



February 2024

Living the Sailboat Lake dream

Last month's back-to-back-to-back snowfalls didn't cause much dismay for Kim and Jim Weeks. Since moving to their home on the southeast corner of Sailboat Lake eight years ago, they've endured the 2017 tornado and the 2019 flood. Their neighbors once joked that they became a jinx after arriving here.

All kidding aside, Kim and Jim couldn't be happier to be Buccaneer Bay residents. With the view of the lake from their west-facing windows, life is good. And for Jim, it's a nice permanent change from his nomad life as son of a military father.

"It's been a great place," Jim said. "We really like it here," Kim added.

The couple couldn't have had more different lives growing up. Kim is a native Nebraskan and graduated from Omaha North High School. Jim's dad, an Air Force Master Sergeant, chose to make Offutt his last duty station. Before settling down for good, his family moved about every two years.

One Air Force assignment Jim remembers best was Valdosta, Ga., which was close to his dad's hometown. Another key stop in his dad's career was Minot, N.D., which is where he met Jim's future mother.

Said Jim: "I've got family about as far south as you can get, and I've got family about as far north as you can get."

Bellevue became the town Jim lived longest, starting with sixth grade. He graduated from Bellevue East High School but admits he was a bit of a rebel.

"You hear stories about the kid who is in the courtroom," Jim said, "and the judge says something like, 'You can go to jail or go to the military.' It was something like that for me. I was 17 years old and I just turned stupid."

Faced with a life-changing choice, Jim visited with an Air Force recruiter who told him it would be six to eight months before he could begin his service. Not wanting to wait that long, he next stopped at the Army recruiting office.

"I asked, 'How quick can you get me out of here?' Jim said. "He pulled out all my information and said, 'You're 17. As long as your parents will sign, I can have you out in 48 to 72 hours. Do you think this will be a problem with your dad?' I said, 'I don't think it's going to be a problem at all.'"

That same afternoon, Jim and the Army recruiter went to Jim's



Jim Weeks is proud to display the license plate on his truck that tells folks he was Army Airborne.

house to meet his dad with the paperwork requiring his signature. The very next morning, Jim was dropped off at the airport and on his way to active duty.

"It was the best thing that ever, ever happened to me in my life," Jim said, "from where I was and what it did for me."

So starting in October of 1985, he embarked on a four-year hitch. He knew coming in what he wanted to become: an Airborne Ranger.

"I told them I wanted it all," Jim said. "I was really excited about that."

He was sent to Airborne School and was supposed to go from there to the Ranger indoctrination program, but he was given the option to take a permanent duty assignment with the 82nd Airborne Division.

See Weeks, Page 2

Weeks: Tornado and flood caused some anxious moments

Continued from Page 1

“That’s how I ended up at Fort Bragg (North Carolina) for the rest of my four years,” Jim said. “I never left the states.”

Once he left the service, Jim returned to Bellevue and moved back into his parents’ house, but not for long.

So, you might wonder, how did an Omaha girl end up with a guy from Bellevue?

Jim explained: “We met each other through friends at a job I had and a job that she had.”

Jim was employed at Security Equipment, and Kim worked at DTN. Jim and Kim both played co-ed softball. Coincidentally, many of their games were at the same River City Softball complex in Papillion.

“We played quite a bit, two or three times a week,” Jim recalled. “And that’s how we met. Actually, we met in the bar after the softball games. It was weird how all that went down.”

It took another six months or more, Jim remembered, before they went on their first date. They got more serious in 1993 and were married two years later.

Kim, who was divorced, admits she was hesitant to remarry but was convinced by Jim to say yes.

“That all worked out great,” Jim said. “We ended up getting an apartment together and bought our first house together.”

The Weeks got to see the explosive western growth of Papillion when they built a home surrounded by cornfield. Groundbreaking for Werner Park took place nearby the year they moved in.

“We were something like the fourth house on our street,” Kim said. “There wasn’t anything up there, just cornfields. We’d open the door, and the dogs would just run. There wasn’t anyone around us.”

Added Jim: “We thought it would be well beyond our lifetimes before this would close in on us. Well, it happened like that.”

Once the couple became empty-nesters in 2016, they found themselves being hemmed in by all the new construction. They immediately found the home for sale on Sailboat Lake, made an offer and moved in. Less than a year later came the tornado that hit Buccaneer Bay hard.

“We had \$43,000 worth of damage,” Jim said. “We had a hole in our roof and watched the rain come into the house.”

There was a hot tub in their backyard covered by a brand-new gazebo that got tossed up against their fence.

“It was twisted like tin foil,” Jim said. “It was completely useless.”

