



Getting to know Buc Bay residents

A full life — on and off the field

Playing football, later coaching it and now watching the sport has been a big part of Dan Troshynski's life. So it shouldn't come as a surprise to find out his daughter married former UNO football standout Chris Bober, who went on to play in the NFL for the New York Giants and Kansas City Chiefs. Much more on that later.

Of course, that wouldn't have been possible had Dan not met his wife, Helen, in 1972, a year after he graduated from Northwest Missouri State University. Two years later, they married and today have a son, Troy, and a daughter, Jennifer.

Born in Atkinson, Neb., Dan and his family moved to South Omaha when he was 5 years old. He graduated from Omaha's Bishop Ryan High School in 1967. After playing football and graduating from Northwest Missouri, Dan took a teaching job at Archbishop O'Hara High in Kansas City, Mo. He began his coaching career there as well.

"We had a volunteer coach there, and he was in the Air Force," Dan recalled. "He wanted to be a coach when he got out of the Air Force."

As fate would have it, Helen Bertrand was working with that volunteer coach, Jim Wright, who was stationed at Richards-Gebaur Air Force Base. Jim set up Helen and Dan on a blind date.

Shortly after they began dating, Helen introduced Dan to her parents.

"I went over to her house on a Saturday afternoon," Dan said, "and her mom and dad were there with their two very best friends. Her dad's best friend, Ray, said, 'I've been waiting to meet you, son. You're taking an important young lady out, and I want to get to know you.' Ray and his wife lived next door to Helen's parents and watched her grow up."

That was the day Dan discovered what a "Sandhill Hooker" was — a triple shot of whiskey combined with a shot of pickle juice.

Recalled Dan: "Ray said, 'Here's what you do. You shoot the whiskey and chase it with the pickle juice.' And after the first one, Ray told Helen's mom, 'Set us up with another one.'"

The couple lived in Kansas City until 1974, when Dan was hired to teach at Millard High School (now Millard South). While witnessing the explosive growth of Millard, he elected to spend his entire 30-year teaching career there. Dan coached football, basketball and assisted with the golf team.



Dan and Helen Troshynski have been married since 1974, the year they moved from Kansas City, Mo., to Omaha.

While in Millard came the birth of son Troy. Originally, Dan was against Troy playing football until he reached high school age. But Troy insisted on playing in junior high. It worked out pretty well as he became an all-state quarterback at Omaha Gross High. He ended up playing for Doane College (now Doane University), where he was a three-year starter.

Doane at the time had a non-traditional semester setup. The school had what they called an interterm between the first two semesters. That allowed the football team to play overseas every other year in January.

"It was like a six-week session," Dan said, "and they encouraged kids to travel, do internships, things like that."

Troy, the backup quarterback his freshman year, got a chance to play in the last two games of a four-game schedule in Europe.

By the time Troy was a senior, the Tigers played in New Zealand, and his folks jumped on the chance to see him play.

Dan: Son-in-law Chris enjoyed his football playing career

Continued from Page 1

“It was the trip of a lifetime,” Dan said, “because of athletics.”

Daughter Jennifer also began college at Doane, located in Crete, about 26 miles southwest of Lincoln.

“She wanted a degree in public administration,” Dan said, “but Doane didn’t offer that, so she transferred to UNO.”

One of the top players on UNO’s football team then was Chris Bober. Dan vividly remembers getting a heads-up from Jennifer on Chris, who became an All-America lineman for the Mavericks.

Said Dan: “She called me at the time and said, ‘Dad, I met another guy, and I think this one will pass the test.’ I said, ‘OK, fine.’ She said, ‘He’s a football player.’ I said, ‘That’s a good start.’”

The first meeting with Chris remains etched in Dan’s brain.

“I thought, ‘Holy, moly.’ ” Dan said. “I said, ‘Welcome, young man.’ He was a super gentleman, a great kid. He had a strong handshake.”

Chris struck it off with Dan immediately.

“I was impressed with Dan,” Chris said. “Obviously, we had a connection, because we played college football. At the same time, he was a good husband, a good father, a good role model. He was really passionate about teaching. He also owned his own construction business. He would teach during the day and then go run his other business on the weekends.

