



Getting to know Buc Bay residents

Plattsmouth native loves Buc Bay

In 1965, Plattsmouth native Dave Nielsen became the first boy from Plattsmouth High School to be appointed to the U.S. Air Force Academy. But, as he vividly recalls, it wasn't part of his planned vision of the future. Collecting baseball trading cards, however, was a hobby he picked up early, and it continues to keep him busy in retirement. (Much more on that later.)

During those formative high school years, Dave mapped out a plan to attend the University of Nebraska in Lincoln and become a photographer. The seeds for the Academy experience were planted after Dave saw his first Nebraska football game. The Huskers opponent that day in 1963 was the Air Force Academy. NU's only loss that season came at that game (17-13).

"We were driving home," Dave said, "and my dad said, 'What did you think about that Air Force bunch? Would you like to go to school there?' I said, 'Yeah, I guess.' And he said he'd get the paperwork started."

After his dad submitted the necessary documents, Dave received a letter from then-Congressman Glenn Cunningham notifying him he was a fifth-alternate to become a West Point Army cadet. That didn't appeal to him.

Meanwhile, Dave intended to enroll at Nebraska and get a job with National Geographic and see the world.

"Time went on," he said, "and I got a another telegram from Cunningham telling me I was second alternate for the Air Force Academy. It got to two weeks before the reporting date, and two Air Force guys showed up on the porch."

Dave was asked if he wore glasses, and he told them he had 20-20 vision. As it turned out, the others ahead of him in the application process were disqualified because they wore corrective lenses. That put Dave on top of the list, and he had 24 hours to decide on the Academy.

At first, he told his parents that he didn't want to accept the appointment.

"My dad said, 'This is an honor. You don't realize you'd be the first one from your school to go there.' I said, 'Yeah, maybe, but



Dave Nielsen shows off his array of autographed baseballs and a small fraction of the baseball cards he has gathered over the past 60-plus years.

"I don't think that military stuff is for me. I want to be a journalist."

Dave's dad informed him that his college education would be "free," and, best of all, he'd learn how to fly jets. He also told his son that by going to the Academy he wouldn't have to worry about being drafted into the military. After sleeping on it, Dave agreed to accept the nomination, but he did so less than willingly and with some trepidation.

"I didn't have any military background," Dave said. "It was tough for me. It was hell on wheels. That first summer was pretty physical."

As the years went on, the physical challenges eased a bit, but the academic portion got harder each year. Dave took as many as 26 credit hours each semester.

"You're talking electrical engineering, physics, astronomics," Dave said. "Those were not easy courses. At first I struggled. I

Collector: Dave Nielsen takes pride in his haul of cards

Continued from Page 1

wanted to run away. I was going to go to California and jump into the hippy life. But I stayed and ended up at the top of my class. It was misery for everybody.”

After graduation, Dave attended pilot school at Vance Air Force Base in Enid, Oklahoma. He graduated fourth in his class. The first plane he flew was a T-41, a single-engine prop. He eventually flew a full-size jet, just like those you’ll see flying around Offutt Air Force Base.



At first, Dave had thoughts of becoming a fighter pilot. But so did everybody else in his class. When it became obvious he wouldn’t be flying an F-4 fighter jet, he chose a EC-135 jet and was sent to Grissom Air Force base near Kokomo, Indiana, after finishing pilot school in 1970.

This is the framed photo of the EC-135 jet that Dave flew.

Dave originally had a five-year commitment to the Air Force after graduation, but he served an additional year to become a pilot evaluator.

“I was moving up pretty good,” he said. “I moved over from co-pilot to aircraft commander and then to instructor pilot. I only lacked one thing for being a successful Air Force officer, and that was not having a good Air Force wife. She hated the military.”

Dave’s first marriage didn’t work out, and the couple with three kids divorced after leaving the military. He applied for work at Mutual of Omaha as a young executive but was advised to return to school and obtain a law degree, making him more valuable to the company.

So that’s what he did, commuting from Plattsmouth to classes at Creighton. He graduated in 1978 near the top of his class. While in law school, he clerked for the McGrath North law firm. He ended up working there for 20 years and eventually went into private practice.

Once his divorce was final, he met his current wife, Mary. They began married life in 2008 living in Plattsmouth. They eventually moved to an acreage near Murray, where they lived for eight years.

Dave agreed that it was too lonely in the country, so the hunt began about a year ago for a new home. They fell in love with their current home off Buccaneer Boulevard.

