

BUCCANEER BAY NEWSLETTER

For residents of Buccaneer Bay

December 2023



Getting to know Buc Bay residents

Empty nesters, dogs living it up

Like many who live here, Jerry and Shelley Dartman are empty-nesters. But they're far from lonely as they enjoy the company of their two German shepherds, Hugo and Capri, who can be seen taking their daily walks along the Boulevard and the surrounding cul-de-sacs. They are approaching their fourth year at Buccaneer Bay.

It's interesting how they met and the events that drew them to our little village. They believe it was all meant to be.

Shelley was born in Missouri but moved when she was 8 to a small town near Hastings. She graduated from Kenesaw High School. Jerry grew up west of Columbus and graduated from Genoa High School (now called Twin River High School).

Their first encounter came while attending Concordia College (now Concordia University) in Seward. Shelley remembers it quite well.

"I was in an Old Testament class, and Jerry walked in carrying his Bible and a tape recorder," she said. "My dad was a Lutheran school principal, so I'm like, 'Oh, this guy must really be good and studious about the Bible. My parents might like him.' Plus, he's tall, and since I'm tall I wanted someone tall.

"Once I got to know him, I found out he was actually Catholic. He brought his recorder so he could tape classes and learn more about it."

Interjected Jerry: "Because I wasn't smart."



Jerry and Shelley Dartman with their dogs, from left, Runner, Capri and Hugo. The photo was taken before they moved to Buccaneer Bay.

They didn't begin dating right away, but they started to get better acquainted over time. Shelley quickly learned that Jerry's birthday was one day before hers. They began making a habit of eating at a place in Bee (about nine miles north of Seward).

"That was the big thing, going to Bee for fish," Shelley said, recalling that's when Jerry began to accompany her there. "Instead of being friends, we started dating."

After they completed their undergraduate degree requirements,

they wed in May of 1989. Shelley accepted a teaching job in Kewanee, Ill. Jerry became a middle school teacher in Bradford, 19 miles away. They stayed in those jobs for the first nine years of marriage.

Hoping to start a family, the couple went through the heartbreak of two miscarriages before the arrival of their first son, Nate, in 1993. Four years later came Noah, who today is director of basketball administration at the University of Alabama Birmingham (more on that later).

Into their ninth year of life in Illinois, Shelley heard that a new Lutheran school was opening in west Omaha. That's around the time that Noah joined the family. With Shelley's parents living in Omaha, allowing them to see their two sons more often, it became an easy decision to move back to Nebraska.

See Dartmans, Page 2

Dartmans: Fence helped seal the decision to move here

Continued from Page 1

“So I got that job, and we moved here,” Shelley said. “Jerry’s family was still in Genoa. The Omaha Lutheran school had a kindergarten position to fill, so I took that job.”

In the beginning, the new school was located at 90th and Blondo, which wasn’t far from their home at 108th and Q.

Sons Nate and Noah graduated from Millard South High School, where they were on the basketball team. They also played summer basketball with travel teams, which meant lots of road trips as well for mom and dad.

Noah, hoping to escape the Nebraska winters, chose to attend the University of Louisiana Monroe, which came as a bit of a surprise to his parents. What likely sealed his decision to pick ULM was a call from the university’s president encouraging him to enroll.

Recalled Shelley: “The president said, ‘We have not had anybody from Nebraska attend here, and we’re really trying to expand our reach.’ He literally called Noah and said he wanted him to come.”

Noah, wanting to be involved with the ULM basketball team, served as a student manager for his four years there. Part of his job included opening the gym at all hours of the night to let players get in extra shooting practice. The coach gave Noah the title of student/coach, not just student manager.

Not wanting to return to the Midwest after graduating, Noah became a graduate assistant with the Alabama Birmingham basketball team. A year later, he was promoted to video coordinator on the way to becoming director of basketball operations.

In 2022, the UAB Blazers won the Conference USA tournament for an automatic berth in the NCAA tournament. Shelley and Jerry were thrilled to be there.

When the family moved to Omaha, Jerry left the teaching profession and became a truck driver for Budweiser, a job he held for 20 years. Toward the end, the distributorship was sold, and the new owner sought to kill Jerry’s union. That caused the veteran drivers to retire, and eventually he could see by staying he would take a hit in the pocketbook.

