



Getting to know Buc Bay residents

Echo the dog unites community

It seemed like a good idea at the time. Relatively new to Buc Bay, Joe and Melissa Giesick wanted to get a companion for Melissa's son CJ, who teaches special education in Atchison, Kan., just southwest of Saint Joseph, Mo. Melissa and CJ traveled to a dog rescue southeast of Des Moines, Iowa, to pick up Echo on Sept. 29. Then it was off to Buccaneer Bay.

That became the start of their week-long nightmare. But not to worry as this story has a happy ending.

Shortly after they pulled into the driveway of the Giesicks' home on Sterling Court, Echo managed to slip out of her collar and took off. Joe arrived soon after from officiating a high school football game. The family was stunned, to say the least, and immediately sought help from Buc Bay residents via Facebook posts.

This was Melissa's initial reporting about Echo (which included a photo of the Corgi):

"We adopted this sweet girl yesterday from a rescue, and as we were unloading her from our car she slipped out of her collar and got away. As you can imagine, we are sick and scared to death. She is a very timid girl. Her name is Echo. If you spot her please contact me. We live in the Buccaneer Bay community."

Melissa remembers CJ's joy during the trip home after picking up Echo.

"He rode in the back seat with her like a new dad all the way home," Melissa said. "She snuggled right up to him. It was a great trip home."

Great, that is, until Echo bolted.

"Something spooked her, and she slipped right out of her collar," Melissa said "We watched her dash right across the street. The kids took off after her."



It took longer than expected, but son CJ was thrilled to have his dog, Echo, as his new companion. (Photo courtesy of Melissa Giesick.)

Suddenly, CJ found himself joining the search party for the missing dog. The hours turned into days, and the concern grew — not just for the Giesicks but those who followed the daily Facebook posts.

Here was Melissa's post from the second day of searching:

"We bought our house here last year because we loved the area, but today we found out just how truly at home we are. I cannot begin to express how grateful we are for all of the help we have been given in our search for Echo. What a loved girl! She was spotted tonight via drone down by the tracks and then was scared back into the brush. We still haven't brought her home, but at least we have an idea of where she's hiding. We will be back out searching tomorrow and again just want to thank you all for continuing to look."

After more than an hour that first night, the family stopped searching with hopes they would find Echo the next day.

"We put out some food and water in hopes that maybe we could get her to come back," Melissa said. "Then, of course, we started again the next day."

Echo: Dog was spotted all around neighborhood for days

Continued from Page 1

Before setting out again, Melissa notified Robin, the woman from whom they got Echo, with the horrifying news. Later that day, Melissa was told Robin and her daughter were coming to help with the search.

Related Melissa: “Robin said, ‘I think if we call her she’ll come out.’ And I said, ‘Maybe, but you’ve got to understand we have a vast territory. It’s not like a couple of yards.’ She and her daughter came anyway that Saturday and we spent all day looking.”

Then came what Melissa and Joe found amazing: the many people from blocks away who wanted to help.

“It was like this whole community was invested in this dog,” Melissa said. “The people here were so unbelievably amazing. We had people constantly out looking.”

As Echo continued on the run, Melissa updated everyone on her Facebook page:

“We have had another spotting on the course between (holes) 2 and 3, and the kids are there now. She’s pretty timid but probably hungry, so we are setting out a trap with food in it. My son has seen her, so we are hopeful. Continued prayers are appreciated. Let’s get this girl home! (If you spot her please don’t approach as it might scare her.) Thank you all!”

That was when CJ came close to getting Echo.

“He got within 3 feet of her,” Melissa said, “and something spooked her, and she took off on the run again.”

Melissa works the night shift as an ICU nurse at the Bellevue Medical Center, and she normally has no trouble sleeping dur-



Echo has that, “You got me!” look the day she was snared, ending a long week of roaming around Buccaneer Bay. She was found less than a half mile from the Giesicks’ home. (Photo courtesy of Melissa Giesick.)

ing the day. Of course, that all changed with Echo roaming around Buc Bay. With each passing day the concern grew.

One Buc Bay resident was able to track Echo using a thermal camera.

“He sent me a message and a map of where he thought she was going,” Melissa said. “He said by the size and everything, he was 90 percent sure that this was her. Ultimately, he was right.”

Another resident on Ewel Court spotted Echo in the middle of the street. There was another sighting on Ewel near where a new home is being built. Echo then was observed around Sterling Court, so more hope followed that she’d be found. The reports came during the day and even night.