That meant moving all the contents from the farm home — including Dave’s massive baseball card collection. With baseball being his favorite sport, it only made sense that Dave started collecting cards as a youngster.

But, as many kids did back in his day, he often attached cards to the spokes of his bicycle with a clothes pin to produce a sound that made the bike sound almost like a motorcycle. Of course, that practice destroyed the cards.

“I was born in 1947,” he said. “In 1955, I had a paper route, and when I’d get my money every week I would buy a Donald Duck comic book and some baseball cards. I didn’t really care for the gum that much, but that’s how I started my collection.”

As Dave got older, in 1975 to be exact, he came up with the idea of collecting cards of players who became enshrined into the Major League Baseball Hall of Fame.

Dave’s biggest thrill in his youth was meeting his favorite player, Mickey Mantle, in 1961. Today, he has that framed autographed photo made out to him hanging on the wall.

Years later, Dave had a chance to meet former Yankee standout Bob Cerv, who was nearing the end of his life at a Wahoo rest home. Cerv graciously autographed his card for Dave.

During all the years away from home, his parents didn’t disturb his collection.

He estimates that by the time he was in high school, he had picked up around 3,000 cards. In his current home, he has them filed in alphabetic order so he can easily find them.

So what does he intend to do when he gets to a point of passing down his collection? Dave said it’ll go to one of his 16 grandchildren who shares his passion for card collecting.

When not tending to his hobby, he and Mary are enjoying life in Buccaneer Bay and getting to know more neighbors.

“I feel like we live in a tree house here,” Dave said. “Deer come out, about six or eight, and we get turkeys coming through. There’s a pesky raccoon that comes out about every night.

“Mary loves birds. She puts feeders out. We really like it here.”

Summer's here: Conserve water

Editor's note: For those who missed this in last month's newsletter, here's the Buc Bay water policy (it's worth repeating):

The *Lawn and Landscaping Watering Policy* has been in effect for several years but was never enforced. *Why enforce the policy now?*

As the population of the District has grown so has the demand on our water system, especially during the summer months. The demand on our wells was at an all-time high in the summer of 2021, and several new residences have been built since then which will increase the demand even more. To reduce the peak demands on our system and extend the life of our wells; the District must start enforcing this policy.

The *Water Conservation Plan* outlines the *Lawn and Landscaping Watering Policy* for the District is in effect from May 1 through Sept. 30.

Even numbered addresses may water lawns and landscaping only on Tuesday, Thursday and Saturday. Odd numbered addresses may water lawns and landscaping only on Wednesday, Friday and Sunday.

Watering lawns or landscaping is not allowed on Monday.

If the property owner waters the lawn and landscaping only with a reclamation system or the owner's private sand point well, and does not use the District's water system, the owner is exempt from these rules and regulations.

Homeowners that have planted a new lawn from seed or have planted new sod are exempt for 30 days from the date of planting.

Residents violating the *Lawn and Landscaping Watering Policy* are subject to the following enforcement actions:

1st violation: written warning.

2nd violation: **\$50.00** Water Service Fee applied to the next month's water bill.

3rd and subsequent violations: a **\$100.00** Water Service Fee



applied to the next month's water bill, unless it is determined by the Board of Trustees that the violations warrant notice of shut off for further violations and there is a further violation, in which event water service will be shut off.

Please refer to the to the [Water and Sanitary Sever System Rules and Regulations](#) to review the complete policy.

THE MORNING CORNY

**WHERE DO YOU
LEARN TO MAKE A
BANANA SPLIT?**

SUNDAE SCHOOL

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.

Signs help beautify golf course

On May 17, 2022, Pam and Wayne Petersen took on the project of planting the flower beds between holes 1 and 10 on the Bay Hills Golf Course. Pam had starter plants from her house in Council Bluffs (spiderwort), and they picked up other plants (salvia and yarrow) from a nursery in Fremont. In addition, a white ground cover was donated by Brendan and Kelly Linse, former Bay Hills residents.

The plants looked scrawny at first, but with a little time and effort they took off as hoped. Clearing the area (thank you, Steve Bogner), planting, weeding, and rototilling (thanks, Jim Chastain) transformed this space once filled with bushes into a garden.

In September 2022, Pam, Wayne and Joe Dyess were pondering about what could be placed in the flower beds between holes 1 and 10 on the course. They brainstormed and came up with directional signs from golf courses around the world. They had a plan.