Next came the 2019 flood. That, Kim said, was even more unsettling, because they were Las Vegas-bound as the lake rose.



Jim and Kim Weeks are big Nebraska fans as evident by the décor of their basement. The license plate on their car reads, “TO GOAT” (Tom Osborne Greatest of All Time).

“We were leaving the day they closed the Platte River bridge,” Kim said. “We got past that bridge five minutes before they closed.”

While in Vegas, Kim and Jim were getting updates from next-door neighbors Brad and Lori Alexander.

“Brad would send us videos of where the water was,” Jim said. “One night it was an inch away from our concrete pad down below. We were just freaking out.”

Said Kim: “It was the day before St. Patrick’s Day. The next morning I didn’t want to check my phone. Then I got messages that it was receding, and the water didn’t get into our basement.”

Highway 75 over the Platte had opened just a couple hours before the couple arrived back home.

Kim said: “All the neighbors were telling us we couldn’t leave again, because every time we leave something happens.”

Jim still works fulltime inside the 45-story First National Bank Tower in cybersecurity, a job he’s had for 25 years. His hours allow him to miss rush hour, which makes for an easy commute.

Having lived here for eight years, the couple enjoys life on the lake.

“We just wanted a place with water,” Kim said.

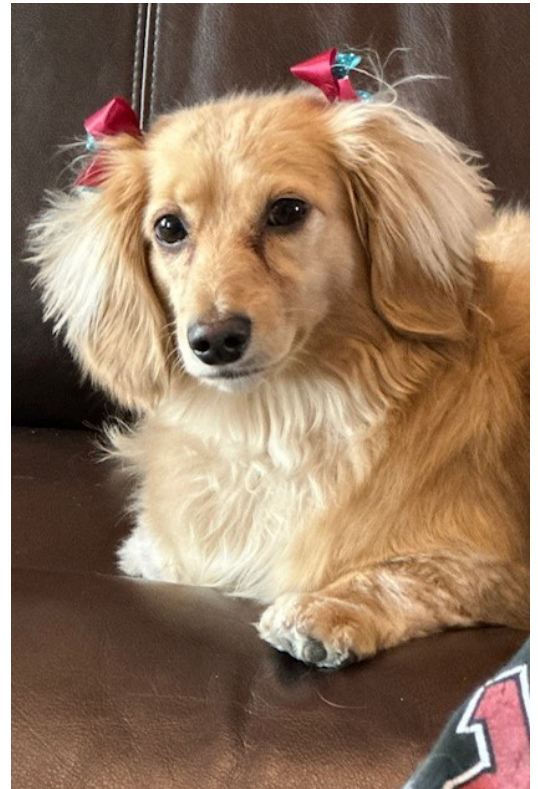
Added Jim: “We’re huge beach people, too. To have the opportunity to have a beach and water in Nebraska is nice. For the most part in our experience, everybody out here is great.”

Pets of the month



This month we are graced with three special Buc Bay dogs.

At left (top) is Doobie Doolittle, who arrived at the home of Jim and Laurie Deseck in March 2018. The Shih Tzu has provided them with lots of love and companionship. Many on Windward Drive know him well – especially the neighbor boys and those who walk by. Doobie is always excited to see people and then settles down quickly if you pet him or rub his belly. He is a great traveler, and his ears perk up whenever he hears “let’s go for a ride!” He also loves golf cart rides. Whenever the grandkids are over, he has to go along. Doobie celebrated his sixth birthday last Jan. 7.



At right is Harper, a cream-colored miniature, long-haired Dachshund. Harper, who will turn 2 next month, lives on Ridgeway with John and Mary Bolton, who adopted the cutie after Mary’s daughter became busy with law school.

At left (bottom) is Patsy, who lives with Dee and Vince Bruce. They brought her home the day before Thanksgiving of 2022. The photo shows her after her first trip to the groomer. “Even though she is wearing a bandana,” Dee said, “she does not like to have anything on her, including a collar or sweater.”

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

It wasn't the 'Big One' but close

As I peered outside the window of my den in the middle of last month while putting together this month's blather, I saw mounds of snow created from clearing our weeklong snow we had. We made it through the first week of January with just a couple of dustings of snow before rounds 1 and 2 hit.

The second bout, with the accompanying strong winds, reminded me of Omaha's January 1975 blizzard. Anyone who lived in the area then should remember that one as it ranked among the biggest winter storms in the city's history. It's one I'll never forget.



We were living in a rental house near 48th and Leavenworth, just a couple miles southeast of UNO. I was discharged from the Army the month before and was just starting my first semester at UNO. Wife Shirley was less than a month into her new job with an insurance company near 72nd and Mercy Road.