“People would walk in the middle of the night, and I’d get messages while I was at work,” Melissa said. “I was thinking, ‘Why are you out looking for my dog at night?’ Oh my gosh, they were amazing.”

Two days before Echo was caught, she posted this:

“Echo Update: She was spotted on Ewel Ct. and now has ran into wooded area just east of hole 2. Joe is with her Iowa family, and they are currently trying to call her.”

By then, CJ had returned to his Kansas apartment since he had to get back to his teaching job. The search went on without him.

Two days before Echo was captured came this encouraging Facebook update:

“I’m sorry,” she wrote, “I don’t mean to blast everyone with updates, but so many of you have been on the search for Echo,



Echo poses near the clubhouse before heading to her forever Kansas home. (Photo courtesy of Melissa Giesick.)

See Echo, Page 3

Echo: News of dog's safe return put the owner on Cloud 9

Continued from Page 2

so here goes: She has a definite path. She is traveling at night from the woods out to the golf course around hole #5. She was spotted there last night around 11, and then this morning about 5 a.m. Our plan is to set up a feeding station and traps in this area in hopes that she is now hungry enough. I would ask that you don't set out food for her as we want her hungry enough to come to that area. If you spot her please don't hesitate to call us. Again thank you all for your continued efforts!"

A day later came an even more-upbeat update (well, sort of):

"She was witnessed this morning taking food out of the biggest trap. The problem with the trap is it is for a much larger dog, so her weight didn't set it off. We believe we have the area narrowed down, and the other two traps are in place for tonight. I believe if we let her be she will be back tonight in the same area. Please do not go looking tonight in this area as it might scare her into relocating. We are hoping for good news by morning. We really appreciate everyone being so visual and giving us info. This has really helped us zero in on her and hopefully the plan we have works out by morning. Thanks again everyone."

The good news did, indeed, come the next day when Echo set off a trap not far from their home. She was spotted earlier by a home security camera.

Around 4 p.m. on Oct. 6, Melissa and her ex-husband (who volunteered to help look) spotted something in a trap. Sure enough, after a week of hiding, Echo was captured.

Said, Melissa, "I think I screamed so loud the whole golf course heard me."



Joe Giesick holds Echo after she was safely caught. (Photo courtesy of Melissa Giesick.)

The next day, Echo was taken to the Plattsmouth vet and received a clean checkup, a new air tag and microchip. She then was reunited with CJ, who now has his new companion.

Speaking during a video phone conversation, CJ was clearly thrilled to be reunited with his new dog.

"I was so relieved," he said about hearing the good news. "I was so worried that something might have happened to her, and I was so glad she was found safe."

The Giesicks, equally ecstatic over the happy ending, learned something important about Buccaneer Bay life during their ordeal.

"We were meeting people down by the lake, we were meeting people living up here," Joe said. "We were meeting so many people just looking for the dog. It was crazy."

Added Melissa: "The people here were just unbelievable. I've never lived anywhere like that."

Throughout it all, Joe and Melissa never gave up hope for a happy ending.

"It was in the back of our minds all the time," Joe said, "but we said we didn't want to talk about it. This was our life for the whole week."

Said Melissa: "We had one day where we didn't have any sightings. That was probably the hardest day. The only thing that kept us going was we just kept thinking positive thoughts."

CJ said he, too, was blown away by how the community came together for Echo.

"I did not expect the help we got," he said, "but I'm super appreciative of it."

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
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- 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

October 1997 storm was monster

October is not just the transition from early to late fall to the winter season, it's the end of fall high school sports. As you'll note this month, we salute the feat of qualifying for state by the Plattsmouth boys and girls cross country teams that included teenagers of some of our Buc Bay neighbors.

What a thrill that had to have been for the runners and their families. It brought back memories of when our middle son, Derek, and his Omaha Westside teams qualified for state his junior and senior years.

The high school state cross country meet was staged in Kearney on the Kearney Country Club's golf course (and still is). The first year Derek ran it was 1997, and it was memorable in more ways than one. The Nebraska

weather forecast for that Friday called for all-day rain, and that's just what happened. It was miserable for both runners and their fans. The rain didn't let up on the drive back to Omaha.

It rained all night and into the next morning as we headed to the airport for a flight to Orlando, Fla., and our first visit to Disney World. A friend dropped us off at the airport, and I remember asking the guy if he had heard the forecast for Omaha.