“That’s pretty cool that somebody cared so much about education and the kids but also wanted to provide for his family.”

As Jennifer’s romance continued, it became time for Dan and Helen to meet the Bobers. They agreed on a neutral site, Darby’s Bar in South Omaha.

Other UNO football players happened to be at the popular watering hole, so Jennifer and Chris spent time playing darts while their parents got better acquainted.

“Chris was as nervous as a cat,” Dan recalls. “He kept looking over at us.”

He had nothing to worry about, Dan said, because the two fathers were engaged in a lively conversation.

The relationship between Chris and Jennifer quickly got serious, and in 2001 they married. A year earlier, Chris signed a



Dan and Helen Troshynski enjoyed the holidays this year with their son, Troy, daughter Jennifer, their spouses and eight grandchildren.

free-agent contract with the New York Giants, and they reached the 2001 Super Bowl but lost to the Baltimore Ravens.

“It was fun to take my parents and Jen’s parents and friends and family to experience something like that,” Chris said. “Dan and Helen and my folks, all my people, were so supportive of my career. As much as they could be, they were always there.”

In his seven NFL years, Chris appeared in 91 games with the Giants (2000-03) and Kansas City Chiefs (2004-07). He looks back on his college and professional years with fondness.

“I got to maximize my potential when it comes to football,” he said. “It was really great to compete at that level, but one of the other rewarding parts is you get to take along the people you care about.”

Now living in Elkhorn, Chris and Jennifer often visit Buccaneer Bay, as do son Troy and his wife, Theresa. Together the two couples have presented Dan and Helen with eight grandchildren.

Dan and Helen have traveled long distances to watch them participate in various sports and other activities.

“I have a little deal at Christmas every year when I grab each one of them and tell them how proud I am of them,” Dan said. “We’re proud of our kids and the partners they’ve married.”

Coming up on 20 years at Buccaneer Bay, Dan said he and Helen couldn’t be happier.

“There are so many nice people here,” he said. “Most people are retired, so you have time to enjoy everybody. It’s pretty damn nice.”

Winter can be hard on courses

Winter is a reality that all golfers have to face. Colder weather and shorter days have a big impact on playing conditions and course management no matter where you're located. In colder parts of the U.S., golfers may only get a few chances to play their local courses during winter because of snow cover or extremely cold temperatures. But even in warm areas, where winter is prime golf season, courses still require special care to avoid damage during winter. Here are five realities of winter golf we should all be aware of:



used to limit the amount of damage that needs to be repaired in the spring.

Restrictions possible

Almost anywhere in the U.S., winter golf comes with some restrictions that are necessary to protect the course. Frost delays are a common headache for winter golfers, even in places where winter is the prime playing season.

Cart restrictions are also common. Some sensitive playing areas, like greens or low-lying fairways, may be closed for part or all of the winter because the risk of damage is simply too high.

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One warm day doesn't mean that it's spring

Golfers in cooler climates are understandably excited when a warm stretch appears in the middle of winter, and courses can be packed on a warm winter day. However, it's important to remember that a break in the cold doesn't mean everything is back to normal. In fact, a warm day or two during winter can leave a course even more vulnerable to damage as frozen soils thaw and refreeze.

Grass is growing slower, if at all

In colder climates, grass is either barely growing or fully dormant during winter. This means a golf course can't recover from traffic, divots, ball marks or any other wear and tear that happens during winter rounds. Even in places with warm winter weather, the days are still shorter and cooler, which means grass isn't growing and recovering like it would during other seasons. If a course gets heavy winter play, damage can add up quickly.

It's a balancing act

Winter play is never easy to manage. Courses in warmer areas have to balance the demand for golf with limited turf recovery and the risk of poor playing conditions in the spring. In colder areas, courses have to decide whether letting a few die-hard winter golfers out to play is worth the potential damage they might do. Every course has to find their own answers for managing winter play, but golfers everywhere can make it easier by understanding the realities of the season. Unfortunately, the golfer's dream of an endless summer is pretty hard to come by.

