procol Harem- A whiter shade of hair.
10. Johnny Nash- I can't see clearly now.
11. Helen Reddy- I am woman hear me snore.
12. Abba- Denture Queen.



Your chuckles for September



A man and a woman were traveling in a train.

Woman : Every time you smile, I feel like inviting you to my place.

Man : Awwww! Are you single ?

Woman : No, I am a Dentist....

I visited a monastery and as I walked past the kitchen I saw a man frying chips. I asked him "Are you the friar?"

He replied "No, I'm the chip monk..."

If I learned anything in my 22 years on earth is that it's ok to lie about your age.



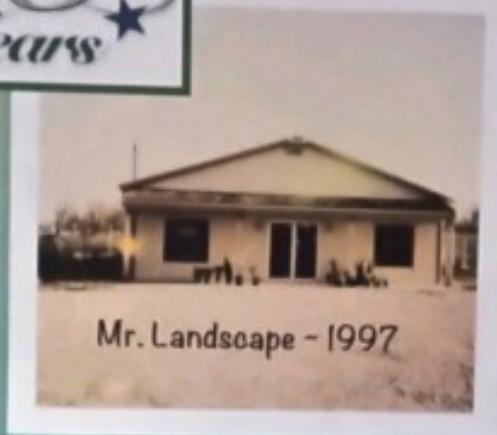
I got carded at the liquor store. While getting my ID out, my Blockbuster card fell out. He laughed and said "Never mind."

The School Called Today And Said "Your Son Is Telling Lies"

"Well" I Replied "He Must Be Really Good Because I Don't Have Any Kids"

This month's quiz answer: B.

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Mr. Landscape - 1997

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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.

Helpful Phone Numbers

<p><u>Board of Trustees S.I.D. #5</u> <i>Elections held in even numbered years.</i></p> <div style="background-color: black; color: white; padding: 5px;"> <p>Kurt Meisinger — 402-297-4365 Jim Grotrain — 402-679-9158 Robert Karr — 402-672-7300 Dan Brandt — 402-669-0225 David Martin — 402-578-7147</p> </div> <p style="text-align: center;"><u>SID Auditor</u> Goracke, Ritterbush & Piotrowski Tom Shearer 402-896-1500</p> <p style="text-align: center;"><u>SID Fiscal Agent</u> Ameritas Inv. Corp. 402-384-8433</p> <p style="text-align: center;"><u>Water/Waste Water Maint.</u> PeopleService Inc. 402-932-8143 888-527-9853 Contact for water or sewer issues. 24 hour Emergency# 888-861-1921</p> <p style="text-align: center;"><u>Monthly Water Billing Rates</u> Sewer \$10.90 + tax monthly flat fee Waste Water Treatment Plant Debt Reduction - \$16.00 a month Water \$10.90 + tax monthly usage fee per 1,000 gallons: 5,001-10,000 gal - \$2.56 10,001-20,000 gal - \$2.70 Over 20,001 - \$2.84</p> <p><u>Architectural Control Committee</u> Neighborhood Watch/Block Captains will review new house plans and any changes you may be making to your home externally, as well as any additions you might want to make to your home.</p>	<p style="text-align: center;"><u>Plattsmouth Schools</u></p> <p>St. John School 296-6230 First Baptist 296-5489 Plattsmouth High School 296-3322 Plattsmouth Middle School 296-3174 Plattsmouth Elem. School 296-4173 Superintendent's Office 296-3361 Head Start 296-5250</p> <p>First Students Bus Service 296-5624</p> <p style="text-align: center;"><u>Bad Weather</u> The school district will notify the following radio and TV stations with school closing information: KFAB (AM 1110) WOW (FM 94.1) The River (FM 89.7) KMTV (TV Channel 3) WOWT (TV Channel 6) KETV (TV Channel 7) KPTM (TV Channel 42)</p> <p style="text-align: center;"><u>Local News Papers</u> Plattsmouth Journal – 296-2141 Published Thursdays, delivered by Mail to Buccaneer Bay, arrives on Friday. www.cass-news.com</p> <p>Cassgram – Free at Local Businesses Contact Steve Warga via E-mail: Cassgram@windstream.net www.cassgramonline.com</p> <p>Omaha World Herald – 444-1000 Daily Delivery</p> <p style="text-align: center;"><u>Buccaneer Bay Newsletter</u> John Fey – 402-250-6574 jmfey1952@gmail.com</p>	<p style="text-align: center;"><u>Other Numbers</u></p> <p>Emergency 911 Cass County Sheriff – 402-296-9370</p> <p>Neighborhood Watch Lead Coordinators Jennifer Sommer, Jill Bobenhouse Tesar</p> <p>Bay Hills Golf Course – 402-298-8191</p> <p>COX – 402-933-3000 Windstream – 800-501-1754</p> <p>Future Technologies (Internet) – 402-933-2877 Spiral (Internet) – 712-800-1100</p> <p>Black Hills Energy – 888-890-5554 Emergency – 800-694-8989</p> <p>OPPD Electric – 800-554-6773 Outages – 800-554-6773</p> <p>Trash Pickup: Papillion Sanitation – 800-494-5441 Gretna Sanitation – 402-332-4710 Waste Management – 800-457-2599 Premier – 402-339-1229</p> <p>Plattsmouth Post Office – 296-2152</p> <p>Union Pacific RR – 800-848-8715 Burlington Northern – 800-832-5452 Public Service Comm. – 471-3101</p> <p style="text-align: center;"><u>Architectural Control For Blk 27 Sailboat Lake</u></p> <p>Sailboat Lake Board/Architectural Control</p> <p style="text-align: center;"><u>Buccaneer Bay Web Site</u> www.buccaneerbay-ne.org Provides various information on the Sanitary Improvement District.</p>
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**We live in a time where
 intelligent people are
 being silenced so that
 stupid people won't
 be offended.**