"They're calling for 1 to 2 inches of wet snow on the grassy surfaces," he said. I thought it wouldn't be a big deal. Boy, was I wrong.

After we checked into our hotel on the Disney property, we ate dinner at the ESPN Club. There was a small TV in each booth, and the Nebraska-Kansas football game was on. It was pouring rain in Lawrence, and I recall saying something like, "Good thing that isn't snow." I never gave it a thought after



This was what Omaha looked like following the Oct. 25, 1997, surprise snowstorm. Power was out for 10 days in parts of the city.

that.

Shortly after returning to our room, the phone rang, which I thought was a bit unusual. "Who could be calling us here?" I wondered. On the other end was Shirley's mom asking if anyone was watching our house.

I told her that yes, a neighbor was taking care of the dog and then asked why she called. I was then told that Omaha had been clobbered by 13 inches of snow and the entire city was without power. This happened the day we left town, and we weren't returning until the following Saturday.

We had no idea how bad the storm was, and I thought we should just enjoy our week there and deal with it when we returned. Derek left a day early to run a road race the next morning, and he called with the news: This was a storm of historic proportions. Downed power lines were everywhere, and large tree limbs collapsed due to the heavy, wet snow.

We landed after dark that Saturday night, and when we pulled onto our

block, we saw that our entire neighborhood, just north of the Crossroads, was completely dark — except for our next-door neighbor who had a generator. It was positioned close to our bedroom window, and the loud noise coming from it made sleeping nearly impossible — tired as we were.

Power gradually was restored, but our neighborhood was in the dark until the Monday after we returned. I was going crazy after just a day and a half without electricity and couldn't imagine what it was like for our neighbors. When the power came on, I heard a cheer from a home across the street. Cleanup took weeks.

It all served as a reminder how cruel Mother Nature can be — as we all know too well.

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

Blue Devils girls, boys run at state

The future looks bright for the Plattsburgh High girls cross country team. For proof, there's the stellar showing at the state meet turned in by freshman Mallory Robbins, who lives in Bucaneer Bay. She was the first among the Blue Devils girls to finish on the Kearney Country Club course. Her time of 19:45.46 placed her fifth overall in the field of 84 finishers.

"It went better than I thought it would," Mallory said. "I placed higher than I thought I would."

Two other Buc Bay residents, sophomore Peyton Aughenbaugh and junior Mila Wehrbein, contributed to the Plattsburgh point total (152), which placed the Blue Devils ninth among the 12 team qualifiers. Peyton placed 49th overall in 22:45.28, and Mila was 66th in 24:38.56. Also scoring points for their team were freshman Maddison Allison (48th), lone senior Ivy Schmidt (50th) and junior Jolie Dix (63rd).

Conditions at Kearney weren't ideal for the runners.

"It was hot," Mallory said. "It was supposed to be cold."

Placing fifth overall came as a bit of a surprise she said, because "I just about puked when I got to the finish. It was a hard course."

Mallory, who picked up running as a fifth-grader, said she sees a big benefit from the sport.



Freshman Mallory Robbins placed fifth at state. (Photo courtesy of Cheryl Robbins.)

"It gives me a sense of family," she said.

Teammate Mila also ran at state her freshman year, so she felt comfortable on the Kearney course. The state meet, she said, was ultra-competitive.

"It was stressful," she said. "But also, when you're not ranked in the top 15, there wasn't a lot of pressure coming into it. It was just more exciting."

With another year left, Mila is also looking forward to improving should the Blue Devils again qualify for state.

"This year wasn't my most fantastic year," she said. "But I think I've learned a lot. So going into next year, I plan to apply that. I'm excited to see just how it'll come out."

The Plattsburgh High boys also had just one senior, Elijah Dix, among the runners who scored points at state. He placed 20th overall in 17:32.66. Junior Daniel Barclay, another Buc Bay resident, placed 45th overall in 18:27.63 as the Blue Devils scored 144 points. They were 10th out of 12 teams.



Peyton Aughenbaugh, left, and Mila Wehrbein run side-by-side at the state cross country meet. Peyton placed 49th overall, and Mila came in 66th. (Photo courtesy of Teri Wehrbein.)



The Plattsburgh girls cross country team finished ninth at the state cross country meet. (Photo courtesy of Cheryl Robbins.)