Damage will linger

Any wear and tear that does occur during winter can linger well into spring and relatively few rounds can still leave lasting scars when grass is growing slowly. Worn areas from cart traffic and accumulating divots are both good examples of damage from winter play that tends to hang around. This is why many courses are extremely protective of the primary playing areas during winter. Temporary greens, cart restrictions and other winter policies are all

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's 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

Winter arrives on ice-cold note

Now that we've experienced our first snow and below-zero temps of the season, I decided winter weather would be the subject of this month's column. We all have memories of snowstorms, blizzards and bone-chilling cold.

My early recollections come from growing up in southeast Minnesota, specifically, just south of Rochester. I actually looked forward to big snowfalls — not just because school might get called off.

The kids on our block would frolic in the huge drifts. We'd dig snow tunnels and snow forts.



Fast-forward to life in Papillion, where we lived near the bottom of the hill on Fourth Street on the north side of town. If there was enough snow, we'd build a ramp in the street for sledding or tobogganing.

One day, one of my friends went flying over the ramp and landed directly on his tailbone. He was walking gingerly for the next few days.

Snow days for students back in the 1960s can't compare to today, when just a couple inches of snow will cause school closings. Take, for example, the day I walked to school in driving snow. We lived just under a mile from Papillion Junior-Senior High School, but that walk felt like 10 miles.

Naturally, within an hour of arriving for my first class came the announcement we were being sent home. By then the snow was really coming down, and it was an even longer walk home trudging along.

Fast-forward again to my two years at Wayne State College. Girlfriend (now wife) Shirley and I were returning after a weekend back home in Papillion. A monster storm hit that Sunday, but we needed to get back not knowing wheth-

er classes would be canceled the next day. The normal two-hour drive took closer to four as I recall.

Our first year of married life came in 1972, when I was stationed at Fort Carson, Colo. Snow began falling on Halloween, which was on a Tuesday, and I tried but failed to get off the base. I spent the night with a sergeant who lived on base as more than a foot of snow fell.

Another good one came on our Sunday return to Colorado Springs after visiting our parents over Thanksgiving. The normal drive took a little over 8½ hours, but this was one for the books.

We normally would bypass Denver by taking a two-lane road off I-76 at the Brush exit. We were making good time through Nebraska before a sign warned us of "icy conditions ahead." I laughed, because I-76 was fine at that point. Everything changed shortly after when we got blasted by snow.

We didn't arrive to our apartment until close to midnight, perhaps later. I had no trouble falling asleep that night.

After my discharge in December 1974, we moved into a two-bedroom rental house in Omaha near 48th Street and Saddle Creek Road. One of the biggest blizzards ever to hit Omaha struck Jan. 10, 1975. We had no garage, and there was an alley behind the house, which was halfway up the steep hill. Without a snow blower, I was forced to shovel the alley all the way to 48th Street.

There were many others who used that alley, but, of course, nobody came out until after I had finished scooping. My back hurt for days.

The nastiest winter I remember came when we were living in our first home five blocks west of Creighton Prep high school. Those of you who lived in the area will recall the winter of 1983, when the first snow came Thanksgiving week. December was the worst, with unbelievably cold temperatures and

wind chills recorded as low as minus-70.

Our oldest son had a paper route, and I helped him on weekends. Christmas morning was a Sunday, and we had to stop midway through and go inside to warm up, because the van's heater couldn't overcome the extreme cold.

The week after Christmas during that 1983 winter, I was able to escape the frozen tundra to Miami to watch the Huskers try to win their first national football title since 1971. The 1984 Orange Bowl featured NU against Miami. I joined five other guys (four of whom I first met the morning they picked me up) on a driving trip to the big game.

We drove straight through to Jacksonville, Fla., to see Iowa play Florida in the Gator Bowl. When we arrived that Dec. 30 morning, the temperature was around 40 as I recall. It was around freezing when the game started, and we were chilled enough to call it quits at halftime.

We arrived at our Fort Lauderdale condo early the next morning, giving us a day to prepare for the Orange Bowl. The weather was a vast improvement, although it was still chilly at night.

As any longtime Husker fan remembers the Huskers fell to Miami 31-30 after failing on a two-point conversion that would have given coach Tom Osborne his first national title.

