

BUCCANEER BAY NEWSLETTER

For residents of Buccaneer Bay

March 2023



Getting to know Buc Bay residents

This couple loves hitting the links

Buccaneer Bay residents Greg and Linda Goodman maintain busy lifestyles as both aren't ready to step into full-time retirement. They do, however, squeeze in time for their shared hobby: golf. Not wanting to wait for spring's arrival, the Goodmans took advantage of a relatively nice January day to play Papillion's Tara Hills. And last month they joined friends Jay Sorensen and Patti Hiemer for three rounds in southern Texas.

Greg and Linda knew each other long before they became a couple as neighbors living in Millard. Greg, who was born in Nebraska City, grew up in South Omaha starting in 1954. He graduated from Ralston High School in 1968 and a year later was drafted into the Army.

While in the service, Greg married his first wife. After advanced training in Fort Knox, Ky., he was sent to Germany, where his job was in communications. He spent the rest of his service duty there, and he was able to send for his wife. In their free time, Greg and his wife were able to travel and take in the various sights.

"We couldn't see the Berlin Wall," Greg said, "because I was married. There was some kind of stipulation with that."

Another part of his job was serving as a courier of movies for the troops.

"We'd get them for three or four days," Greg said, "and then they'd send them to the next base."

Another highlight of his stay in Germany was a short duty trip to Athens, Greece. He flew in a prop plane into the island of Crete, the largest and most populated of the Greek islands. The flight back from Athens was one Greg won't forget.

"We got on the plane, and I'll bet we didn't get 1,000 feet off the ground," he recalled. "I looked out the window and saw the engine blow up. We made the emergency landing, and they sprayed foam on the engine."

The passengers' duffel bags were in the rear of the plane, which Greg said caused some chaos when everybody scrambled to retrieve them.

"You could see the flames," he said. "It was crazy. I didn't want to fly in another prop plane after that."

A larger plane was summoned, and after about a 10-hour delay, they completed the trip home.



Greg and Linda Goodman knew each other many years before getting married. Golf is their passion.

After his discharge in 1972, Greg and his then-wife moved into a house in Omaha's Karen addition, north of 60th and L Streets. A few years later, the couple moved to Millard and spent the next 16 years there.

Before his Army induction, Greg worked as a commercial and residential painter. He also gained experience with Union Pacific Railroad, where he worked on a section gang.

See Goodmans, Page 2

Goodmans: Clearing their lot turned into a tedious task

Continued from Page 1

Around that time, he was seriously hurt in a car accident. Then came his draft notice.

After his Army discharge, Greg returned to the painting gig, one of several he had over the years. He spent 15 years working for Tractor Supply Co. near 144th and L Streets. From there he moved to Nelson Refrigeration.

“I worked on electronic safes and electric doors,” he said. “We installed them at Walmarts and Hy-Vees. I was on call all the time.”

His next employer was Alford Tire, which hired him to manage its automatic door department. He moved from there to the company’s retread division.

“I was a manager, but I was still on the line doing it all,” Greg recalled. “I told them I was leaving, and they wanted me to become a salesman. I worked at that for about eight years.”

Around 2002, after his divorce became final, Greg continued in the tire industry and today works for Pumps Tire.

Back in the day, Greg enjoyed the adventures of driving boats, motor cycle riding and stock car racing.

While living in Millard, Linda, who also was married with two children, lived just a couple houses up the block.

“Our kids basically grew up together,” Linda said. “Greg and I weren’t best friends or anything like that. But we knew each other.”

Greg said he loved working on his cars while living in Millard.

“That was like another job to me,” he said. “I’d work on them until midnight and have to be up at 7 to go to work.”

Around 2004, after Linda’s first husband died, she and Greg got to know each other better. At the time, Linda was a hair stylist. Greg became one of her regular customers, so they saw a lot more of each other.

Greg first got a taste of Buccaneer Bay when he helped an acquaintance build a home that’s located on the golf course’s third fairway.

Recalled Greg: “I thought, ‘Someday I’m going to have a house here.’ It reminded me of the Ozarks with all the Oak trees.”

In 1999, he took the plunge and bought the lot that became the home on Rainey Circle in which he and Linda now live. Greg



Greg and Linda Goodman, shown in the rear, played Papillion’s Tara Hills on a chilly January day. Joining them were Jay Sorensen and Patti Hiemer. The two couples also got in three rounds last month while staying in South Padre Island, Texas.

was still married at the time, and his wife was not in favor of moving from Omaha. Greg, on the other hand, was not going to be deterred.

There was a lot of work to be done as the vacant lot was covered with trees of all sizes.

“It was all saplings, about 10 to 12 feet high,” Greg said. “You couldn’t see from one lot to the next. You couldn’t see to the street. It was just like a jungle. We had to chop our way with machetes just to get in there.”

Greg and one of his sons, who was a home builder, embarked on construction in late 2000.

Linda and Greg have a combined four children from their previous marriages. Linda keeps busy providing hair cuts to Masonic Home residents in Plattsmouth.

