

BUCCANEER BAY NEWSLETTER

For residents of Buccaneer Bay

October 2022



Getting to know Buc Bay residents

Dave is Bay's popular plumber

For the record, Plumber isn't his first name, and Dave isn't his last name. When he began serving the Plattsmouth area, including, of course, Buc Bay, he thought Plumber Dave would be easier for folks to remember than Dave Fizette Plumbing.

Dave built his current house on Sterling Court in 1998.

"There were a little over 100 houses back then," he said. "When I bought the lot in 1995 there was no water tower."

Today, he's one of the best-known plumbers in the area. You'll see his white truck driving on the Boulevard just about every day except Sundays.

Dave grew up in Detroit and moved to tiny Essex, Iowa, when his father's job moved him to the Midwest. In Detroit, Dave went to a school of 4,000 students. He graduated in 1973 with 44 other seniors at Essex High.

"It was really interesting," Dave said.

"It was a little bit of culture shock."

Shortly after high school, he enlisted in the Army for a four-year tour. He spent more than three years in Europe. He was a door gunner in an aviation company. He also spent a lot of time as a supply truck driver.

Following his discharge, Dave took advantage of G.I. Bill funds to learn a trade — in this case plumbing. He eventually began working on new homes in Omaha. But before he did that, he hauled meat for a small company in south Omaha for about eight years. His runs would take him to Chicago, Denver and towns in between.

"I logged over a million miles," he said. "I stayed pretty busy back then."

When he began his plumbing career, Dave worked for a large company in Omaha. He went on his own in 2001 and began serving the Plattsmouth area. These days he estimates about half of his customers live in Buccaneer Bay.



Dave Fizette has been a self-employed plumber since 2001. He and wife Kathy live on Sterling Court in the home that was built in 1998.

He's never had to advertise, thanks to word of mouth and Facebook.

Before embarking on his own, Dave taught plumbing at Metro Tech for a year. He had about 15 students in his class. The emphasis, he said, was covering various codes that come into play on plumbing jobs.

"They knew code really, really well at the end of the year," he said. "You had some who were really sharp, some who really tried hard and some who couldn't have cared less."

During his years as a plumber, Dave has had some unusual encounters. He remembers when living in Omaha he and a partner did work at a gentlemen's club in west Omaha.

"When they moved from the north side to the south side, we did extensive work there," Dave said. "It was all done in this

See Plumber Dave, Page 2

This month's unique message plates



Rob Bower submits these: Above is Kim Possible and below is Rush 2112. Rob says he's a fan of the band Rush.



This is the plate on the car of Jan Stonebraker. He explains its meaning: "Nebraska's first people, and all people, should be treated equally, even though we are all different with different beliefs."

Plumber Dave: Dead squirrel, live rat extracted in pipes

Continued from Page 1

crawl space. I worked with a Puerto Rican guy, and we found snakes in there. He wouldn't go in there after that."

They usually finished for the day before the dancers began their shifts. And, no, they didn't stick around for the entertainment.

He remembers working on a clogged toilet, and couldn't figure out what caused it. Using his auger tool, he discovered the problem when he retracted it from the toilet: a dead squirrel.

Then there was the time he retrieved a live rat from a pipe.

When he began switching from businesses to residential, Dave found himself working on homes of varying sizes.

"We used to do million dollar houses," he said. "The biggest house I've done on my own was 16,000 or 17,000 square feet. I once worked on a 25,000 square-foot house."



Dave shows off the squirrel he pulled out of a customer's toilet.

Like most trades, plumbing has changed over the past 20 or 30 years.

"You change with what you know," Dave said. "Anybody can change a faucet, but not anybody can plumb a house. You have to know your codes."

Dave and Kathy have been married for 32 years. They met through mutual friends when she was in the Navy and stationed in Denver. It was during the time he was hauling meat and spending a lot of time there.

He said it was about a year after he first met her that they began dating. After they were married, they would spend February in Jamaica. But Kathy developed back issues, so they spend the year here.

"We went to the beach so I could thaw out," Dave said. "We did that for years and years."

Dave said he and Kathy really enjoy Buc Bay life and the folks on their block.

"The people are really nice," he said. "The people who live on my street have a lot of privacy. They don't stick their nose in my business. That's fine. I don't stick my nose in theirs."