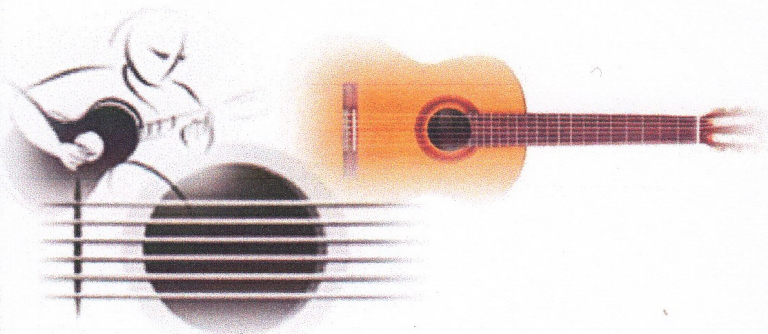
The Plattsburgh boys cross country team was led at state by Elijah Dix, who placed 20th overall. (Photo courtesy of Cheryl Robbins.)

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Hwy. 75 update on bridge work

Anyone who drove Hwy. 75 north of the Bay Road interchange the last week of October should have noticed that the bridge work south of the Platteview Road exit that had lasted all summer and into the fall apparently has ended. Even though the cones and barrels hadn't been picked up, the 55 mph speed limit was lifted. If you're a close reader of the World-Herald's Sunday editions, you've noticed that the next phase of road-work will involve bridges between Cornhusker and the Hwy. 34 interchange.

Another Hwy. 75 update came last month in the Cassgram re-grading the ongoing expansion to four lanes from Plattsmouth south. For those of you who didn't see it, here's what the report stated:

75 ON TRACK — That's the promising news about the Murray-to-Plattsmouth 4-lane expansion project schedule. "We're looking at a traffic switch (to 4 lanes) probably mid-November to

late November," said project manager Mike Fox of the Nebraska Department of Transportation. He added that it's dependent on weather allowing the work to happen. On the new southbound lanes, there are various smaller concrete pours in the next few weeks. The new southbound bridge over the Union Pacific Railroad tracks north of Highway 66 has progressed to the point where the pouring of the deck is anticipated in two weeks. Right now, workers are installing the metal pans between the girders that hold the concrete for the deck. After the deck is poured, crews will finish the railing and the raised median on the bridge. Fox estimates that will take about two weeks.

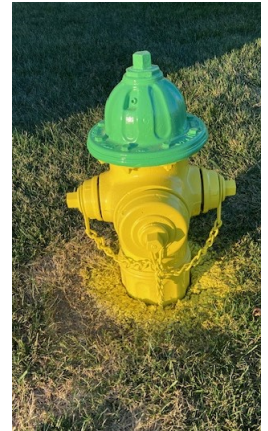
Earlier reports in the Cassgram advised that the R-CUT at Murray Road/Hwy 1 will not be completed until spring. Fox said he just heard the right-of-way is now all purchased for the R-CUT so that firms up the spring plans.

Here's the reason why fire hydrants are painted



Editor's note: Now that the Buc Bay fire hydrants have been painted, you may (or may not) be wondering why the tops have different colors. We enlisted the chair of our SID, Kurt Meisinger, for an explanation of the color codes. Here's what he replied:

"The 'cap' color is different based on how many gallons the hydrant can supply. During this year's hydrant flushing, each hydrant was tested and the volume determined. Blue is the highest, then green, then orange and, lastly, red. Also the base color of yellow (or white) means it's attached to a public water supply. Red base would mean private water supply. While these are fairly standard, not every community adheres to it."



Fall colors on display

The trees surrounding the 10th fairway at Bay Hills Golf Course showed their changing colors last month. A couple of days later, the cold wave hit.

Spaghetti feed benefits fire dept.



A large crowd stopped by downtown Plattsmouth last month to enjoy the annual spaghetti fundraiser held at the Plattsmouth Fire Department. The event included a number of raffle prizes.

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Foggy morning in Buc Bay



Residents living along and near Sailboat Lake woke up to fog last month before the cold snap arrived as this photo looking north attests. (Photo by Shirley Fey.)

Pickleball arrives in Buccaneer Bay



Spotted last month along Treasure Island Road was a home-made Pickleball court converted on the driveway of Helen and Bill Mooney.

This month's quiz: How many towns can be found in Cass County? A) 10. B) 20. C) 15. D) 13. Answer bottom of Page 15 (no Google searches allowed).



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Buccaneer Bay Market Minute!