Linda picked up golf only, she said, because her late husband played.

“When I moved out here,” she said, “I really had to learn how to play golf.”

Linda and Greg have enjoyed playing golf with other Buc Bay residents over the past couple of decades.

“It’s a good group out here,” Greg said. “We’ve had so much fun. Living here has always been good for us. I love the nature part of it. I like that the houses are spread out. The groups of people are fantastic.”

This month's unique license plate



There aren't many Cenex gas stations in Nebraska, but you likely have seen the company's clever TV commercials. This one is a goody. If you don't get it, ask a frequent traveler who travels with kids on board.

A frosty morning on Sailboat Lake

Mother Nature painted a pretty picture for those who live on Sailboat Lake when they woke up to this sight on Feb. 17. (Photo courtesy of Mick Buscher.)



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

Let's hope end of winter is near

Well, we've made it through what I consider the two worst months of the year — January and February — with just the one significant snowfall that the “expert” forecasters didn't exactly nail. We woke up Feb. 16 to heavy snow and, by most accounts, around 7 inches in the Plattsmouth area.

Since moving here nearly six years ago, there have been a couple of rough winters. I've always felt if we could get through February, we'd be over the hump. Yes, there have been some big March snowfalls — even April — but by then those usually melt fast as temperatures rebound.



Even with last month's storm, it was a fairly easy winter. To be sure, there were some bone-chilling mornings, but for the most part it was tolerable compared to some past winters.

As a baseball fan, I always look forward to the end of February and March. That's when Major League Baseball spring training takes place. Having a brother living in Cape Coral, Fla., I always have a place to stay when visiting to watch a Minnesota Twins game in nearby Fort Myers.

I have a ton of memories of past trips, but the best came from the years I hooked up with two of our three sons who travel for their annual fantasy baseball draft that usually takes place in Fort Lauderdale.

When I was co-owner of a team, we would spend pretty much the entire day at a Fort Lauderdale sports bar drafting players. As you might suspect, the beer was flowing. I've always been an American League follower, and our fantasy league included only players from the National League. I had to rely on my co-owner, son Adam, to handle the drafting and management of our



Here I am at a 2014 Minnesota Twins spring training game with sons Gerry, far left, and Adam, right. We also traveled to the eastern part of Florida to catch a Cardinals game one year.

team. It did force me to pay more attention to NL players once the season started.

Of course, the week in Florida always included attending games — not just the ones in Fort Myers but all over. I remember traveling east to Jupiter to watch the Cardinals play. March weather often includes a passing afternoon shower, and that was the case that day.

The first brief gusher chased everyone to the covered concourse, but the second one that followed toward the end of the game drenched us, and we sprinted to the rental car. I completely forgot I still had a bottle of beer in my hand as we exited the stadium. I remember hearing an usher yell, “Hey, you can't take that beer out of here!” I figured she wouldn't chase after me, and I wasn't about to dump out what was left.

March is more than baseball's spring training. It's the start of the NCAA basketball tournament and, for us hockey fans, the college hockey road to the Frozen Four. This has been a remarkable season for UNO hockey. Omaha was picked to finish second-to-last in the eight-team National Collegiate Hockey Conference. The Mavericks headed into the first week of this month knowing they would be hosting

the opening round of the NCHC playoffs for the first time since Baxter Arena's opening in 2015. They'll be trying to reach the league's Frozen Faceoff for the first time in program history.

I'm officially old. That's what I've determined after having undergone cataract surgery last month. At least that's what I thought when, years ago, I saw what my mother went through with her eye surgery.

Just about everyone I spoke with about it said the surgery was easy and the results amazing. Part of me was a bit nervous, but there was no need. Both eyes were done in minutes — two weeks apart. The long part was waiting for the dilation to kick in. The post-surgery eye drops were a pain, but I knew it had to be done to ensure a favorable outcome.

I now can see better than I ever have, and I can't wait to find out if I'll be able to see my golf drives. My playing partners no doubt are hoping I won't need to rely on extra sets of eyes.

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

They were born this month

- » Albert Einstein (born 3/14/1879; died 4/18/1955)
- » Stephen Curry (born 3/14/1988)
- » Lady Gaga (born 3/2/1986)
- » Shaquille O'Neal (born 3/6/1972)
- » Vincent van Gogh (born 3/30/1853; died 7/29/1890)
- » The Undertaker (born 3/24/1965)
- » Reese Witherspoon (born 3/22/1976)
- » Daniel Craig (born 3/2/1968)
- » Aretha Franklin (born 3/25/1942; died 8/16/2018)
- » Justin Bieber (born 3/1/1994)
- » Simone Biles (born 3/14/1997)
- » Elton John (born 3/25/1947)
- » Kyrie Irving (born 3/3/1992)
- » Ben Roethlisberger (born 3/2/1982)
- » Peyton Manning (born 3/24/1976)
- » Dr. Seuss (born 3/2/1904; died 9/24/1991)
- » Chuck Norris (born 3/10/1940)



"I don't care if he is just trying to make a buck, following us with that defibrillator is unnerving."