We headed back home the next morning, and, naturally, the weather was the best we experienced the entire trip. The 24-hour drive brought us back to one of the coldest winters in Omaha. Hopefully, we won't see another one like that.

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



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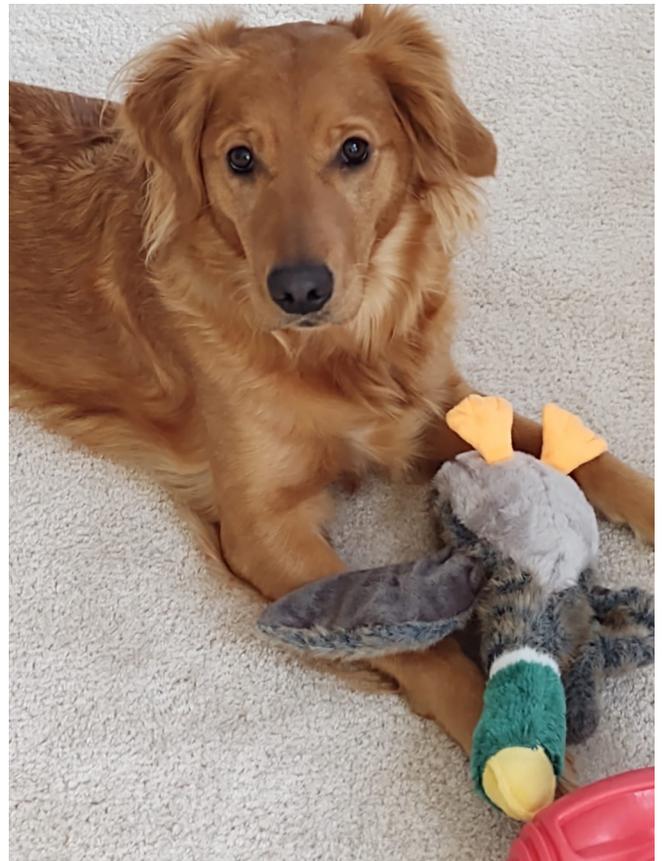
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Caroling the 'hood

A handful of Buc Bay residents mounted up on decorated golf carts to spread the Christmas spirit Dec. 14. Thanks goes to all who participated and to Greg and Linda Goodman for hosting the pre- and post-caroling gathering. One of the final stops was the warmest — the clubhouse.



This month's featured pet



Editor's note: This month's pet is one you'll see if you frequent Treasure Island Road. Here's the story on Skye (in her own words):

My full name is Golden Lady Skye Hoppe, but everyone just calls me Skye.

My parents, George and Jill Tesar, named me this because as a pup I was always hopping through the fields by our house.

My favorite things are:

- » Belly rub . . . these are absolutely the best!
- » Truck rides
- » Visiting my grandparents
- » Bones/treats
- » Hopping through the fields
- » Playing with big sticks, balls and toys
- » And finally: Running like the wind — especially when my parents and the neighbors are trying to catch me. People are sure slow!

Waiting (awhile) for trains to clear



Have you experienced a wait of over 20 minutes at a grade crossing in your community during the last seven days? If so, you can report it using this newly updated web portal here: <https://www.fra.dot.gov/blockedcrossings/>

Buccaneer Bay 1st Friday Coffee Club!



IS TAKING A WINTER BREAK

Bingo Night draws a nice crowd

The Clubhouse was nearly completely full Dec. 3 for the first Buccaneer Bay Bingo Night. A good time was had by all. Mark your calendars for round two on Jan. 7, starting at 7 p.m. The kitchen will be open at 5 for those who want to grab a bite before the games begin.



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Chinese gift exchange was a hoot

There was a nice turnout for the Dec. 10 Chinese Gift Exchange and Ugly Holiday Sweater Party at the clubhouse. The most popular gifts being “stolen” were those involving alcohol (go figure).





Buccaneer Bay Market Minute!

January 1, 2022 – Dec. 29, 2022

Home Activity	Total # of Homes	Average Days on Market	Average Sale/Pending Price
Sold/Pending	26	12	\$340,795

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Current Homes For Sale – Dec. 2022

Address	List Price
*19618 Ridgeway Road	\$385,000
*19619 Ewel Court	\$430,000
*19620 Ewel Court	\$438,000
*3704 Buccaneer Blvd.	\$480,000
*19515 Watersedge Circle	\$938,000



Happy 2023!