Outrage on display at hearing

By John Fey
Buc Bay Newsletter Editor

Friday, Sept. 23, was a night that those of us who attended the public hearing about the proposed property tax increase won't soon forget. The meeting was in response to the pink postcards that all Cass County residents received notifying of an unprecedented tax hike at the request of Cass County and four school districts — Conestoga, Elmwood-Murdock, Louisville and Plattsmouth.

The gathering took place inside the tiny confines of Room 101 of the Cass County Courthouse. It was nearly full when we arrived around 5:40 p.m., 20 minutes before the scheduled start. Chairs were brought out for those outside the room, and my estimate was at least 100 people were in attendance. (Good thing the fire marshal wasn't there.)

The meeting opened with each entity giving their rationale for the need of additional funding. Then came the period for public comment. You could feel the tension rising in the room.

We were initially told each speaker would have two minutes. A gentleman standing in the back immediately objected and asked that more time be allowed. After a discussion, it was agreed that the limit would be extended to four minutes.

The man who made the objection became the first speaker. He set the tone for the night with his anger, and even told one of the school superintendents to "wipe that smirk off your face." I feared a full-fledge riot was about to erupt, but things quickly calmed down.

One by one, each dissenter pointed out that this proposed increase is not only excessive but unnecessary. Most speakers said we're all dealing with the high cost of groceries, gas and other goods and services. A tax hike would be a further burden, especially on the many Cass County residents who are on fixed incomes (like yours truly).

At the end of each speaker's comments, applause would follow. And every one of them made valid points.

Lakeside Drive was well represented with a dozen residents there. Three of us spoke, starting with Mike Daspit. It was almost as if he had read my mind when he opened by questioning the timing of the meeting and the location.

How, he asked, could they schedule such an important meeting at 6 o'clock on a Friday, when many people have other plans (dinner, high school football, etc.). And he was outraged by holding the event in such a small venue knowing there would be a large turnout. Surely, he said, they could have used the high school auditorium or gymnasium.

I wasn't sure if I wanted to address the gathering, but with each speaker, my outrage continued to grow. I took a deep breath, stood up and walked up to the microphone. I stated my name and told them we moved here five years ago to get away from Omaha. I noted our valuation increased by more than \$40,000.

I stated, "Could we sell our house for \$278,000? Probably, but then where would we go?" I said we, too, are on fixed incomes, so when faced with these higher costs, we find ways to cut expenses, such as not dining out as often, reducing travel, things like that.

So why, I asked, can't government entities find ways to cut their budgets? You can't tell me there isn't fat in every, single budget, just as there are things we can do in our own households to toe the line on spending.

The star of the night, for us at least, was neighbor Michele Patterson, a school resource police officer at the Papillion Middle School. In her very emotional remarks, she said she loves her neighborhood and her neighbors and would hate to see them have to move — a very distinct possibility if the tax increase is implemented. I wasn't the only one who wiped a tear away when she said that.

So the question begs: Will our outrage be heard? It's possible this unanimous dissent will be ignored and the measure implanted as originally proposed. If, indeed, that should happen, be prepared to see "for sale" signs popping up — even on Lakeside Drive.



An overflow crowd attended the public hearing at the courthouse.



League champs at Bay Hills are crowned in September

Another summer of league golf was completed last month. There were men's leagues on Tuesdays and Thursdays, and women's teams competed on Wednesdays.

The Tuesday men's playoff final pitted top-seeded Team Scotty against the second-seeded Sandbaggers. The Sandbaggers (AJ Siders and Cole Freeburg) pulled off a 4 to 2 win over Team Scotty (Bob Kincaid and Scott Lau-enroth). Larry Benedict, Ray Herek and Joe Comstock took third place over Vince Bruce and Rob Determan 5.5 to .5.

The men's Thursday playoff final was won by John McClain and Craig Marmie of fifth-seeded Cape Hornies, who took the match 6 to 0 over the No. 2 seed Pin Hi team of Wayne Petersen, Al Bennet and Joe Dyess. Third place went to top-seeded J and J (Jeff Hepfner and Jim Hoke) over No. 6 seed Double D's (Jerry and Sonny Dineen).

On the women's side, the Squirrely Girlies team of Colleen Blankenship and Kathy Bussey finished first. Chicks with Sticks (Mary Alley and Jacque Blankenship) were runners-up, and DSF's Cindy Benson and Helen Troshynski took third place. In all, there were 13 women's teams playing this summer.

