



Uniform trash collection eyed

Editor’s Note: The normal monthly feature on a Buc Bay resident is suspended as we yield to the important news regarding a possible switch to the same trash-collection company for all residents. While most of our neighbors have seen the information on Facebook and Nextdoor, there are those who aren’t getting those updates. So for those who haven’t received the information, here it is as supplied by SID Board member Dave Martin:

SID 5 solicited proposals for a single trash hauler for the District. The SID reached out to several different vendors; however, Gretna Sanitation was the only provider that submitted a proposal.

The SID 5 Board has voted to enter into contract negotiations with Gretna Sanitation for them to be the sole provider of trash service in the District for 5 years with the 3 bin option listed below.

The Board solicited residence feedback and only a small number of residents responded, 22 residents for and 6 against entering into a contract with Gretna Sanitation.

THE BOARD WANTS YOUR FEEDBACK ON THIS PROPOSED CONTRACT! Please send an email to trash@buccaneerbay-ne.org and include the following information no later than 12 January 2024.

Name
 Address
 Your position on the proposed contract:
 YES – Approve OR NO – Disapprove
 Any additional feedback you would like to provide.

Proposal Information

The Board received a proposal for a 5 year contract with the options outlined below. All prices are plus any sales tax (if any).



The SID Board has entered into negotiations with Gretna Sanitation for trash removal for all Buc Bay residents.

Note: The Board would select one of the options below (bottom of this page) and all residents would be billed the same amount regardless of how many bins they choose.

FAQ

How will I be billed for the trash service?

The monthly fee would be added to water bill as a separate line item. Residents would not pay Gretna Sanitation, they would

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Option	Bins	Contract Years 1-3 (Price per Month/Quarter)	Contract Years 4-5 (Price per Month/Quarter)
1	1 Trash Bin 1 Recycle Bin	\$21.95/\$65.85	\$22.95/\$68.85
2	1 Trash Bin 1 Trash or Yard Waste Bin 1 Recycle Bin	\$22.95/\$68.85	\$23.95/\$71.85

Trash Collection: Details outlined about possible switch

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pay SID 5 and SID 5 would pay Gretna Sanitation.

Is the proposed fee subject to a fuel surcharge?

Possibly, this needs to be negotiated with Gretna Sanitation. Gretna Sanitation uses compressed natural gas (CNG) trucks and CNG prices do not usually fluctuate like diesel. However at times Gretna has seen significant fluctuations in CNG prices.

How often will the recycle bin be picked up?

Recycling will be picked up every other week.

How often will the yard waste bin be picked up?

Yard waste will be picked up weekly April 1 through November 30.

What happens to the yard waste?

If there is enough participation in the yard waste program the yard waste will be composted at Gretna Sanitation's Cass County composting facility. If there is not enough participation the yard waste will go to landfill.

If the 3 cart option is selected by the Board do I have to have all 3 carts? I may not need or have enough room for all of the carts.

No, prior to the start of Gretna Sanitation commencing pickup; residents will be given an opportunity to identify which services they would like.

Can yard waste bins be used for trash during the winter months?

Yes, the yard waste bin may be used for regular trash December through March.

Will I be able to opt out of using Gretna Sanitation and keep using my current provider?

You can elect to not use Gretna Sanitation for your trash service but ***you will still be billed for the service.*** The proposed contract is based on 12 months of billing for all residents in the SID.

It is not unusual for me to spend several months of the year in another state or

SID Board position open

Editor's Note: This announcement comes from SID Board chair Kurt Meisinger:

The Buccaneer Bay SID Board has an opening. Any property owner is eligible for the Board. Interested parties are requested to email Kurt Meisinger at kurt.meisinger@buccaneerbay-ne.org with their name, address and any qualifications they believe they bring to the board. The Board requests all interested parties also plan to attend the Jan. 23, 2024, Board meeting. The current Board will consider candidates at that meeting. Depending on the facts and circumstances, the new member may be seated at that meeting. Please note that all Board seats will be up for election in 2024.

residence and will not need trash service at my Buccaneer Bay residence for those months; can I temporarily pause service and not be billed?

No, you will still have to pay the monthly trash fee. The proposed contract is based on 12 months of billing for all residents in the SID.

If the SID enters into the contract with Gretna Sanitation when will it go into effect and how will this impact residents that have to make quarterly payments to their current provider?

If the SID enters into the contract with Gretna Sanitation the start date will have to be negotiated. We would work with Gretna Sanitation to make the transition as smooth as possible for our residents. Gretna Sanitation has significant experience in transitioning SIDs in Douglas County and Sarpy County to a single trash provider.

Does Gretna Sanitation have the experience and capacity to service Buccaneer Bay?