Joe spent the fall of 2022 coming up with plans for the directional signs. He methodically chose the golf courses around the world, putting them in the correct directions and with the correct mileage from the Bay Hills Golf Club. Joe drafted several plans to incorporate a welcome sign and then went to the county office and discovered that Bay Hills was founded on Sept. 5, 1974.



Wayne and Joe took the concept to Metal Logos and spoke with Andy Dubbs, the owner. Andy is the son of the late Sandy Dubbs Hefner, a former Bay Hills member and resident. (Sandy's design logo work can be seen throughout the Bay Hills clubhouse.) Andy was excited about the project. In fact, he put Trish Lortz in charge of getting the signs completed. Trish was an avid golfer at Bay Hills Golf Club for many years.

Metal Logos went above and beyond and donated all the signs and labor. The signs were completed by Metal Logos in March



2023 — good timing for the upcoming golf season.

Joe started laying out the plans on how to get the signs mounted in the ground. That led to Jay Sorensen donating the metal poles to which the signs are attached. He borrowed Scott Lane's trailer, then Jay recruited the assistance of Scottie Lauenroth to transport the metal poles to Bay Hills. Jim Price chipped in by donating the wooden poles for the larger signs. Months of planning were coming together.

Neighbors Piers and Jean Banks on hole No. 10, let Wayne and Joe borrow extension cords and their electricity to cut the metal poles. Joe and Wayne got the location of the signs approved by owner, Steve Bogner, and Director of Golf, Damon Wagner. They asked Vince Bruce to help them execute the plans of installing the signs. Joe and Vince rented and transported the auger. Those two and Wayne drilled three holes in the flower beds. It took several days, and with the drying of the cement, both signs were vertical on May 31, 2023.

The theme for the garden area is patriotic – red, white and blue plants along with a bald eagle sitting on top of the “Welcome to Bay Hills” sign. (Pam says that if you think the spiderwort is purple and not blue, you simply need to squint when you look at it. It does make a difference.)

The plants from May 2022 blossomed with all their beauty in one year. It was like it was meant to be, for the signs to be completed right around Memorial Day!

Special thanks to Daryl Hubbell for providing water and golf carts for this project and to others who assisted in this undertaking.

It took a village to bring this project from start to finish. It is the evidence of the power of community and shared effort.

Thanks for all who assisted. We appreciate our Village!

From the Editor, John Fey

College World Series: Fun for all

The Men's College World Series ended its annual run last month, and it was another exciting tournament. The series was first played in Omaha in 1950, and the only year it wasn't staged was 2020 when COVID-19 caused cancellation of the event.

I remember attending my first CWS as a youngster in the mid-1960s. Our three sons grew up watching the best college baseball teams compete at Rosenblatt Stadium. Attendance grew each year to the point where fans actually were allowed to stand on the warning track down each line.

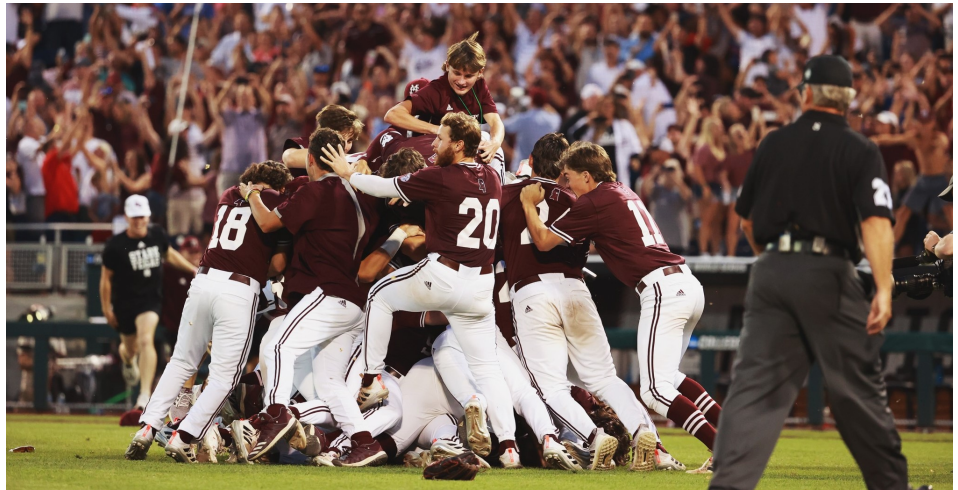


By the 1990s, it became clear that Rosenblatt wasn't able to accommodate the massive crowds — even after a series of seating expansions over the years. The city agreed to a demand by the NCAA that Omaha build a new stadium, and in exchange the contract would be extended 25 years to 2035. Some fans voiced their opposition to that ultimatum.