Upcoming tournaments

- Oct. 8** — Fall Frenzy
- Oct. 22** — Tombstone Tourney
- Oct. 22** — Glow Ball
- Nov. 5-6** — Winter Cup

They were born this month

- » **Eminem** (born 10/17/1972)
- » **Bill Gates** (born 10/28/1955)
- » **Ryan Reynolds** (born 10/23/1946)
- » **Drake** (born 10/24/1986)
- » **Snoop Dogg** (born 10/20/1971)
- » **Kate Winslet** (born 10/5/1975)
- » **Bruno Mars** (born 10/8/1985)
- » **Christopher Columbus** (born 10/31/1451; died 5/20/1506)
- » **John Lennon** (born 10/9/1940; died 12/8/1980)
- » **Vladimir Putin** (born 10/7/1952)
- » **Kim Kardashian** (born 10/21/1980)
- » **Katy Perry** (born 10/25/1984)
- » **Hugh Jackman** (born 10/12/1968)
- » **Theodore Roosevelt** (born 10/27/1858; died 1/6/1919)
- » **Pablo Picasso** (born 10/25/1881; died 4/8/1973)
- » **Julia Roberts** (born 10/28/1967)
- » **Pele** (born 10/24/1940)
- » **Winona Ryder** (born 10/29/1971)
- » **Joaquin Phoenix** (born 10/28/1974)
- » **Carrie Fisher** (born 10/21/1956)
- » **Kamala Harris** (born 10/20/1964)
- » **Dwight D. Eisenhower** (born 10/14/1890; died 3/28/1969)
- » **Matt Damon** (born 10/8/1970)

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: jmfe1952@gmail.com

Buccaneer Bay Newsletter

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

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Contributing Writers All Buc Bay residents

To contact the editor or contribute stories, photos or comments email: jmfe1952@gmail.com.

Cemetery's cannon gets facelift



Four of the seven members of Plattsmouth American Legion Post 56 who restored the artillery cannon that rests in Oak Hill Cemetery gathered Sept. 29 for this photo. They are, from left, Mike Pauly, Kire Pauly, Tony Moreno, Candace Korman and Kermit Reisdorph. The M-38, Japanese 75-millimeter weapon was made by Germany for the Japanese. It was shipped from Burma to America and around 1949 ended up in Plattsmouth, where it was placed in front of the Cass County Courthouse. Tony believes it was moved to the cemetery in 1955 or '56. The restoration project was completed last August.

American Legion members refurbish the World War II gun

Were you aware that there is a World War II artillery cannon resting at the Oak Hill Cemetery? Longtime Buc Bay resident Tony Moreno surely does. He and six of his fellow members of Plattsmouth American Legion Post 56 helped restore it in August.

More on that later, but here's some history behind the cannon:

The piece is an M-38, Japanese 75-millimeter, Tony said. Built in Germany for the Japanese Army, it was captured in Burma.

It was sent to America in 1947 and put in storage. In about 1949, it was given to the City of Plattsmouth and was placed in front of the courthouse.

Tony believes the cannon was moved to the cemetery around 1955 or '56.

Over the years, weather caused the cannon to show its age. Tony and his fellow Legionnaires – Kermit Reisdorph, Mike Pauly, Kire Pauly, Lynn Pauly, Steve Dodd and post commander Candace Korman – began the restoration project in mid-August.

"We cleaned it up, and we had it sand-blasted," Tony said. "We had it clear-coated and painted the wheels."

Tony is a past-commander of Post 56. He served 20 years in the military – three in the Marines and 17 in the Army. He joined

the Marine Corps in 1957.

Tony, 82, said his favorite duty station was the Philippines during his Marines tour.

"The Marines don't go to nice places like the Army," he said.



The plaque that can be found near the cannon.

"The Army goes to Germany, places like that."

Tony and his wife, Patricia, moved here 17 years ago. She had quite a military history as well. She once served under then-Secretary of State Colin Powell. Eventually, she was transferred to Offutt Air Force Base. They were married for 40 years when Patricia passed away seven years ago.

"She was a two-star general," Tony said. "She was an incredible woman. She had an IQ that was over the roof."

If you're looking for the cannon at the cemetery, you'll find it on the west side.