Gretna Sanitation has been providing trash service to SIDs in Sarpy County and Douglas County for several years. Our interactions with Gretna Sanitation indicate they are more than ca-

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Christmas carolers stroll Buc Bay



Hark! The Buc Bay carolers took their golf carts to the streets to bring some Christmas cheer to the neighborhoods the week before Santa Claus made his trek to Nebraska. Among their stops was a visit to the clubhouse.

Trash Collection: Bins for all to be 96 gallons in size

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able of providing quality service to the residents of Buccaneer Bay.

How big will the trash, yard waste and recycle bins be?

The bins will be 96 gallons.

Will the Hefty Energy Bag, aka Orange Bag recycle program still be available?

Yes. The Hefty Energy Bag aka Orange Bag recycle program will still be available. All soft flexible plastics, juice pouches, snack bags, chip bags, straws, plastic stirrers, plastic cutlery, candy wrappers, cake mix box liners, cereal box liners and foam “to go” containers can be placed in the Hefty Energy Bag and placed in your recycle bin. Standard plastics, paper, cardboard and aluminum will be placed directly in the bin.

Do the contents of the recycle bin ever get dumped in the landfill vs. actually being recycled?

No, the contents of the recycle bin will always be transported to the First Star recycling center.

Will paper leaf bags be picked up?

Yes, **IF** you have a yard waste bin. Up to 5 paper leaf bags can be placed next to your yard waste bin and they will be picked up. If you do not have a yard waste bin the paper leaf bags will **NOT** be picked up.

The 3 bin option says you can have 1 trash, 1 trash or 1 yard waste and 1 recycle bin; can you have 1 trash and 2 recycle bins?

Unknown at this time, we will ask Gretna Sanitation during contract negotiations.

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

Packers coach played in Omaha

Here we are starting another year, and my question remains: Where has the time gone? The combination of being retired and aging way too fast must have something to do with it as we approach (in six months) the end of seven years of Buc Bay life.

First off, here's hoping that everyone had a festive Christmas and New Year's Eve with friends and family. That's one of the many benefits of living in our little village — making new friends and growing those relationships.

I'll open this month's column with a walk down memory lane. I was watching



a Green Bay Packers game, and when the camera was focused on their coach, Matt LaFleur, a (very small) light-bulb went off inside my head. For some reason, I thought, that name should

ring a bell.

A quick Google search of his name solved the mystery. LaFleur once was a quarterback for the Omaha Beef during my time covering the indoor football team for the World-Herald. The reason he was easily forgotten: He started just one game for the Beef in 2003.

I'm not sure he'll remember it, but LaFleur engineered Omaha to a 63-39 road win over Wyoming on June 20. He also appeared in three other games. LaFleur intended to take up coaching at his alma mater, Saginaw (Mich.) Valley State, where he accumulated 6,791 career passing yards and 7,682 total yards — both school records.

Post-Beef, LaFleur turned to coaching in 2004, first at Central Michigan as a grad assistant. After two more college assistant gigs, he got his first NFL assistant job with the Houston Texans in 2008. After four seasons with Washington, he moved back to the college ranks as quarterbacks coach at Notre

Dame for one season (2014). From there he spent time back in the NFL with Atlanta, the L.A. Rams and Tennessee Titans before being named head coach of the Packers, starting with the 2019 season.

* * *

I was happy to see Dec. 7 come, meaning an end to those constant, repetitive TV ads about Medicare supplemental insurance (which, thankfully, had a Dec. 7 action deadline). Talk about annoying! But before I knew it came the commercials for enrolling in the Affordable Care Act.

Commercials that really catch my interest are quite rare, and most rub me the wrong way. Don't get me started on the barrage of insurance ads, none of which could sway me into switching from our current company.

Having said that, Amazon scored a hit at Fey Manor when the company came up with the gem that featured three older women taking a plastic toboggan ride to the wonder of the young children. Adding to the excellence of it was the Beatles' instrumental song that went with it. (If you haven't seen it, go to YouTube to enjoy it.)

Another dandy was the Capital One ad with John Travolta dressed as Santa Claus. The ending that shows him dancing on a disco floor took me back to the movie "Saturday Night Fever." That was back in BC (before children) for me.

Time to get on my laptop and order something from Amazon, using, of course, my Capital One card.

* * *

I recently finished a book that I've had on the shelf for years. Titled, "Uniquely Omaha," it was written by Mike Kelly, my first boss at the World-Herald. After Mike moved out of the sports department, he became the paper's lead columnist. Toward the end of his 48-year career, he wrote the book about Omaha.