So how did he end up landing a post office job?

“We actually had two other Budweiser drivers who went to the post office,” Jerry said. “With the post office, if you work there at least five years, you can carry their benefits for life at the employee cost. That’s a pretty good deal. I lost money (by leaving) Budweiser, so I’m making some of that up (with the post office).”

So in 2018, Jerry began his new career at the main post office near 11th and Pacific Streets. That was a couple of years before the couple decided to leave Omaha for Buccaneer Bay, another life-changing moment for the Dartmans.



Noah, flanked by Shelley and Jerry, holds the trophy won by the Alabama Birmingham basketball team after winning the 2022 Conference USA tournament.

First off, Shelley said, she’s “always loved the water. I feel at peace by the water.” She heard from her beautician (whose two children were students of Shelley) there was a townhome for sale in Buccaneer Bay. Before too long, the couple attended an open house on Bay Circle. While at that open house, they learned the townhome just a couple hundred feet to the north was about to go on the market.

They decided to stop by and ask if, indeed, that home was about to be sold. The couple said yes, and the wife invited them to look the place over.

“We looked at it, and basically we decided right then,” Shelley said. “It was like a gift from God that we didn’t buy the first one we looked at.”

The icing on the cake, Shelley said, was a tall cast-iron fence in the back for the two dogs, the first of which (Capri) joined the family five years ago. Hugo came along a year later. Both were rescue dogs and have adjusted to life with the Dartmans quite well.

See Dartmans, Page 3



Sage goes missing from Spyglass

Sage is missing, and there’s a \$250.00 reward for his return. He is a large fluffy, long haired, dark orange tabby with white at the tip of his tail. Check your security cameras. Please call Lisa, 402-679-3200, with any information. Thank you!

Dartmans: Newcomers made friends soon after arriving

Continued from Page 2

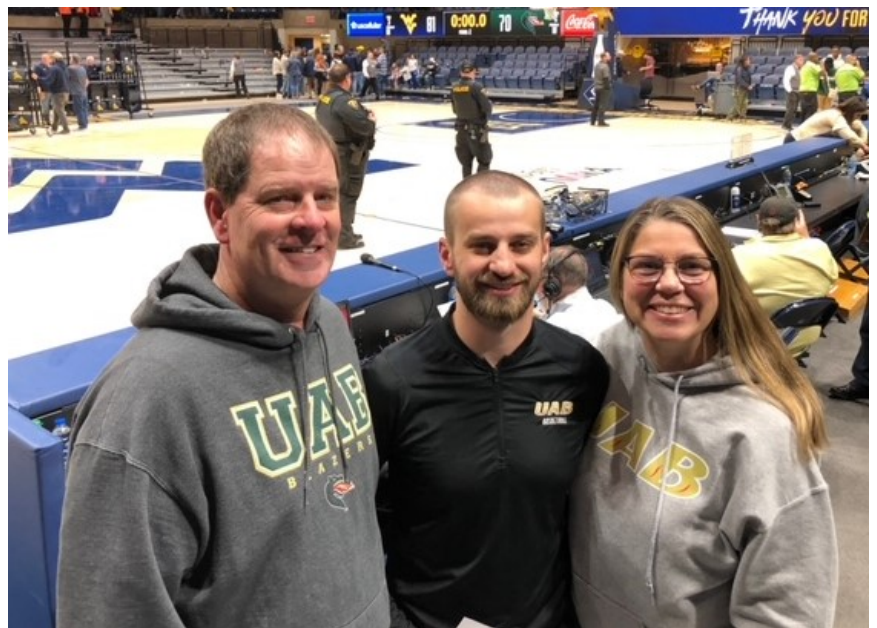
That was also the case for Shelley and Jerry, who became comfortable in their new home on the lake. They, like so many of our residents, enjoy Buccaneer Bay life on Sailboat Lake.

“After we arrived in November of 2020,” Shelley said, “within a few weeks we felt like we knew more people out here than we had known in 22 years when we lived in Omaha.”

An unexpected bonus was discovering that one of the neighbors on their cul-de-sac, Nate and Patty Keith, had three granddaughters who were Shelley’s students.

“It was one of the first days we were moving in,” Shelley said, “and Patty walked by and said, ‘I heard you were moving out here.’ It’s a small world.