From the Editor, John Fey

'Customer service' can be a pain

The word for this month's column is "frustration." Bear with me while I explain how I came up with that one. It happened last month when I got an email saying our Cox bill was going up by more than \$17.

Normally, that wouldn't be a big deal. But when we signed up with Cox in August 2020 — as many of you did around that same time — we were told by the Cox employee our rate of \$168.86 was locked in for three years.



All was well until January of 2021 when our bill went up to \$172.14. That was due to a raise in the taxes, not our Internet and TV service. So I was OK with that.

But when I got the email that our new bill was going to be \$189.78 — effective Sept. 10 — my blood pressure went sky high. My first move was to go online to figure out who at Cox I needed to contact.

I was happy to see I could do an online chat. No sitting on hold on the phone for 15 minutes, I thought. And I did get someone on the chat right away. When I typed that we were told we were locked in for three years, the reply was that Cox doesn't offer that.

I replied that the sales person who signed us up lied. I was told my only recourse was to dial the 800 number. Now my choices are: accept the price increase or get on the phone.

A day or so later, I played the "please hold for our next customer service agent" game. Sure enough, I listened to music for a good 15 minutes before a human voice came on the line.

I don't think there's a worse job you can have than a customer agent for any service industry. I tried my best to control my displeasure, but during my 45 minutes on the phone I got more and

more frustrated (hence the word of the month). We went back and forth, and more than once I told her Cox broke its promise. While talking to her, I saw an email that proved it.

I was close to telling her we were going to cancel Cox and return to DirecTV when she discovered we were paying for a land line as part of the package. I told her we don't use a land line, just cell phones. (We were told when we signed up we needed a land-line number to get the bundle rate.)

She removed that part of the bill, and it reduced our bill to \$161.87, which is lower than the original bundle package.

I thanked her and told her to have a good day. I received a confirmation email shortly after the call saying the rate is good for two more years.

Yeah, right.

I don't understand why it has to be such a headache when dealing with cell phone plans, Internet, TV, etc. When our AT&T cell phone bill reached around \$150, we switched to Consumer Cellular. Dropping AT&T was a nightmare. They sent a cancelation notice, yet we were still being billed the next two months for more than \$50.

I eventually drove to the Papillion AT&T store (where we originally went to switch from Verizon) to learn that we had a third line. So what did the employee who helped me do? He called AT&T customer service.

At least he didn't get placed on hold for 15 minutes, and I got the issue resolved. Sigh.

* * *

Now that I got that off my chest, I think it's appropriate to switch subjects to dogs — specifically, cleaning up after them. Many of you surely saw the posts on the Buc Bay Facebook site with comments about some folks not picking up — or properly disposing — dog poop.

Fortunately, the majority of dog owners are responsible when it comes to cleaning up after their pooches. The posts I read last month reminded me of the years when we had dogs while living north of Omaha's Crossroads.

We had a couple of neighbors who made it clear that they did *not* like dogs and really hated it when they would do their business in their yards. I understood, sort of, but I thought if dog walkers picked up the mess, it shouldn't be a big deal.

I'll always remember a phone call I got from our son Derek while we were out of town. He was taking care of our dog, Brooke.

"What's the deal with your neighbor down the street?" he asked. "What do you mean?" I replied.

Derek said he was walking Brooke, and she stopped to drop a bomb. From around the corner of the house came a lady with a hose. As Derek was picking up the pile, she sprayed the dog.

Derek said, "I told her, 'I can leave the poop here if you want.'"

Another strange story comes from when I was walking an elderly neighbor's dog. It was trash day, and I decided to drop the poop bag in her next-door neighbor's lidless garbage can.

Moments later, I heard a pounding on her window. She was screaming and pointing at the garbage can. I pretended not to hear her and returned home. Then I thought I should go back and retrieve the bag. It was gone when I got there.

I'm sure there are a lot of Buc Bay dog owners who have similar stories.

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

Block captains gather at the clubhouse



Jill Bobenhouse Tesar, far right, gives out instructions to the block captains who met Sept. 13 at the clubhouse. Their mission was to assemble welcome packets for Buc Bay newcomers. If you're a new (or relatively new) resident and haven't received your packet (there's lots of helpful information), email jmfey1952@gmail.com.