10 Year Buccaneer Bay Home Sales History

Year	Total # of Homes Sold	Existing Homes	New Construction	Average Days on Market	Average Sale Price
2012	13	12	1	72	\$257,797 ↑
2013	25	23	2	61	\$229,157 ↓
2014	13	11	2	52	\$229,528 ↑
2015	47	46	1	30	\$237,327 ↑
2016	24	21	3	31	\$245,631 ↑
2017	22	17	5	21	\$248,630 ↑
2018	46	38	8	32	\$270,796 ↑
2019	28	21	7	41	\$269,436 ↓
2020	34	28	6	27	\$285,584 ↑
2021	31	25	6	26	\$285,216 ↓
2022	26	24	2	12	\$340,795 ↑



* 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.



New Year's Resolutions: Are you up for it or not?

It's that time of the year, when we're bombarded by TV commercials offering low-cost offers to join a health club. The timing makes sense, because many of us vow to knock off the pounds we put on during the holiday season.

Are you in that group? If so, here is the list of the most popular resolutions, according to Google:

1. Exercise more
2. Lose weight
3. Get organized
4. Learn a new skill or hobby
5. Live life to the fullest
6. Save more money / spend less money
7. Quit smoking
8. Spend more time with family and friends
9. Travel more
10. Read more



"AREN'T YOU GLAD YOU'RE NOT PLAYIN' BASEBALL? IN BASEBALL THE BALL IS MOVIN' WHEN YOU TRY TO HIT IT."



They were born this month

- » Muhammad Ali (born 1/17/1942; died 6/3/2016)
- » Stephen Hawking (born 1/8/1942; died 3/14/2018)
- » Elvis Presley (born 1/8/1935; died 8/16/1977)
- » Martin Luther King (born 1/15/1929; died 4/4/1968)
- » Jeff Bezos (born 1/12/1964)
- » Betty White (born 1/17/1922; died 12/31/2021)
- » Rowan Atkinson (born 1/6/1955)
- » Alexander Hamilton (born 1/11/1755; died 7/12/1804)
- » Jim Carrey (born 1/17/1962)
- » Dolly Parton (born 1/19/1946)
- » Isaac Newton (born 1/4/1643; died 3/31/1727)
- » David Bowie (born 1/8/1947; died 1/10/2016)
- » Ben Franklin (born 1/17/1706; died 4/17/1790)
- » Oprah Winfrey (born 1/29/1954)
- » Bradley Cooper (born 1/5/1975)
- » Wolfgang Amadeus Mozart (born 1/27/1756; died 12/5/1791)
- » Jackie Robinson (born 1/31/1919; died 10/24/1972)
- » F.D. Roosevelt (born 1/30/1882; died 4/12/1945)
- » Alicia Keys (born 1/25/1981)
- » Steve Harvey (born 1/17/1957)
- » Nicolas Cage (born 1/7/1964)



In person
or Online
Lessons

Uncle Bob Guitar



Meet my family

Rachel

Homeschooling mother of four children ages 15,13, 12, and 9yrs old. She is also a postpartum doula, new parent educator and parenting coach. She is the preschool children's ministry coordinator her church in Lincoln.

Hannah

Certified Surgical Technologist and First Assist, Lives in Florida. Works with surgical teams in surgical operations. Assists surgeons in critical operations.

Michaela

Account Manager: Nebraska, Iowa, South Dakota, North Dakota: Primary care clinics, hospitals, health systems, FQHCs - community health care centers. Plays the most crucial role in facilitating laboratory care

Celeste

Hospice Chaplain with Heritage OnCare Home Health and Hospice: Taught Middle School Social Studies and Language Arts for several years before transitioning into the world of Non-Profit management and faith-based organizations. She has a Master's in divinity with a concentration in Chaplaincy and Spiritual Counseling

