



*Getting to know Buc Bay residents*

# Music plays a big role in his life

It's safe to say that Robert Brutus traveled the farthest to get to Buccaneer Bay. He grew up in Haiti, which is more than 2,000 miles from Nebraska. Growing up, he became acquainted with a woman who was a missionary from Nebraska, and that's what inspired him to move to America in his late teens. He had no idea where the state was.

Even though Haiti was not as financially solid as the United States, Robert wants to give credit to "the greatest man that ever lived," his father, Ornil, who made all the financial sacrifices to obtain the necessary first-year tuition for him to attend a private school, Union College.

Today he's retired and living on Ridgeway Road and enjoying life as a music instructor under the name Uncle Bob. He and his wife, Phyllis, of more than 40 years, moved into the Buc Bay neighborhood three years ago.

Robert made the move to Nebraska and enrolled at Lincoln's Union College, a private Seventh-day Adventist school. His original plan was to attend medical school but found out it was quite expensive. So with computers just arriving, he elected to study computer science.

It was then that he met Phyllis, and today the couple has four daughters and eight grandchildren.

After getting his degree, Robert was employed by the state of Nebraska. He then switched to become a consultant on computer programming.

"My first job was on a project for Microsoft," he said. "That was in Omaha, and it was very successful."

From there, Robert moved on to a position with First Data in Omaha. In the late 1990s, the family moved to Elkhorn.

Robert's grandson Samuel, son of daughter Rachel, (who had neuroblastoma cancer) and some of her other children had been going in and out of hospital, which triggered him to move to Washington State to help Rachel.

"Rachel had some issues herself with Multiple Sclerosis," Robert recalled. "She needed our help."



**Robert Brutus enjoys playing — and teaching — the guitar. He and wife Phyllis moved to Buccaneer Bay three years ago.**

Robert began playing the guitar at around age 14, and he also learned to play the piano while attending college in Lincoln. He took the lessons from the father of the woman he met while living in Haiti.

Years later, he became the author of a book titled "Frantic Souls," which was published earlier this year. In 2012, he co-authored a book titled "Help and Hope for Haiti," which was written by Rubens Pamies, M.D., former chancellor at the University of Nebraska Medical Center.

Long before then, he concentrated on improving his guitar-playing skills.

"When I first started," he said, "I didn't have any teachers, so it was very hard for me."

# Uncle Bob: Robert enjoys sharing his talent at his church

*Continued from Page 1*

But once he felt comfortable with the instrument, he began playing before crowds.

“When I go to church, I give concerts with my guitar,” he said. “It was my goal to do that.”



**Phyllis and Robert Brutus have been married for more than 40 years.**

Robert also mentors students online.

He has a daughter who lives in Bellevue, and that’s how he learned about Buccaneer Bay. But first, Robert and Phyllis put in an offer on a house in Lincoln.

“We found this one at the last minute,” he said. “We got it right away.”

Like many Buc Bay residents, Robert and Phyllis enjoy the neighborhood for its peacefulness and the occasional sightings of wildlife.

“What I like about the area,” Robert said, “is that the people are very nice. We know our neighbors and talk to them all the time. They’re all very courteous. Before we had the fence put in, we had deer in the yard all the time.”

Robert enjoys working with students who range from quite young to older.

“For girls or boys, a good age would be around 14,” he said. “That’s when they can really understand. I don’t cram theory all the time on them. I give them the freedom. If they don’t want to play classical music, I have an electric guitar in my closet they can use if they want to play country music or whatever they like.

“When they study music the way they’re supposed to, it’s much easier for them to switch to a different genre. They can have good foundations.”

By the time he and Phyllis moved to Bay Hills, Robert retired but wanted to stay busy by providing music lessons to those who were interested.

“I have a few students from here,” he said. “I have one lady from the area, and she’s doing well. She comes every week. She’s making a lot of progress.”

Robert also mentors



**Robert enjoys spending time with the grandkids who live close by.**

Age is never an issue, Robert said, when it comes to learning to play a guitar or piano. He encourages retired people to pick up a new hobby by taking up an instrument.

“You’ve got to get a hobby,” he said.

## Meet this month’s pets



**Bob and Amy Hoffer stop for a photo of their three terriers during a recent walk. They live on Lakeside Drive.**



# Here's the scoop on cicada killers

Mild mannered female cicada killer wasps are active across parts of America during the summer, intent on their tasks of 1) digging underground burrows and 2) provisioning them with paralyzed cicadas that will be food for their grub-like larvae. The wasps will be very focused on these tasks for several weeks.

Tall grass does not seem to keep them from locating the entrance.