The move didn't come without some controversy as many "old-timers" preferred the cozy, nostalgic Rosenblatt over a "sterile" new park. I had mixed feelings. I had so many memories of great games and tailgating on Row J of the parking lot.

But most folks realized that to keep the CWS in Omaha, keeping Rosenblatt wasn't an option. Friends of ours who had season tickets for years vowed not to watch another CWS at the new venue. I'm guessing they weren't alone.

My first impression of the new park reminded me of many of the Major League Baseball stadiums I've visited — although on a bit of a smaller scale. The concourse is much wider than Rosenblatt's, and there are no beams restricting the view from some of the old



The dogpile celebration goes to the victors of the College World Series championship game.

park's grandstand seats. Another nice addition came when the NCAA gave the green light to the sale of beer and wine.

Beginning in 1988, CBS got the contract to televise the championship game, and it always took place on Saturday afternoon, and the NCAA took home a hefty rights fee of about \$500,000. But in the event the title contest was rained out, the network said it wouldn't air the make-up game, so an insurance policy was taken out to make sure the rights fee would be covered.

I recall during one year while working in the World-Herald sports department, perhaps 1991, the Friday-night game was played in a steady rain. I was sent to interview then-tournament director Dennis Pope with instructions to ask if the NCAA was endangering players to make sure the Friday game was completed to allow the championship to take place the next day.

The game was delayed a couple of times to sprinkle "diamond dust" around the mound and bases. Pope assured me the field was playable, but to me and others I spoke with, we disagreed. Pitchers were having trouble with their footing, but the game did get completed.

Another memory came long before I was hired by the World-Herald. It was 1980, and I was into my first full year with the downtown Omaha law firm of Kutak Rock.

I received a call from the sports information director at Creighton, the host institution. I was asked if I'd be interested in being official scorer for the CWS. Not only would I have a media pass, it was a paying gig. I asked my boss if it was OK to slip out early when needed, and he gave me the green light.

Arizona defeated Hawaii 5-3 in the championship game, and I scored every inning of every game. But some of the doubleheaders went long into the night, and I often wouldn't get home until after midnight.

After leaving the paper, I had the chance to work with my good friend and former W-H colleague Eric Olson, who still works for the Associated Press. Those were good times.

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

Members Remembered photos



In my opinion, everyone should learn how to play the guitar.

- ✓ **As a hobby**, playing the guitar is a great way to pass the time.
- ✓ **The amount of joy** you will experience after learning a new piece cannot be compared with anything else you experienced before.
- ✓ Although learning to play the guitar won't be simple, **the delight you'll get** from doing so will be worth the effort.
- ✓ Playing the guitar might help you **forget about your worries** in life.
- ✓ The peace you will find is quite **therapeutic**.
- ✓ You will be the **life of the party** or during the gathering of friends and family.
- ✓ Imagine yourself **singing along** at Christmas time or in church or singing a lullaby to your loved ones with your guitar.
- ✓ Giving your brain a **stimulating activity** like music may potentially lower your risk of developing Alzheimer's.
- ✓ You'll acquire an entirely **new level of appreciation for music** in general.
- ✓ **Regardless of your age, whether you're 10 or 70 years of age, taking the time to learn an instrument can be very rewarding.**