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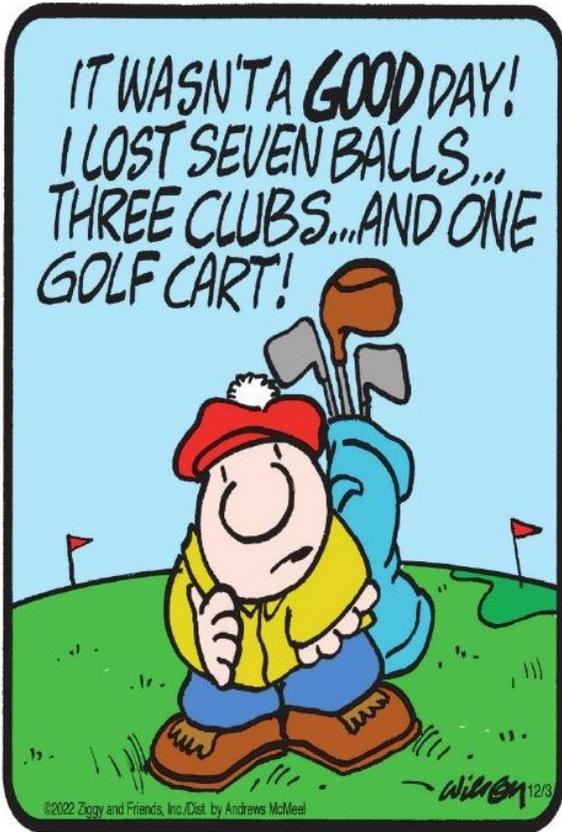


Unclebobguitar@gmail.com

Robert Brutus

About me

I retired from **Computer Software Development** in 2020 during the hype of the Covid-19 pandemic. My family and I have lived in Nebraska since 1978. We lived in Lincoln, Omaha, Washington State and now here in Plattsmouth Nebraska. I have been married to **Phyllis (Retired Nurse)** for over 40 years. We have four girls (Now grown-ups with kids of their own). We have eight grandchildren. Since I was 14 years old my primary passion always has been **Classical Guitar**. Though some of my music have found their ways on YouTube through church performance, I usually do not do a lot on social media. I always had a goal of passing my knowledge of the guitar when I retire. This is your chance. It is never too late to learn. **Regardless of your age, whether you're 10 or 70 years of age, Taking the time to learn an instrument can be very rewarding.** My method will give you the necessary foundation for you to transition to whatever genre your heart desire in the future. Whether it is for you, your spouse, child, or grandchild, **give me a call or send me an email** to arrange your first lesson. **First two lessons are free.**



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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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January specialty plates



This month we feature two plates from veterans who live on Lakeview Circle. The plate on top belongs to Chris Darrell, who served in the Air Force. “My license plate is for the Air Force,” Chris explains, “and has no additional specialty info (just letters and numbers like the civilian plates other than the AF logo).” The plate underneath belongs to Dan Dunn, who was a Navy Chief Warrant Officer. The emblems at the left signify the branch of service. If you’re a veteran and want to show your pride with a specialty plate, here’s the link: <https://dmv.nebraska.gov/dvr/military-honor-plates>

Two hillbillies were sipping shine on the front porch when a truck went past loaded up with rolls of sod.

"I'm a-gonna do that when I win that there lottery," announced hillbilly #1.

"Do wut?" asked hillbilly #2.

"Send my lawn out to git mowed."



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.

CAPTAINS BUCCANEER BAY NEIGHBORHOOD WATCH BLOCK

Last Updated – Nov. 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	VACANT	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 Graff & Teresa Dilts	Townhomes on Sailboat Lake - 36 houses
20	Jill Bobenhouse-Tesar – 402-298-7171	Homes on Sailboat Lake, Blk 27, 32 houses
21	Renie Kula – 402-296-239	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	John Fey – 402-250-6574	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	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.