“We love this circle. Everybody has been so friendly.”



Son Noah was happy to see his parents, Jerry and Shelley, who traveled to watch UAB play at West Virginia a year ago.

Advertising is welcome

The Buccaneer Bay Newsletter is distributed to more than 400 homes, and even more eyes see it on the Buc Bay Facebook site. If you’d like to advertise, here are the monthly rates:

- Business-size card — \$2.00
- 1/4-page size — \$4.00
- 1/2-page size — \$5.00
- Full page — \$10

New advertisements/business cards should be emailed (as a jpeg) to John Fey at: jmfey1952@gmail.com

Buccaneer Bay Newsletter

The Buccaneer Bay Newsletter is produced monthly for residents of Buccaneer Bay’s Sanitary Improvement District No. 5.

- Editor/Publisher John Fey
- Designer/Creative Director Gerry Fey
- Copy Editor Shirley Fey
- Contributing Writers All Buc Bay residents

To contact the editor or contribute stories, photos or comments email: jmfey1952@gmail.com.

From the Editor, John Fey

Dreaming of a reliable internet

Back during my days in the sports department of the World-Herald, colleague Tom Shatel, wrote a weekly column that opened with, “First downs and second guesses.” He’s still there, and his weekly columns have remained 15 years after my departure from the paper. His Tuesday columns touch on different subjects and finish with “**one more and I’m outta here.**”

Why do I bring that up? Well, I had trouble coming up with an idea for this month’s blather and decided to just toss out stuff that popped into my feeble mind. So here goes:



Will we ever get a reliable internet provider?:

When we arrived in Buc Bay come seven years next July, we used a company out of Lincoln (Future Technologies) for our internet service, and it was, for the most part, OK. I can’t remember what we did for TV, but we did sign up with DirecTV when we got our basement finished in November 2017.

DirecTV worked fine (except, of course, when there were weather issues — thunderstorms and snow — and we’d lose the satellite signal for brief periods). Then came the “let’s raise the subscription price” game like everybody else does.

A few years ago, Cox entered Buc Bay, and everybody rejoiced as the company released slick salespeople into our area with “guaranteed” three-year deals. Yeah, right. After one long session of “negotiating,” we looked into switching and went with Windstream last February.

Shockingly (sarcasm intended), Windstream raised our rates in just a month or so, but we still were saving over what Cox charged. We’ve had a handful of short internet outages over the



Clete Blakeman speaks after the unveiling of his caricature that is now on display at the Omaha Press Club. A crowd of 150 attended the roast that preceded the uncovering of Jeff Koterba’s latest drawing.

months (meaning no TV), but the killer was losing internet Nov. 14 late that afternoon and into the next morning. The outage affected most homes at the bottom of the hill. A couple months earlier, workers installing the fiber optics sliced into an electric power line, and we were in the dark for about six hours.

So now we’re thinking it’s time to explore other options. There has to be a better one. If you have an idea, shoot me an email (jmfey1952@gmail.com). But I refuse to go back to Cox, plain and simple.

Great time at the Press Club: Many of our neighbors down here at the bottom of the hill know that Steve and Christine Villamonte are managers of the Omaha Press Club. Christine takes care of the administrative part, and Steve is the head chef.

Shirley and I attended our first “Face on the Ballroom Floor” event there last month among the crowd of 150. The honoree was NFL referee Clete Blakeman from Omaha. Steve and one fellow chef prepared the delicious steak and chicken meal that our clubhouse chef, Daryl Hubbell, would have highly approved. The staff did a masterful job of

quickly serving us, and even the dessert was yummy.

It was a delightful evening, and we’ll certainly plan on visiting the Press Club again.

New HOA for Lakeside Drive: Those dining at the clubhouse Nov. 15 probably wondered what was going on in the meeting room. Well, residents on Lakeside Drive have been without an HOA management company since the summer, and it was determined the townhome owners could legally take control of the HOA.

Formed that night was a home owner-run board of directors and officers who will handle the HOA business moving forward. Those attending the meeting heard from developer Steve Champoux, who apologized for the lack of mowing on his vacant lots and said that won’t be an issue next year. We shall see.

Fun time in Sioux Falls: Two days after Thanksgiving, we joined two other couples for an in-and-out trip to Sioux Falls to watch the UNO hockey team finish its home-and-home series with Augustana. The trip up north on I-29 got off to a scary start that Saturday morning.