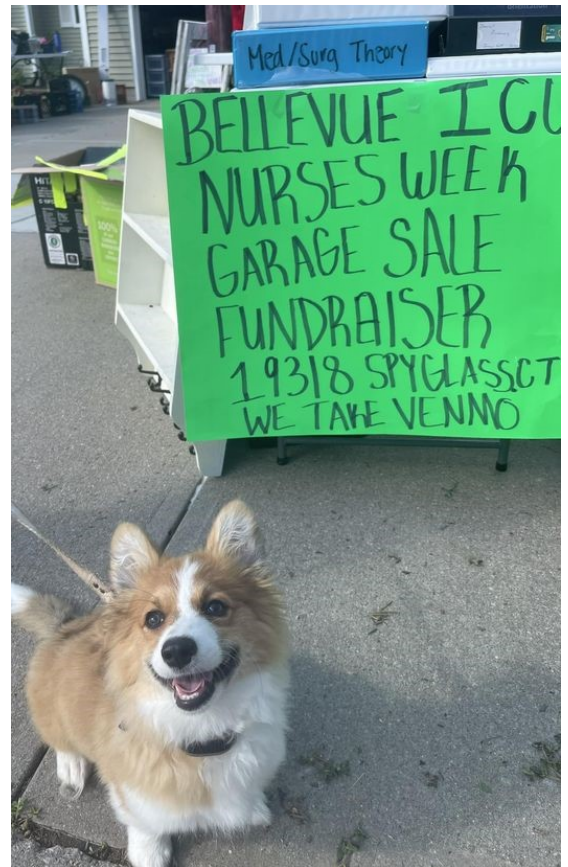


Unclebobguitar@gmail.com
402-804-6455
**The first two
half-hour lessons
are free.**

About me: My students call me Uncle Bob. 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 has always been **Classical Guitar**. Though some of my music has found its way on YouTube through church performances, I usually do not do a lot on social media. I always had a goal of passing my knowledge of the guitar when I retired.

This is your chance. It is never too late to learn. My method will give you the necessary foundation for you to **transition to whatever genre** (*Blues, Jazz, rock, country etc...*) your heart desires in the future. Whether it is for you, your spouse, child, grandchild, **or a friend, give me a call or send me an email** to arrange your first lesson. Always leave a message when you call.

Garage sale weekend photos



BAY HILLS GOLF CLUB

SENIOR MEN'S GOLF

WEDNESDAYS AT 8 AM

Arrive by 7:45 am to check in

- No need to pre-register
- Show up and play when you can
- Cost: \$5/week + Greens Fees (non-member)
- 18 hole rounds - format to vary
- Optional skins
- Starts Wednesday April 19th

Questions? Contact Damon - damonwbayhills@gmail.com



Medal of Honor for Highway 20

Three years ago, the Nebraska Department of Transportation unveiled two new signs that designate U.S. Highway 20 as the “Nebraska Medal of Honor Highway.”



Nebraska Medal of Honor Foundation

President Darryl Harrison said the project is one of the most honorable things he has ever been a part of. He said everyone who has worked on the project has been passionate about honoring medal of honor recipients.

“When we talk about medal of honor recipients there is nothing higher, not in the world of the military,” Harrison said. “Everyone working on this project has been such a joy to be around. I have been so blessed just to be around such wonderful people.”

Nebraska became the fifth state to formally adopt the Medal of Honor name for U.S. 20, which stretches across the northern

portion of the state. The highway starts in Newport, Oregon, and ends in Boston, Massachusetts.

The Medal of Honor is the United States’ highest award for military valor in action.

Celebration events and signs commemorating the new name took place across Nebraska.

About two-thirds of all 3,508 Medal of Honor awards given since 1863 are connected with the 12 states connecting Highway 20: Oregon, Idaho, Montana, Wyoming, Nebraska, Iowa, Illinois, Indiana, Ohio, Pennsylvania, New York and Massachusetts.

Be kind to our hummingbirds



Editor’s note: Buc Bay neighbor Sandy Rhoades wanted to share some information about the feeding of hummingbirds. Here’s what she’s passing along:

I notice that many people who live here are not educated about feeding hummingbirds. If guidelines are not followed our dear friends get a fungus from the nectar, and they will die. Feeders should be out of the sun and changed every other or third day. Homemade nectar works great, and food color is not necessary. It is so much fun to watch them, but we need to provide a healthy meal for our feathered friends.

Always use refined white sugar (regular table sugar). Never use honey, corn syrup or raw, unprocessed sugars. Powdered sugar (also called confectioners’ sugar) often contains additional ingredients, such as cornstarch. Therefore, it is not recommended for use in creating hummingbird food.



Pets of the month



Editor's note: This month we feature Ivy and Scout, who live with Karen Luksa on Lakeside Drive. Here's her story about the two labs:

Ivy (shown on the right) is 5 years old, and Scout is 12 weeks old. They both came from Smith Farms Labradors in Cottage Grove, Minn. They are half-sisters. Their father's name was Bear.

Scout is my third black lab from Smith Farms. We got Roxanne there 16 years ago, but, sadly, she is no longer with me.

Want your pooch (or kitten or other animal) featured in the newsletter? Email editor John Fey at: jmfey1952@gmail.com.