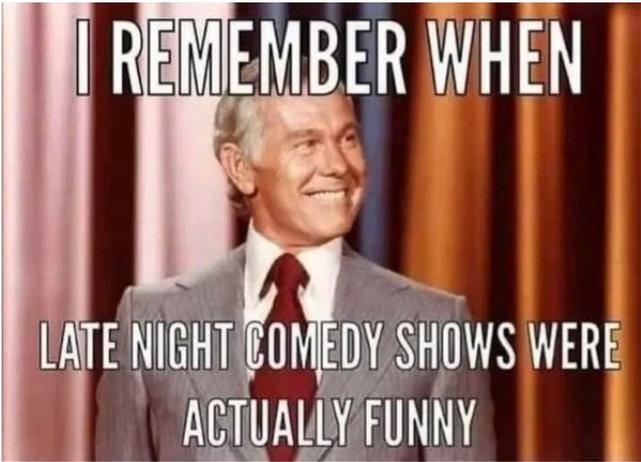
If you've been injured by any of the following, it's time to call The Advocates:

- Motor Vehicle Accident
- Bicycle Crash
- Pedestrian Accident
- Slip and Fall
- Dog Bite

You deserve peace-of-mind after your accident.
You deserve an Advocate.

To learn more or contact Josh,
please visit www.nebraskaadvocates.com

the
Advocates
INJURY ATTORNEYS



This month's quiz: Which of these cities is the largest (within its city limits, not counting surrounding suburbs)? A) St. Louis. B) Cincinnati. C) Miami. D) Omaha. **Answer bottom of Page 21 (no Google searches allowed).**

R & K Lawn Service

- Serving Buccaneer Bay Residents Since 2007
- 20 Years Mowing Experience
- Exceptional Pricing (Senior Citizen Discounts)
- Weekly Mowing
- Also Available for Vacation Lawn Service
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Home – 402-502-0015

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402-296-4445

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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
Christine Gibson	402-680-1593	christine@omaharealestateshop.com	
David Martin (Clerk)	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

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-notifications)

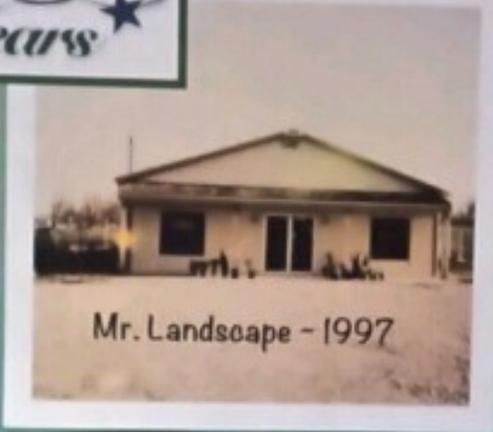
To view the most-recent meeting minutes and find out future meeting dates, click on this link (it’s under the tab at the top that says communication):
<https://buccaneerbay-ne.org/>



“YOU’RE GONNA PLAY GOLF?
 I THOUGHT YOU SAID YOU WERE
 GONNA TAKE HIM TO THE CLEANERS.”

I NEVER CALLED YOU STUPID, BUT WHEN I ASKED YOU TO SPELL “ORANGE” AND YOU ASKED ME THE FRUIT OR COLOR, IT KINDA CAUGHT ME OFF GUARD.

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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 Teresa Dilts and Kayla Graff. They 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> <p>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</p> <p><u>SID Auditor</u> Goracke, Ritterbush & Piotrowski Tom Shearer 402-896-1500</p> <p><u>SID Fiscal Agent</u> Ameritas Inv. Corp. 402-384-8433</p> <p><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><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 Kayla Graff and Teresa Dilts are the new ACC leaders. The general number for ACC submissions is 402-813-5295. Teresa can be reached at 402-680- 1631.</p>	<p><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><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><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><u>Buccaneer Bay Newsletter</u> John Fey – 402-250-6574 jmfey1952@gmail.com</p>	<p><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</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> <div style="border: 1px solid black; background-color: black; color: white; padding: 5px; text-align: center; margin: 10px 0;"> <u>Architectural Control for Blk 27 Sailboat Lake</u> </div> <p>Sailboat Lake Board/Architectural Control</p> <p><u>Buccaneer Bay Web Site</u> www.buccaneerbay-ne.org Provides various information on the Sanitary Improvement District.</p>
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HERE'S HOPING FOR A HAPPY
 NEW YEAR TO ALL OF OUR
 BUCCANEER BAY RESIDENTS

This month's quiz answer: D (Omaha 487,300 as of 2021).

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