See Editor, Page 5

Holiday spirit arrives at Buc Bay



Editor: Trip to Sioux Falls provided a first taste of winter

Continued from Page 4

Just north of Council Bluffs, you could tell drivers were possibly caught off guard as light falling snow glazed the road. I was observing from the back of our vehicle as south-bound traffic came to a halt at one point — and we still had a good two hours left on the trip north to Sioux Falls. Several vehicles were in the ditch, and a boat that was being pulled fell off its trailer and ended up in the middle of the southbound lanes of I-29.

Fortunately, road conditions improved greatly once we reached Sioux City, and we arrived at our Holiday Inn Express around 3 p.m. Shirley and I had been to Sioux Falls just once (21 years ago) when middle son Derek ran cross country for Dana College. South Dakota's largest city is home to Augustana College, which is in its first year of Division-I hockey.

We were quite impressed with the Denny Sanford Premiere Center, temporary home of the Vikings' hockey team. The arena seats more than 10,000 for hockey. Omaha's team was well

represented with fans that night as we could tell each time the Mavericks scored in the 5-2 win.

Shirley and I left the next morning in her Honda CRV, which performs well on ice and snow. We weren't more than few miles southbound on I-29 when a SUV passed me on an overpass. Suddenly, the driver lost control and was spinning around within 10 or 20 feet of me. The SUV then bounced off the right guardrail before coming to a stop.

Traction was a bit dicey on overpasses until the temperature climbed above freezing, which made the rest of the trip home less stressful. All in all, it was a fun trip. We'd like to see more of Sioux Falls — in the summer, though.

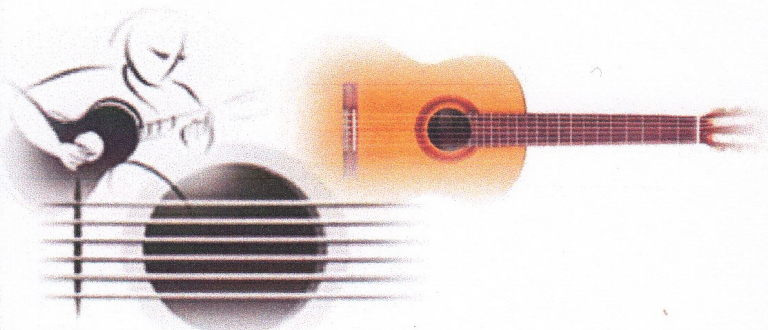
One more, and I'm done like dinner: As we approach Christmas and New Year's Eve, Shirley and I feel blessed to be residents here. We've got great neighbors on Lakeside Drive, and we've made many new friends all over in our six-plus years at Buccaneer Bay. I know we're not the only ones who are experiencing that. Happy holidays to all!

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Primary Method: Suzuki



Buccaneer Bay Area

Primary Instructor: Robert Brutus



This month's pet: Lady Jean



Editor's note: This month's pet lives with Nancy and Zach Utecht. Here's what Nancy says:

"Our dog is 2 years old and named Lady Jean Utecht. She is a red heeler, a working dog who keeps us both very busy. Maybe she needed younger parents! She loves bacon, tummy rubs and playing with all her toys — and chasing birds. She's just a spoiled Lady!"

At left: Zach Utecht and the family dog, Lady Jean.

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- Uncooked oats
- Cereal
- Cooked rice (ideally brown)
- Soaked dog kibble
- Wet dog or cat food
- Fresh coconut in the shell
- Baked potatoes
- Suet blocks / bird cake
- Raw peanuts / walnuts / others
- Raw sunflower seeds
- Wild birdseed
- Bread is better than nothing at all, but is very low in nutritional value.



Thank You for caring!



Nature on display at Buccaneer Bay

The days may be shorter this time of year, but the scenery is spectacular. In the below, left, photo, Dee Bruce captures one of the many brilliant sunsets. Steve Villamonte shares the sunrise photo over Sailboat Lake.





Nice view for Deykes

Tom Deyke reported last month that he and wife Karen have settled into their new home in western Colorado. Many folks remember the couple who for years lived on the Boulevard before moving to Cedaredge, Colo., which is about 120 miles west of Aspen. Tom and Karen miss the many friends they made here but wanted to let everyone know they're enjoying life in the Rockies. The photo at left was taken not far from their place.