January 1, 2023 - October 30, 2023

Home Activity	Total # of Homes	Average Days on Market	Average Sale/Pending Price
Sold/Pending	22	33	\$385,162

Current Homes For Sale - Oct. 2023

Address	List Price
*19636 Ridgeway Rd	\$340,000
*3029 Lakeside Drive	\$335,000
*2821 Lakeside Drive	\$349,950
*2916 Lakeside Drive	\$369,500
*2918 Lakeside Drive	\$369,500
*2823 Lakeside Drive	\$439,900
19605 Ridgeway Rd	\$449,000

“We must find time to stop and thank the people who make a difference in our lives.”

John F. Kennedy



* 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 were born this month

- » Chadwick Boseman — born 11/29/1976; died 8/28/2020
- » Bruce Lee — born 11/27/1940
- » Leonardo DiCaprio — born 11/11/1974
- » Gordon Ramsay — born 11/8/1966
- » Emma Stone — born 11/6/1988
- » Anne Hathaway — born 11/12/1982
- » Winston Churchill — born 11/30/1874; died 1/24/1965
- » Rachel McAdams — born 11/17/1978
- » Miley Cyrus — born 11/23/1992
- » Matthew McConaughey — born 11/4/1969
- » Jimi Hendrix — born 11/27/1942; died 9/18/1970
- » Jamie Lee Curtis — born 11/22/1958
- » Danny DeVito — born 11/17/1944
- » Tina Turner — born 11/26/1939; died 5/24/2023
- » Owen Wilson — born 11/18/1968



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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.

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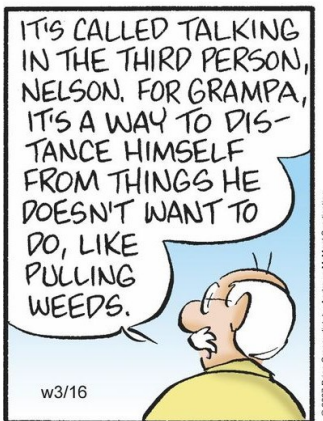
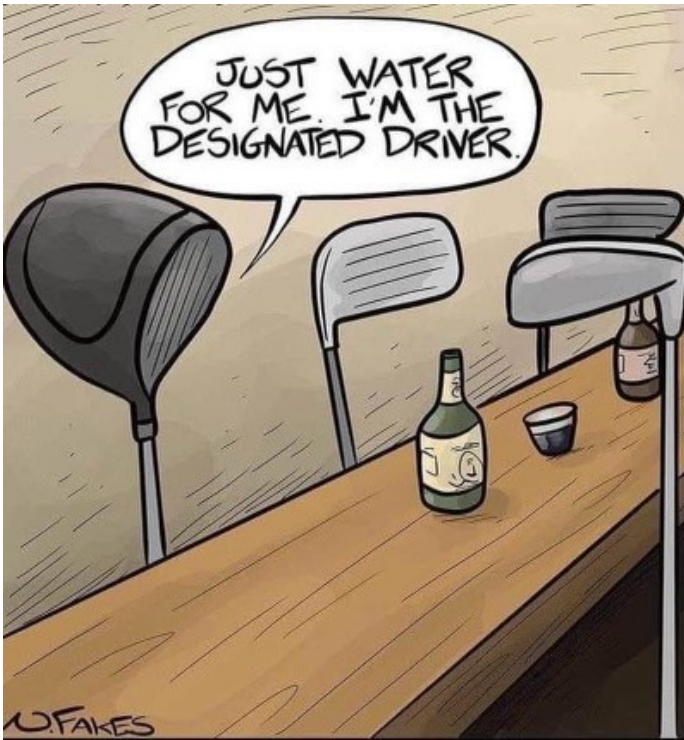
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November chuckles



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<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
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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

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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.

Weak short jokes for November

» Hear about the new restaurant called Karma? There’s no menu: You get what you deserve.

» A woman in labor suddenly shouted, “Didn’t! Shouldn’t! Wouldn’t! Couldn’t! Can’t!” Said the doctor, “Don’t worry, those are just contractions.”

» Did you hear about the actor who fell through the floorboards? He was just going through a stage.

» Did you hear about the claustrophobic astronaut? He just needed a little space.

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 \$17.00 + tax monthly flat fee
 Waste Water Treatment Plant Debt
 Reduction — \$16.00 a month
 Water base fee up to 5,000 gallons — \$17.00
 Additional fees beyond 5,000:
 5,001 — 10,000: \$3.80
 10,001 — 20,000: \$4.65
 Over 20,001 — \$5.30

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.



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