This month's featured pet



Editor's note: This month's featured pet lives with Vicki Mason, a resident on Sailboat Lake. Here's the story on her dog Daisy:

This is my sweet girl Daisy. Daisy is a sheepadoodle and is 11 months old. She has a lot of energy but is the most gentle dog, too! I found her in Minnesota, and she has become a great companion.

SPRING 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. In 2022, 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.



Bingo night wraps up this month

Adults Only Bingo Night was such a hit that it returns for one more fun-filled evening Saturday, March 4, starting at 7 p.m. The kitchen opens (with a limited menu) at 5.



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Photos are from the Feb. 4 Adults Only Bingo Night.



Here are some March funnies





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January 1, 2023 - February 26, 2023

| Home Activity | Total # of Homes | Average Days on Market | Average Sale/Pending Price |
|---------------|------------------|------------------------|----------------------------|
| Sold/Pending | 3 | 1 | \$385,000 |

Current Homes For Sale - February 2023

| Address | List Price |
|--------------------------|------------|
| 19603 Sterling Court | \$415,000 |
| *19619 Ewel Court | \$430,000 |
| *19620 Ewel Court | \$438,000 |
| *3704 Buccaneer Blvd. | \$480,000 |
| *19515 Watersedge Circle | \$938,000 |



*May love and laughter light your days
and warm your heart and home.*

*May good and faithful friends be yours
wherever you may roam.*

*May peace and plenty bless your world
with joy that long endures.*

*May all life's passing seasons
the best to you and yours.*

An Irish Blessing



* 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.

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

402-969-7705

Always leave a message (AI Assistant)



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.**



Kitchen open Tuesday – Friday

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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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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.

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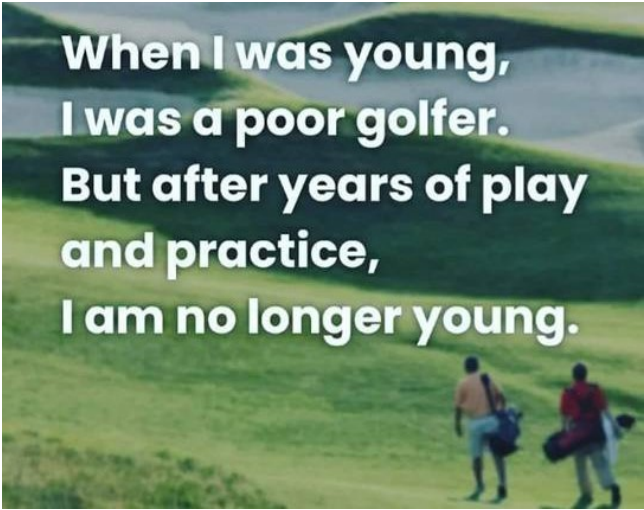
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This month's quiz: What is the diameter of the cup in a golf hole? A) 3.75 inches. B) 4.25 inches. C) 4.5 inches. D) 5.0 inches. Answer bottom of Page 18 (no Google searches allowed).

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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, 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-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/>

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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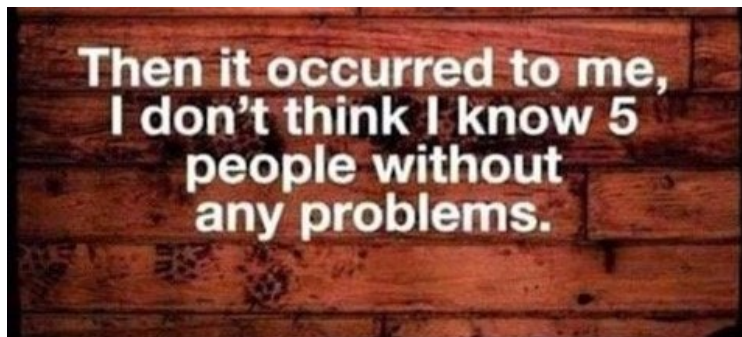
Alicia Garbers, Plattsmouth

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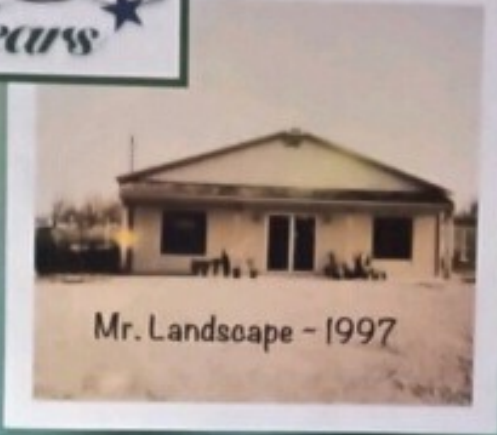
The board usually meets the fourth Tuesday of the month.

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.



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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

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| <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; padding: 5px; text-align: center;"> <p><u>Architectural Control for Blk 27 Sailboat Lake</u></p> </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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This month's quiz answer: B.

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 |