**Why are cicada killers so abundant in some areas?** These solitary wasps choose sites with specific characteristics: well-drained, light-textured soils in full sunlight that are near trees harboring cicadas. They may dig along sidewalk or patio edges, in flower beds, gardens or lawns. As much as 100 cubic inches of soil may be brought to the surface as tunnels are formed. This can be unsightly in highly managed turf and the accumulations may smother grass. Sometimes skunks may dig up areas that have been extensively tunneled by the wasps to feed on cicadas and wasp larvae.

Large aggregations of cicada killers can build up over time. An estimated 40 percent of the developing larvae (a dozen or more per tunnel) may emerge as adults the following year so numbers can increase rapidly.

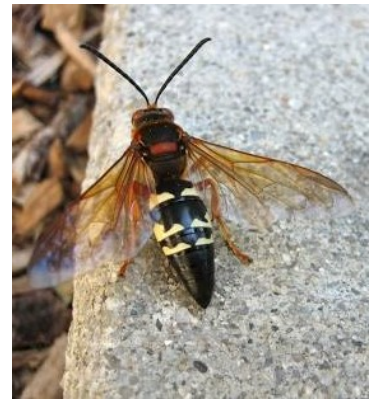
**Are cicada killers dangerous?** Females have significant stingers which they plunge into cicadas to inject venom that paralyzes them. Without doubt, their stings are painful. However, they are not aggressive and do not have nest-guarding instinct of honey bees and hornets. You can walk through areas where they are active without attracting attention.

The buzzing noise that the wasps make and the warning colors on their wings and bodies intimidate and discourage predators that see them as a large meal. When attacked, females will use their stinger to protect themselves.

Males lack stingers but are territorial. They will approach anything that enters "their area," including walkers, people mowing or using weed-eaters, or riding tractors. They may hover and challenge trespassers but are harmless. That can be easy to forget when staring down a big wasp.

**Will cicada killers harm pets?** Some dogs and cats may catch cicada killers but usually only once. Those that pick females probably will be stung, remember it, and associate the experience with the buzzing sound and warning colors.

Some may have a severe reaction to the venom, especially if stung in the mouth. If that is suspected, the animal should be taken to a veterinarian immediately. Wasp flight begins in early morning and can continue until dusk. Wasps remain in their burrows at night so encounters can be avoided by managing the activity of the pet.



**The cicada killer wasp can be seen around Buccaneer Bay during the summer months.**

## Can cicada killers cause damage?

Female cicada killers dig extensive tunnels where their young will be raised, displacing several pounds of soil in the process. Occasionally, it can result in some damage, such as destabilizing a brick patio laid on sand. This is an instance when control may be needed.

Cicada killers may dig in the loose soil in vegetable gardens or flower beds. A burrow at the base of a plant may disrupt its root system. If only a few plants are affected, drenching the area around their bases with water is probably the best approach. The wasps do not like wet soil so they may abandon the site. Watering the plants thoroughly will settle soil back around the roots, giving them a chance to survive. Do not drench soil around plants with an insecticide mix because it may damage the roots and/or result in a residue in the plant. Cicada killers may begin to dig in sandy areas on playgrounds or in golf course sand traps. If practical, keep these areas wet or regularly churn the sand to discourage wasps from establishing their tunnels.

## 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](mailto: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](mailto:jmfey1952@gmail.com).**

From the Editor, John Fey

# A few pet peeves can be petty

I like to begin most weekday mornings by turning off the TV around 7:15 and turning on KFAB. I'm sure I'm not alone as this is a good way to get information, weather forecasts and, of course, traffic reports.

Yes, I have some friends who find one of the personalities on the morning news show abrasive (think fingernails on a chalkboard). From 9 to 11, Scott Voorhees takes over. I began listening to him around 2008, shortly after the World-Herald let me go.

While I can't say I'm a huge fan of his show, I do enjoy many of them. Among



my favorites is when he occasionally gets a pent-up desire to open the phone lines and take petty complaints from listeners. Almost always on a Thursday, Voorhees calls it "Petty Complaint

Thursday."

So this month, while trying to come up with something to fill this space, I thought I'd throw out some petty complaints that have been simmering in my head for many, many years. So here goes:

» **Grocery shopping.** Why is it that when there are just a few customers at our local Hy-Vee, there's always one with a cart parked right next to the item I'm looking for? And it seems to take forever for them to move forward.

» **Grocery shopping II.** I continue to be amazed at people who load up their grocery cart to the brim with non-liquor items and decide it's OK to check out in the liquor department — especially when I have just one or two bottles in hand.

» **Grocery shopping III.** It's mind-boggling, to me at least, how many people still write checks. I don't mind that,



The art of merging seems to be lost on too many drivers. Common courtesy apparently isn't part of their vocabulary.

except most of the time they don't begin writing the check until *after* the last item has been scanned. You certainly could put in Hy-Vee and sign it while waiting for the total to show. Then the staff member has to run the check through the verification machine, holding you up even longer.