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A promotional graphic for classical guitar lessons. It features a close-up image of a wooden acoustic guitar. Overlaid text includes the title "Classical Guitar Lessons" in yellow, "for All Ages" in green and black, and "Primary Method: Suzuki" in red. Below the guitar, a blue banner contains the text "Great Music foundation to help you branch out to other styles as **your** experience grows". At the bottom, contact information is provided: a phone number "402-969-7705" and an email address "UnclebobGuitar@gmail.com".

Buccaneer Bay 1st Friday Coffee Club!



FRIDAY, OCT. 7

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!

Some funnies for October

Just failed my driving test. When the examiner asked me “what sign would you expect to see down a narrow country road?” Apparently ‘fresh eggs for sale’ wasn’t the answer...

A recent study found that the average golfer walks about 900 miles a year. Another study found golfers drink, on average, 22 gallons of alcohol a year, which means, on average, golfers get about 41 miles to the gallon. Kind of makes you proud I almost feel like a hybrid



Buc Bay's pets of the month

Meet Duncan and Hamlet. They were named after Shakespeare characters and reside with the AJ Poppleton family on the Boulevard.

Says AJ: "They are the biggest teddy bears ever and are so amazing with my kids. Duncan had to have his hips surgically removed at six months, so he hops his back legs like a bunny. They sleep probably 20 hours a day."

"If you see them outside napping in the snow or on extremely cold days, don't worry as they insist upon this. Both are 4 years old."



Cars on display

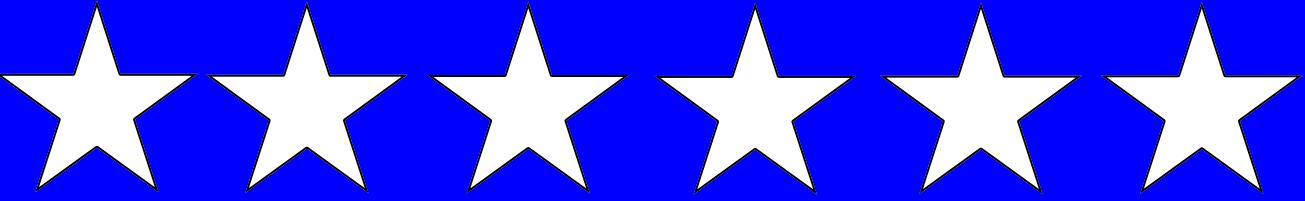
Last month's Cruzin Main show in downtown Plattsmouth drew a large crowd on a beautiful Friday evening. The city shuts down Main Street every year, and dozens of vintage cars are parked for display.

(Photo courtesy of Sue Buscher.)

Plattsmouth Fire spaghetti feed

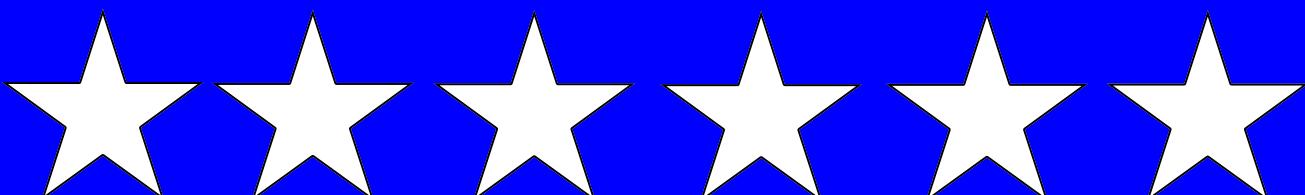
The Plattsmouth Fire Association's annual spaghetti feed takes place Thursday, Oct. 13, starting at 5 p.m. Ticket prices are \$8 for adults and \$6 for kids (5 and under are free). Come for an all-you-can-eat meal. To go orders will be available as well.





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Home Activity	Total # of Homes	Average Days on Market	Average Sale/Pending Price
Sold/Pending	24	3	\$380,187

Current Homes For Sale - Sept. 2022

Address	List Price
*19221 Spyglass Court	\$360,000
*19515 Watersedge Circle	\$938,000



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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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FALL AERATION

CONTACT JOHN CAMPIN
402-853-6909

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 all tuned in



The Sept. 16 outdoor concert by the Omaha Groove Company was blessed by perfect weather, reports Michelle Struebing. She and husband Jeff hosted the event held in the backyard of their home on Wedgewood Court.