Celebrating the Lives of those you Love!



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Busy month of play at Bay Hills Golf Course



November provided an abundant number of either tolerable or ideal days for golf, which included the annual Winter Cup competition. Above left photo: Team Red celebrates a dominating 9-3 Winter Cup victory over Team Blue. Members of Team Red were Curtis Krueger, Jeff Hepfner, Nick Wade, Doug Mitteis, Steve Johnson, Mike Buchman, Cody Robertson, Scott Lauenroth, Stephanie Rastetter, Amy Wagner, Lynn Gorman and captain Carli Rhylander. Above right photo: Both teams gather for the group photo before the start of the two-day tournament that took place Nov. 4 and 5.

Below left photo: Mike Buchman puts his portable leaf blower to work on the No. 8 green, clearing a path for the putts. Below right photo: A doe gives a player approaching the No. 12 tee box that “go ahead and play through” look.



This month's quiz: Where does Nebraska rank among the 50 states in total square miles? A) 5th. B) 16th. C) 25th. D) 40th. Answer bottom of Page 16 (no Google searches allowed).



Buccaneer Bay Market Minute!

January 1, 2023 - November 28, 2023

| Home Activity | Total # of Homes | Average Days on Market | Average Sale/Pending Price |
|---------------|------------------|------------------------|----------------------------|
| Sold/Pending | 23 | 32 | \$387,956 |

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| Address | List Price |
|----------------------|------------|
| *19636 Ridgeway Rd | \$299,000 |
| *3029 Lakeside Drive | \$325,000 |
| *2916 Lakeside Drive | \$369,500 |
| *2918 Lakeside Drive | \$369,500 |
| *2823 Lakeside Drive | \$439,900 |
| 19605 Ridgeway Rd | \$449,000 |

Happy Holidays!



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* 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

- » Billie Eilish — born 12/18/2001
- » LeBron James — born 12/30/1984
- » Taylor Swift — born 12/13/1989
- » Brad Pitt — born 12/18/1963
- » Britney Spears — born 12/2/1981
- » Walt Disney — born 12/5/1901; died 12/15/1966
- » Steven Spielberg — born 12/18/1946
- » Frank Sinatra — born 12/12/1915; died 5/14/1998
- » Samuel L. Jackson — born 12/21/1948
- » Denzel Washington — born 12/28/1954
- » Jamie Foxx — born 12/13/1967
- » Ludwig van Beethoven — born 12/17/1770; died 3/26/1827
- » Dick Van Dyke — born 12/13/1925
- » Marisa Tomei — born 12/4/1964
- » John Legend — born 12/28/1978



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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 | VACANT | 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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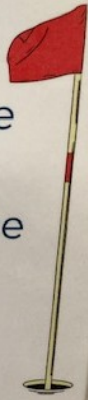
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December chuckles

WELCOME

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Yesterday I saw a guy spill all his Scrabble letters on the road.

I asked him, "What's the word on the street?"



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Quiz answer: B (16th with just over 77,200 square miles).

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

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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.

Food for thought and one-liners for December

- » If a bottle of poison reaches its expiration date, is it more poisonous or is it no longer poisonous?
- » I’m not saying I’m old and worn out, but I make sure I’m nowhere near the curb on trash day.
- » If people evolved from monkeys, why are monkeys still around?

- » Why is there a ‘D’ in fridge, but not in refrigerator?
- » Common sense is like deodorant. The people who need it the most never use it.
- » My tolerance for idiots is extremely low these days. I used to have some immunity built up, but obviously, there’s a new strain out there.

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

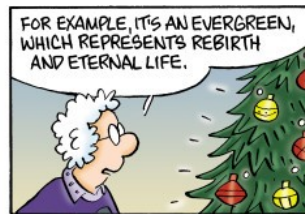
Architectural Control for Blk 27 Sailboat Lake

Sailboat Lake Board/Architectural Control

Buccaneer Bay Web Site

www.buccaneerbay-ne.org

Provides various information on the Sanitary Improvement District.



Here's wishing all
 our Buc Bay
 residents a Merry
 Christmas and
 Happy New Year!

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 |