They were born this month

- » Princess Diana — born 7/1/1961; died 8/31/1997
- » Selena Gomez — born 7/22/1991
- » Robin Williams — born 7/21/1951; died 8/11/2014
- » Tom Cruise — born 7/3/1962
- » Jennifer Lopez — born 7/24/1969
- » Nelson Mandela — born 7/18/1918; died 12/5/2013
- » Vin Diesel — born 7/18/1967
- » Arnold Schwarzenegger — born 7/30/1947
- » Kevin Hart — born 7/6/1979
- » Tom Hanks — born 7/9/1956
- » Harrison Ford — born 7/13/1942

This month's quiz: What year was the town of Murray established? A) 1863. B) 1884. C) 1902. D) 1851. Answer bottom of Page 20 (no Google searches allowed).

Club champs crowned

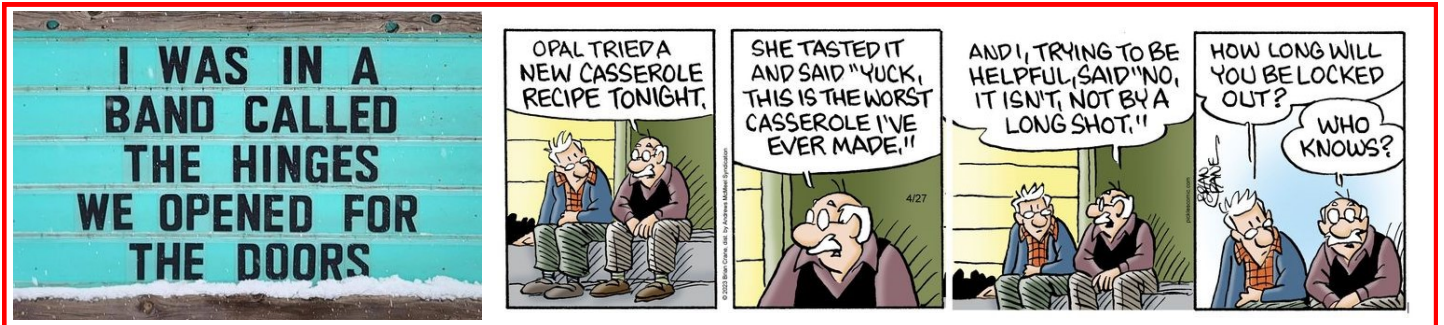


The two-day Bay Hills Club Championship concluded June 25. Caleb Meyer, left, captured the men's division; Peggy Wyffels took the women's title; and Tom Weirauch took the senior division crown. Congrats to all who participated. (Photo by Damon Wagner.)

Channel 6 meets HOA members



WOWT's Mike McKnight paid a visit last month to speak with residents of Lakeside Drive regarding the vacant lots that hadn't been mowed (including the ones near the 10th fairway). The residents told McKnight that they had been billed in previous years for mowing of the lots, and they contend the developer of the lots is responsible for payment of those services. McKnight spent about 45 minutes with the group, and his report aired the next night (June 14) on Channel 6. As of the end of the month, the issue had not been resolved.





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Bobenhouse Tesar

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Buccaneer Bay Market Minute!

January 1, 2023 - June 28, 2023

| Home Activity | Total # of Homes | Average Days on Market | Average Sale/Pending Price |
|---------------|------------------|------------------------|----------------------------|
| Sold/Pending | 11 | 17 | \$371,000 |

Current Homes For Sale - June 2023

| Address | List Price |
|------------------------|------------|
| *2914 Cape Horn Circle | \$329,000 |
| *2705 Cape Horn Circle | \$359,000 |
| *3024 Lakeside Drive | \$364,900 |
| *2616 Fountian Circle | \$365,000 |
| *19619 Ewel Court | \$430,000 |
| *19620 Ewel Court | \$438,000 |



"We're blessed with the opportunity to stand for something

—for liberty and freedom and fairness.

And these are things worth fighting for, worth devoting our lives to."

—Ronald Reagan



* 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.



Kitchen open Tuesday – Friday

Dine in or Carry out

402-298-8191

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

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

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

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

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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 |



Rebecca Ehrenfried
Attorney

Meet Your Omaha Advocate: Rebecca Ehrenfried

Rebecca Ehrenfried is the newest member of The Nebraska Advocates. She is a local Nebraskan who is passionate about helping her community members get the help they need after an accident. As your attorney, Rebecca will be by your side every step of the way— from the moment you call our office to the day you receive your settlement check, Rebecca and her team will have your back.

If you've been injured in an accident, the personal injury attorneys with The Advocates can help you get on the road to recovery.