» **Grocery shopping IV.** This one just popped into my head, and it's about as petty as you can get. Why do some people use the exit door to enter and the enter door to exit? I guess if it's freezing cold or raining and your car is close to one of the doors it might make sense. But then why have entry and exit doors?

» **Drivers.** I could write a book about some of the driving I see just about every day. But the couple that stand out are those who think it's OK to go 10 or more miles per hour over the speed limit. The other one involves merging, and we've had to deal with that for months and months. Are you in that big of a hurry that you have to speed around me just to get a couple of car lengths ahead?

» **Road work.** Speaking of merging, when is the work on Hwy. 75 north of Plattsmouth to the Hwy. 34 interchange ever going to get completed? Not many folks out there are complying with the 55 speed limit, that's for sure.

This isn't a petty complaint, it's legit. I'm sure there are many of you who have similar petty complaints, and if you want to share them with fellow newsletter readers, send them to me at [jmfey1952@gmail.com](mailto:jmfey1952@gmail.com).

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Staying on the subject of driving, I must share the story of our trip to Colorado last month. It was our fourth straight summer of vacationing a week in Granby, which is north of Winter Park. It's a bit of a long drive — a good 10½ to 11 hours — and you have to drive through the heart of Denver.

We had no issues with traffic going out, and it appeared the return trip was going to go smoothly once we got through Denver. But as anyone who has driven Nebraska's I-80 knows, truck congestion is unbelievable.

The killer is when they try to pass each other and cause traffic to back up. Worse this time was the truck that decided to change lanes as I was passing.

I've never honked my car horn so many times as I did that day.

Do you have a story, a story idea, photo or joke to share? Contact John Fey at [jmfey1952@gmail.com](mailto:jmfey1952@gmail.com).



# FALL AERATION

CONTACT JOHN CAMPIN

**402-853-6909**

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



# Winning putt from the shootout



Cindy Benson watches as her putt on No. 2 goes in to wrap up last month's Member-Member shootout. Cindy and Ray Herek (standing behind her, admiring the putt) were on the winning team. It was one of the fastest conclusions to a shootout that many could remember. Congrats to all who participated in the tournament. (Photo submitted by Joe Dyess.)



## Friday Couples Fun Night

5:45 PM Shotgun Start  
9 Holes  
Flag Prizes

\$10 per couple (Members)  
\$50 per couple (Non-Members)

May 19th  
June 2nd  
July 7th  
Aug 4th

A different format each month!

Register online  
[www.bayhillsgolfclub.com](http://www.bayhillsgolfclub.com)

Registration opens the Sunday prior to the event date

3200 Buccaneer Blvd., Plattsmouth, NE 68048



## 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.**



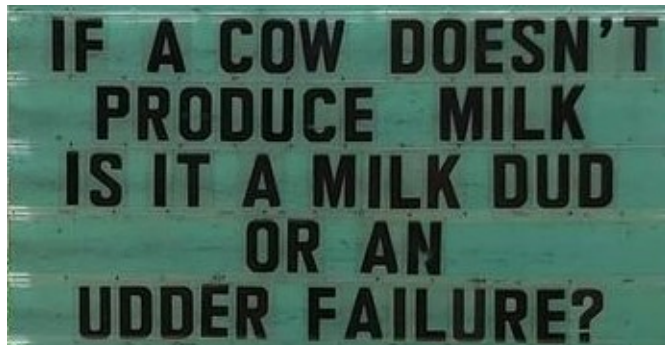
[Unclebobguitar@gmail.com](mailto:Unclebobguitar@gmail.com)  
**402-804-6455**  
**The first two  
half-hour lessons  
are free.**

**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.



# Fireworks photos from July show



BAY HILLS GOLF CLUB

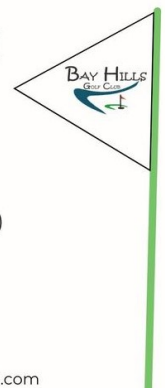
## SENIOR MEN'S GOLF

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](mailto:damonwbayhills@gmail.com)





# Gardens are thriving, despite the heat



The toasty weather at the end of last month didn't appear to bother various Buc Bay gardens, although some — like this one off the Boulevard — needed sprinkler help once in a while.

## A beautiful sight after rain



Buc Bay resident Jeff Gorman captured this amazing photo of the double rainbow that took place during one of the July rainstorms. After two months of very little rain, (May was the driest on record), we received beneficial precipitation the first week of last month. The golf course owners surely appreciated the rain.