Having lived in the city since 1974 until moving here 43 years later, I thought I knew Omaha pretty well. But there were quite a few tidbits of new information I gleaned from the book that contains some eye-pleasing photographs.

* * *

Finally, I thought I'd bore you with a recap of our first Christmas Day plane ride. (If you're a Facebook friend, you can skip this part unless you want more details or are bored out of your mind.)

I've always wondered what it would be like to fly on Christmas Day, and when we booked our flight to Baltimore to visit our oldest son and his family, I chose Dec. 25 as the return date. We almost always fly on Southwest, so I was hoping there wouldn't be a repeat of last year's nightmare for travelers using that airline.

We took off Dec. 20, and, as anticipated, Eppley was pretty busy. Check-in went fairly smooth, and getting through security was longer than usual but still not that bad. We connected out of Atlanta for the first time, and our flight arrived a bit early — even though we were close to 30 minutes late getting out of Omaha.

Atlanta was busy, as you'd expect, but we arrived in Baltimore right on time. We had a grand visit, and I was able to get in my daily walks in ideal weather for December.

The return flights to Chicago Midway and Eppley were just fine, but I was surprised at how many families with young children were on both planes. When our kids were that age, there's no way we would have traveled *anywhere*, let alone by plane.

* * *

Correction: An astute reader pointed out a boo-boo from last month's newsletter regarding our November visit to the Omaha Press Club, where Clete Blake-man was honored as the newest "Face on the Barroom Floor." My mind must have wandered as I typed "Ballroom" instead of "Barroom." I'd like to blame it on auto-correct, but that's not the case.

Buc Bay residents witness Huskers' bid for title



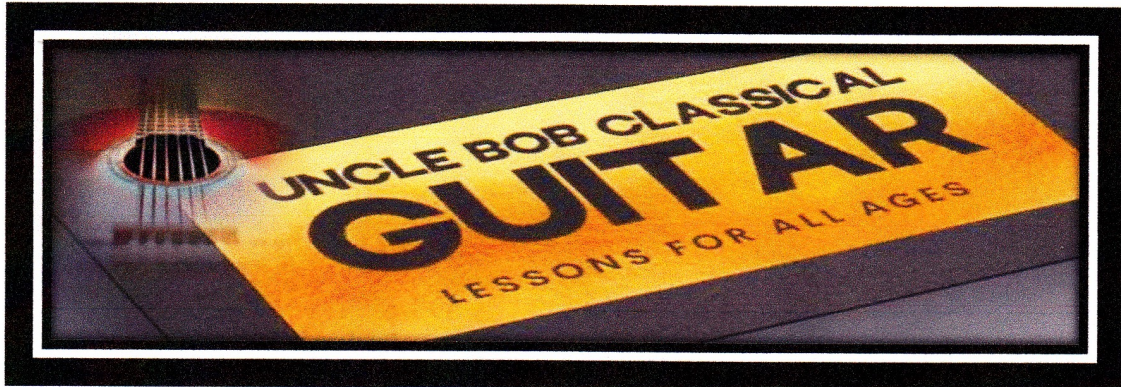
At least four Buc Bay residents were in Tampa, Fla., to watch the Nebraska volleyball team vie for a sixth national championship. On hand were Damon and Amy Wagner, Karen Luksa and Deanna Hellbusch. After the Huskers swept their way into the championship match (against Pittsburgh), they lost in three straight sets to Texas. In left photo, the Damons show off their view. In photo below left, Karen poses with Salima Rockwell, former Penn State volleyball star. At right is Karen's amazing view from her seat.



A wooden sign for "4 MILE CREEK TRADING POST" is displayed. The sign features the text "Perpetual Estate Sale" and "BUY - SELL - TRADE". Below the sign, various items are shown, including a horse saddle, a white horse figurine, a cowboy hat, and a "TRIGGER 10" sign. The sign also says "Something For Everyone" and "Trinkets & Treasures".

The Four Mile Creek Trading Post is back in business the first Saturday of each month at The Relic Refinery at 325 Main Street, Plattsmouth, 10-4. Twenty-two vendors! We are at the end of the street but can't be beat!

unclebobguitar@gmail.com 402-804-6455



Students and Senior discounts – Work toward your preferred genre

New year resolution

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.***

Plattsmouth Nebraska – Ridgeway Road

Mild start to winter good for sod



You wouldn't think December would be a good month to be moving sod, but that's just what happened Dec. 12 on the sod farm east of the main Buc Bay entrance. The house being finished nearby had sod installed that day. Fast Grass president and owner Robert Meisinger said sod can survive the winter with a little moisture, and that's just what happened a few days later. Photo above, golf course superintendent Steve Bogner loads sand that was spread on the greens with the hope that they would become healthier and softer come spring.