We take on a number of different injury cases, including:

- Car, truck, and motorcycle crashes
- Bicycle and pedestrian accidents
- Premises liability cases
- Dangerous and defective products

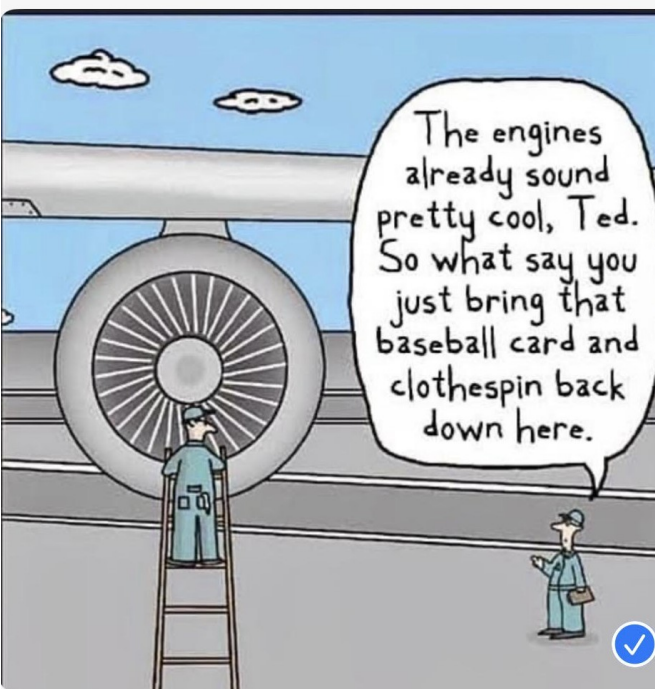
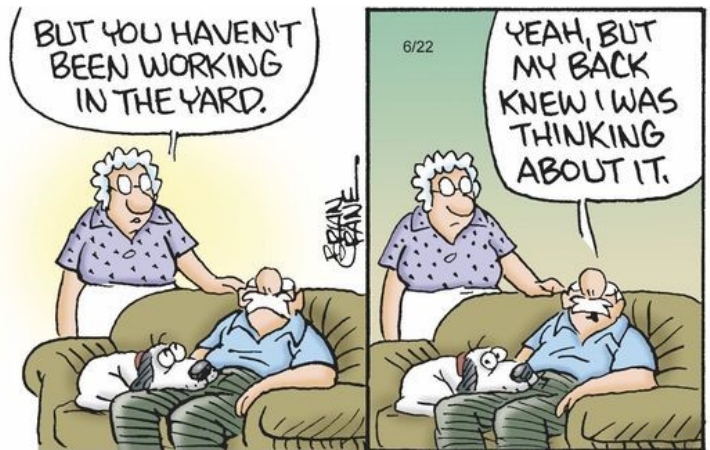
For more information on how Rebecca and the rest of the Nebraska Advocates can help you, visit theadvocates.com/nebraska.

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INJURY ATTORNEYS

Here are summer chuckles for July



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
- Over 25 Buccaneer Bay Residents Have Used R & K Lawn Service



Call Ron for Free Quote

Cell – 402-916-0940

Home – 402-502-0015

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.gibson@buccaneerbay-ne.org | |
| 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.



2023 Board of Directors

President

Roger Wehrbein, Plattsmouth

Vice President

Del Hervey, Plattsmouth

Secretary

Pat Meisinger, Plattsmouth

Treasurer

Alicia Garbers, Plattsmouth

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

The board usually meets the fourth Tuesday of the month.

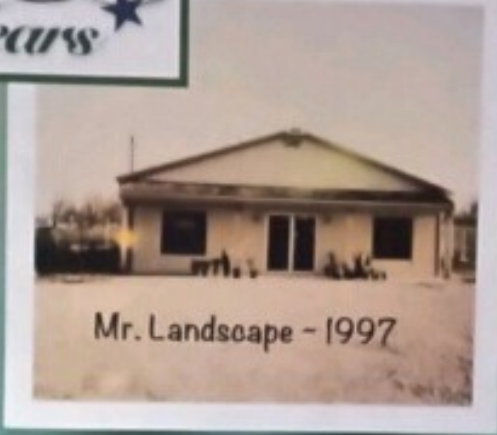
Cass County Historical Society Foundation: Dave Pankonin, President; Pat Meisinger, Secretary; Leigh Jean Koinzan, Treasurer; Mel Luetchens, Board Member; Roger Wehrbein, Board Member; Bruce Wiles, Board Member.