**At the Test Centre
 Nurse: Have you
 experienced a sudden loss
 of taste?**

**Me: No, I've always dressed
 this way.. 🤔**

WHO IS RESPONSIBLE FOR WHAT?

FUNCTION	WHO IS RESPONSIBLE	COMMENTS
<u>ANIMAL CONTROL</u>	<u>Property Owner/Resident</u>	The county does not have an Animal Control until. In 2008 the Nebraska State Legislature passed a new law that the county is responsible for capturing dangerous animals. Cass County has not created an Animal Control Officer, so it is up to the Sheriff's department. The Sheriff will come out on dangerous animal calls. If someone has been bitten they will try to trap the animal.
<u>COMMERCIAL PROPERTY</u>	<u>Other</u>	Governed by County and State Laws. Lot must be zoned appropriately.
<u>ELECTRICITY</u>	<u>OPPD</u>	OPPD – 234-2455 Outages – 800-554-6773
<u>ENFORCEMENT OF COVENANTS</u>	<u>Property Owners</u>	The original developer of a neighborhood, to help protect the community, establishes covenants. Buccaneer Bay has 7 sets of covenants: Davy Jones, Sailboat Lake, Bay Lake, Hills, Blk 28, Blks 29&30, and Blk 31. The SID is not involved with enforcing protective covenants.
<u>FIRE/RESCUE</u>	<u>Plattsmouth Volunteer Fire & Ambulance</u>	Plattsmouth Volunteer Emergency/Fire - 911
<u>LAW ENFORCEMENT</u>	<u>Cass County</u>	Cass County Sheriff's Department 911 or 296-9360
<u>MAIL</u>	<u>Plattsmouth Post Office</u>	It is up to the post office to determine if you can install a mailbox in front of your home or if you will be assigned to a cluster box – 296-2152.
<u>MOWING</u>	<u>SID/Resident</u>	SID property only – including maintenance of the front island Resident – responsible for owned lot and right-of-way
<u>NATURAL GAS</u>	<u>Black Hills Energy</u>	Service – 888-890-5554 Emergency – 800-694-8989
<u>NEIGHBORHOOD WATCH</u>	<u>Property Owner Resident</u>	Everyone can belong to Neighborhood Watch. When suspicious activity is spotted it should be reported to the Sheriff's department and information passed on to the neighborhood through the volunteer Block Captain and the Lead Coordinator. These names are listed in the Buccaneer Bay Phone Directory.
<u>NEW CONSTRUCTION OR CHANGES TO BE APPROVED</u>	<u>Architectural Control</u>	Neighborhood Watch/Block Captains will review new house plans and any changes you may be making to your home externally, as well as any additions you might want to make to your home. Sailboat Lake – Blk27 Sailboat Lake Board/Architectural Control
<u>OUTLOTS</u>	<u>SID</u>	SID is responsible for maintaining the outlots.
<u>ROAD MAINTENANCE</u>	<u>SID</u>	SID is responsible for keeping roads within the district boundaries, repaired in safe operating condition.
<u>SCHOOLS</u>	<u>Property Owner Resident</u>	Plattsmouth School District or school of choice.
<u>SNOW REMOVAL</u>	<u>SID</u>	SID is responsible for having the roads within the district snow plowed, salted, and sanded when needed. The board has set a 2-3 inches as the threshold for having the streets plowed.
<u>WATER/WASTEWATER PLANT</u>	<u>SID</u>	Peoples Service – to establish/terminate service or questions 403-932-8143 888-527-9853 888-861-1921 – Emergency Calls