"We had so much fun and had a great turnout that night, not to mention the beautiful weather," Michelle said. "Jeff and I very much enjoyed hosting for our friends, family and neighbors. We made some new friends as well! We are so grateful for the support of everyone who liked the FB posts and came out to support the Omaha Groove Company. Maybe we'll do it again next year!?"

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.



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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



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:

- Motor Vehicle Accident
- Bicycle Crash
- Pedestrian Accident
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Attorney

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INJURY ATTORNEYS

Someone sent me an email about using Tequila for cleaning around the house.

It worked!

The more I drank the better the house looked.

This month's quiz: In which city was actress Winona Ryder born? A) Los Angeles. B) East St. Louis. C) Chicago. D) Winona, Minnesota.

Answer bottom of Page 22 (no Google searches allowed).

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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 and Budget
Jim Grotrian	402-679-9158	jim.grotrian@buccaneerbay-ne.org	Grounds
Christine Gibson	402-680-1593	christine@omaharealestateshop.com	Development & Planning of Public Amenities
David Martin	402-578-7147	david.martin@buccaneerbay-ne.org	Roads and Storm water management
Robert Karr	402-672-7300	robert.karr@buccaneerbay-ne.org	Street and Storm Water Management

Christine Gibson joins SID Board

A new term begins this month for the SID No. 5 Board. Christine Gibson was voted to replace the vacancy caused by Dan Brandt stepping down. Her contact information is found above.

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 \(buccaneerbay-ne.org\)](https://buccaneerbay-ne.org/Alerts-and-Notifications-via-Text-Message)

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/>

More chuckles for October



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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

Board of Trustees S.I.D. #5 <i>Elections held in even numbered years.</i>	Plattsouth Schools	Other Numbers
Kurt Meisinger — 402-297-4365 Jim Grotrain — 402-679-9158 Robert Karr — 402-672-7300 Christine Gibson — 402-680-1593 David Martin — 402-578-7147	St. John School 296-6230 First Baptist 296-5489 Plattsouth High School 296-3322 Plattsouth Middle School 296-3174 Plattsouth Elem. School 296-4173 Superintendent's Office 296-3361 Head Start 296-5250	Emergency 911 Cass County Sheriff — 402-296-9370
SID Auditor Goracke, Ritterbush & Piotrowski Tom Shearer 402-896-1500	First Students Bus Service 296-5624	Neighborhood Watch Lead Coordinators Jennifer Sommer, Jill Bobenhouse Tesar
SID Fiscal Agent Ameritas Inv. Corp. 402-384-8433	Bad Weather 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)	Bay Hills Golf Course — 402-298-8191
Water/Waste Water Maint. PeopleService Inc. 402-932-8143 888-527-9853 Contact for water or sewer issues. 24 hour Emergency# 888-861-1921	Local News Papers Plattsouth Journal — 296-2141 Published Thursdays, delivered by Mail to Buccaneer Bay, arrives on Friday. www.cass-news.com	COX — 402-933-3000 Windstream — 800-501-1754
Monthly Water Billing Rates 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	Cassgram — Free at Local Businesses Contact Steve Warga via E-mail: Cassgram@windstream.net www.cassgramonline.com	Future Technologies (Internet) — 402-933-2877 Spiral (Internet) — 712-800-1100
Architectural Control Committee 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.	Omaha World Herald — 444-1000 Daily Delivery	Black Hills Energy — 888-890-5554 Emergency — 800-694-8989
	Buccaneer Bay Newsletter John Fey — 402-250-6574 jmfey1952@gmail.com	OPPD Electric — 800-554-6773 Outages — 800-554-6773
		Trash Pickup: Papillion Sanitation — 800-494-5441 Gretna Sanitation — 402-332-4710 Waste Management — 800-457-2599 Premier — 402-339-1229
		Plattsouth Post Office — 296-2152
		Union Pacific RR — 800-848-8715 Burlington Northern — 800-832-5452 Public Service Comm. — 471-3101
		Architectural Control For Blk 27 Sailboat Lake
		Sailboat Lake Board/Architectural Control
		Buccaneer Bay Web Site www.buccaneerbay-ne.org
		Provides various information on the Sanitary Improvement District.

It blows my mind that NASA is able to receive data from 4.67 billion miles away, but I lose wifi signal in my kitchen!

This month's quiz answer: D.

WHO IS RESPONSIBLE FOR WHAT?

FUNCTION	WHO IS RESPONSIBLE	COMMNETS
<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