# Chuckles for this month



"The barking could be boredom, fear, separation anxiety, or just wanting attention. But most likely it's because he's a dog."  
—A.Mimi's Life—



## They were born this month

- » Michael Jackson — born 8/29/1958; died 6/25/2009
- » Kobe Bryant — born 8/23/1978; died 1/26/2020
- » Barack Obama — born 8/4/1961
- » Jennifer Lawrence — born 8//15/1990
- » Whitney Houston — born 8/9/1963; died 2/11/2012
- » Neil Armstrong — born 8/5/1930; died 8/25/2012
- » Tom Brady — born 8/3/1977
- » Mila Kunas — born 8/14/1983
- » Usain Bolt — born 8/21/1986
- » Roger Federer — born 8/8/1981
- » Sean Connery — born 8/25/1930; died 10/31/2020
- » Cameron Diaz — born 8/30/1972
- » Macaulay Culkin — born 8/26/1980
- » Napoleon Bonaparte — born 8/15/1769; died 5/5/1821
- » Jack Black — born 8/28/1969
- » Magic Johnson — born 8/14/1959



**This month's quiz: Which of these Hollywood stars does NOT have Nebraska ties? A) Nick Nolte. B) Gerald Ford. C) Clark Gable. D) Marlon Brando. Answer bottom of Page 15 (no Google searches allowed).**





Bobenhouse Tesar

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[jilltbob@windstream.net](mailto:jilltbob@windstream.net)

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# Buccaneer Bay Market Minute!

January 1, 2023 - July 25, 2023

Home Activity	Total # of Homes	Average Days on Market	Average Sale/Pending Price
Sold/Pending	14	42	\$372,142

Current Homes For Sale - July 2023

Address	List Price
*2914 Cape Horn Circle	\$3299,000
*2705 Cape Horn Circle	\$349,000
*3322 Fairway Drive	\$429,000
*2823 Lakeside Drive	\$449,900
*4416 Windward Drive	\$525,000



“Tell me and I forget.  
Teach me and I remember.  
Involve me and I learn.”  
—Benjamin Franklin



\* 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.

**They said bring a dessert  
and a game to the party...**



**Nailed it!**



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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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## 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:

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For more information on how Rebecca and the rest of the Nebraska Advocates can help you, visit [theadvocates.com/nebraska](http://theadvocates.com/nebraska).

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**Advocates**  
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# End to another beautiful day



Spectacular sunsets are common here at Buccaneer Bay. This photo was taken last month by Mike Gabriel, whose backyard overlooks the Bay Hills fifth green.



**WHEN WE WERE KIDS**  
YOU DIDN'T HAVE TO SAY "DON'T TRY THIS AT HOME" BECAUSE WE WEREN'T ALL A BUNCH OF MORONS.

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Home – 402-502-0015

Quiz answer: C.

# 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](http://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.

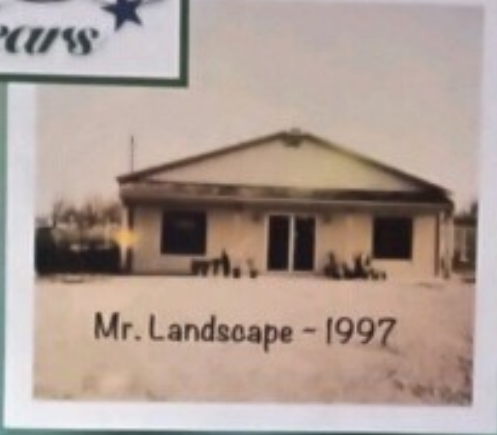
## Weak short jokes for August

- » **Why was Cinderella so bad at soccer?** She kept running away from the ball!
- » **What did the horse say after it tripped?** Help! I’ve fallen and I can’t giddyup!
- » **What do you call a well-balanced horse?** Stable.
- » **How do you make an egg-roll?** You push it!

- » **Why do cows wear bells?** Because their horns don’t work.
- » **Why did the bicycle fall over?** Because it was two tired.
- » **RIP, boiling water.** You’ll be mist.
- » **I ordered a chicken and an egg online.** I’ll let you know what comes first.



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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 1<sup>st</sup> 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 18<sup>th</sup>, 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](http://www.cass-news.com)

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

[Cassgram@windstream.net](mailto:Cassgram@windstream.net)

[www.cassgramonline.com](http://www.cassgramonline.com)

Omaha World Herald — 444-1000  
 Daily Delivery

## Buccaneer Bay Newsletter

John Fey — 402-250-6574

[jmfey1952@gmail.com](mailto: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](http://www.buccaneerbay-ne.org)

Provides various information on the  
 Sanitary Improvement District.



## 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 &amp; 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