Geese rule the roost around Buc Bay



Our Buc Bay massive goose population is especially evident this time of the year. Until the Christmas-Day snowfall, they took advantage of the snow-free ground to search for food. Folks out walking had to be careful where they stepped. In the left photo, one goose takes a break nearly in the middle of Buc Boulevard.



Tranquil lake

There weren't many days during December in Buc Bay where there was little to no wind. But if you happened to stroll along Treasure Island on Dec. 20 you would have noticed how calm Bay Lake was. Of course, payback came less than a week later when the area received a white Christmas.

Celebrating the Lives of those you Love!



Brian P.
Harvey

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Bingo draws festive clubhouse crowd



The holiday spirit was on full display during the Dec. 16 Bingo Night at the clubhouse. With Kelly Hubbell calling and verifying the lucky numbers and Sandy Bogner tracking them on the white board, prizes ranging from not bad to “now I can pay my tab” were awarded during the night. In the photo above right corner, “Kevin” made sure he wouldn’t be Home Alone by winning the ugly sweater contest. The Creighton basketball fans in the crowd were able to follow the progress of the Bluejays’ home game against Alabama on TV while tracking their numbers. If you missed that event, don’t fret as the next Bay Hills Bingo Night is set for Saturday, Jan. 6, starting at 7 p.m. Dinner (limited menu) begins at 5.



This month’s quiz: When was the Rubik’s Cube invented? A) 1969. B) 1977. C) 1980. D) 1974. Answer bottom of Page 16 (no Google searches allowed).

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Pet(s) of the month



This month we feature a new addition to Lakeside Drive. Meet Coco and Gizmo. Born Sept. 24, they are Mal Shih, a combination of Maltese and Shih Tzu. They live with Catherine and Paul Petito. "We love them to pieces!" Catherine said.



Saying goodbye to the year 2023





Buccaneer Bay Market Minute!

January 1, 2023 – December 30, 2023

Home Activity	Total # of Homes	Average Days on Market	Average Sale/Pending Price
Sold/Pending	23	32	\$382,612



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Current Homes For Sale – Dec. 2023

Address	List Price
*19636 Ridgeway Rd	\$284,000
*2916 Lakeside Drive	\$369,500
*2918 Lakeside Drive	\$369,500
19605 Ridgeway Rd	\$444,000
*3618 Becker Ct.	\$450,000

Happy 2024!

10 Year Buccaneer Bay Home Sales History

Year	Total # of Homes Sold	Existing Homes	New Construction	Average Days on Market	Average Sale Price
2013	25	23	2	61	\$229,157 ↓
2014	13	11	2	52	\$229,528 ↑
2015	47	46	1	30	\$237,327 ↑
2016	24	21	3	31	\$245,631 ↑
2017	22	17	5	21	\$248,630 ↑
2018	46	38	8	32	\$270,796 ↑
2019	28	21	7	41	\$269,436 ↓
2020	34	28	6	27	\$285,584 ↑
2021	31	25	6	26	\$285,216 ↓
2022	26	24	2	12	\$340,795 ↑
2023	23	19	4	32	\$382,612 ↑



* 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

- » Muhammad Ali — born 1/17/1942; died 6/3/2016
- » Elvis Presley — born 1/8/1935; died 8/16/1977
- » Martin Luther King — born 1/15/1929; died 4/4/1968
- » Jeff Bezos — born 1/12/1964
- » Betty White — born 1/17/1922; died 12/31/2021
- » Alexander Hamilton — born 1/11/1755; died 7/12/1804
- » Jim Carey — born 1/17/1962
- » Dolly Parton — born 1/19/1946
- » Isaac Newton — born 1/4/1643; died 3/31/1727
- » David Bowie — born 1/10/2016
- » Benjamin Franklin — born 1/17/1706; died 4/17/1790
- » Bradley Cooper — born 1/5/1975
- » Nicolas Cage — born 1/7/1964
- » Christian Bale — born 1/30/1974
- » Steve Harvey — born 1/17/1957



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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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 Lady: OMG. jesus did it again.
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Quiz answer: D.

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.

This month in history

» **Jan. 1, 1776** — During the American Revolution, George Washington unveiled the Grand Union Flag, the first national flag in America.

» **Jan. 2, 1960** — In Washington, D.C., Sen. John F. Kennedy announced his intention to seek the Democratic presidential nomination.

» **Jan. 3, 1959** — Alaska was admitted as the 49th U.S. state. Hawaii would follow on Aug. 21.

» **Jan. 8, 1968** — The Dow Jones industrial average first topped 2,000.

» **Jan. 12, 1966** — The television comedy “All in the Family” premieres.

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