Weak short jokes for July

- » What do you call a fake noodle? An impasta!
- » Why can't you explain puns to kleptomaniacs? Because they always take things literally.
- » Why did the hipster burn his mouth? He drank the coffee before it was cool.
- » How does a rabbi make coffee? He brews it!

- » What sits at the bottom of the sea and twitches? A nervous wreck.
- » What's private investigator's favorite shoe? Sneakers.
- » What does the man on the moon do when his hair gets too long? Eclipse it.

MR. LANDSCAPE NURSERY & GARDEN CENTER



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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. **These Covenants have expired.**

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, the Covenants have been 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

Elections held in even numbered years.

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

SID Auditor

Goracke, Ritterbush & Piotrowski
 Tom Shearer 402-896-1500

SID Fiscal Agent

Ameritas Inv. Corp. 402-384-8433

Water/Waste Water Maint.

PeopleService Inc.
 402-932-8143
 888-527-9853

Contact for water or sewer issues.
 24 hour Emergency# 888-861-1921

Monthly Water Billing Rates

Sewer \$13.10 + tax monthly flat fee
 Waste Water Treatment Plant Debt
 Reduction — \$16.00 a month
 Water base fee up to 5,000 gallons — \$13.10
 Additional fees beyond 5,000:
 5,001 — 10,000: \$3.10
 10,001 — 20,000: \$3.25
 Over 20,001 — \$3.40

Architectural Control Committee

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.

Plattsmouth Schools

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

First Students Bus Service 296-5624

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)

Local News Papers

Plattsmouth Journal — 296-2141
 Published Thursdays, delivered by
 Mail to Buccaneer Bay, arrives on
 Friday.

www.cass-news.com

Cassgram — Free at Local Businesses
 Contact Steve Warga via E-mail:

Cassgram@windstream.net

www.cassgramonline.com

Omaha World Herald — 444-1000
 Daily Delivery

Buccaneer Bay Newsletter

John Fey — 402-250-6574

jmfey1952@gmail.com

Other Numbers

Emergency 911
 Cass County Sheriff — 402-296-9370

Neighborhood Watch Lead Coordinators
 Jennifer Sommer, Jill Bobenhouse Tesar

Bay Hills Golf Course — 402-298-8191

COX — 402-933-3000
 Windstream — 800-501-1754

Future Technologies (Internet)
 — 402-933-2877

Spiral (Internet) — 712-800-1100

Black Hills Energy — 888-890-5554
 Emergency — 800-694-8989

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

Plattsmouth Post Office — 296-2152

Union Pacific RR — 800-848-8715
 Burlington Northern — 800-832-5452
 Public Service Comm. — 471-3101

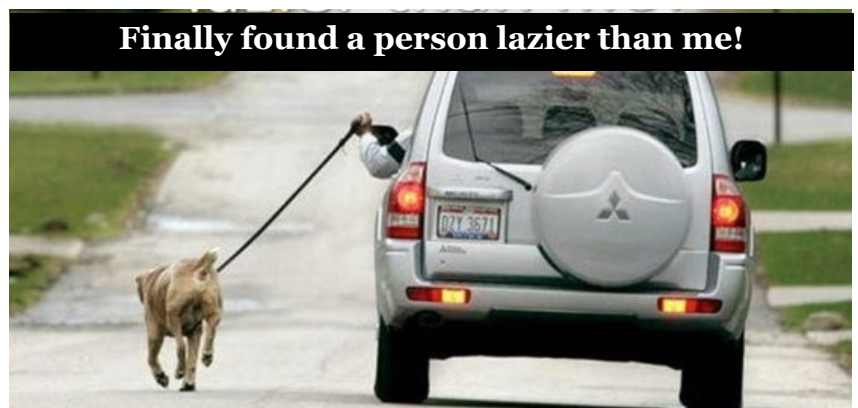
Architectural Control for Blk 27 Sailboat Lake

Sailboat Lake Board/Architectural Control

Buccaneer Bay Web Site

www.buccaneerbay-ne.org

Provides various information on the
 Sanitary Improvement District.



Finally found a person lazier than me!

Quiz answer: B.

WHO IS RESPONSIBLE FOR WHAT?

| FUNCTION | WHO IS RESPONSIBLE | COMMENTS |
|---|---|---|
| <u>ANNIMAL 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 |