The snow began early in the morning that Friday, Jan. 10, and Shirley's office was still going to open. I told her, "You know, they're going to let you all go as soon as you get there." Sure enough, shortly after I got home, the phone rang. "You can come get me," she said.

The trip there and back took at least twice as long as normal with the snowfall increasing. We didn't have a garage, so we parked behind our house, halfway up the alley. We hunkered down for the day with our 15-month-old son.

The wind was howling, and the snow was really coming down as the day progressed. Later that afternoon, a high school classmate called from his house about eight blocks from us. Keith told me his dad was stuck at the Stockyards Building (in South Omaha) and asked if



Snow was piled up on Lakeside Drive from January's back-to-back snow events.

I'd ride along to "rescue" his dad. I always wanted to know what it would be like to be stranded in a snow drift, so I quickly said yes.

Surprisingly — probably because the smart people stayed home — there was very little traffic, and the main roads we took were in relatively good shape. The only issue we had was getting off Leavenworth onto 51st Street. We got stuck a block or so from Keith's house.

By then, it was around 8 p.m., and I figured I better get home. The question was how with the snow quite deep. Keith had the answer: He pulled out snowshoes, which I had never worn before. It seemed to take forever with the snow still blowing, but the snowshoes really did work.

What we saw the next morning was mind-blowing. The official snowfall in Omaha was 13 inches, but with the wind, drifts of 4 to 5 feet were common. And that included those in our alley.

I'm not sure what the policy is today in Omaha, but back then, the city didn't plow alleys. The only way out was to shovel, and that's what I did. First, I had to make a path from the back of our house to the alley. Then came the back-breaking work ahead: shoveling all the way to 48th Street.

I didn't realize the severity of that storm until reading the paper. The front-page photo in the paper of 72nd Street looking north toward Pacific showed a virtual parking lot. Stories of people stranded in various places made us feel lucky that we were safe at home that weekend.

I remember my younger brother telling me he spent that Friday night at a bar near 60th and Grover. I asked him if the drinks were free, and he said no.

City officials cautioned Omaha residents that travel would be difficult the following Monday, and they were right. But little did we know that three months later the Tornado of '75 would follow.

While that 1975 snowstorm was a monster, I remember many other winters that were nasty in terms of snow and/or long days of below-freezing temperatures.

The winter of 1983-84 stands out in my mind for the streak of seven days leading to Christmas Eve when the temperature failed to make it past zero — the coldest in city history. Our oldest son had a paper route, and, of course, I helped him on weekends.

On the coldest morning of that spell, the wind chill exceeded minus-70! The heat in our van couldn't keep up, so we had to stop our deliveries midway through to go inside and warm up.

By then, we were living in our first home near 76th and Western Avenue, and I was working at the law firm of Kutak Rock downtown. Parking was expensive enough that I most-often took the bus. Even though the stop was just a block or two from the house, it was cold waiting for it, especially that winter.

Last month's back-to-back snowfalls were a pain, but since we're retired, it wasn't as bad as the "good old days" when we had places we had to be. Still, it's no fun to be cooped up for days when the temperatures tell you to stay put.

Here's looking forward to the days when we can complain about the heat.

Mother Nature slams Buc Bay

While it might not go down among the biggest series of snowfalls in Nebraska history, the January wallop drew comparisons of others to hit Buccaneer Bay.

Mary Moneke, who with husband Gene live on Cape Horn, said it made for a difficult time for all. “We had a warm December, then sustained bitter cold with snowfalls with heavy winds,” Mary said. “With average highs in January of 32 to 34 degrees, minus-17 and strong north winds made this January memorable — not in a good way. But as I told my granddaughter, Olivia: ‘No matter how cold it is here, it’s not as cold as North Dakota.’ I grew up in Fargo, and that is still a

true statement!”

Carol Kellison, who lives on Spyglass with husband Roger, said, “The most impacted snowstorm I remember is the snowstorm/blizzard on Christmas Eve and Christmas of 2009.”

Mike Reusch, our usual mail carrier, said it was a difficult week for him to carry out his duties. “We haven’t had that much at the same time in a long time,” he said.

Here are some photos taken by our neighbors. Here’s hoping the snow will be completely gone soon.



More memories of January snow



John McClain Photo.



Laurie Deseck Photo.



Lisa Davis Photo.



John Fey photo.



Buccaneer Boulevard before snow.



Buccaneer Boulevard 24 hours later.

Ice rescue makes local news report

Tragedy was avoided Jan. 28 when a fisherman fell through the thin ice on Bay Lake. Travis McIntosh, whose father lives on Cape Horn, was set up about 150 yards from where the man went into the water. He spotted the man treading water at a point he estimated to be 25 feet deep.

“This spot of the lake was the last spot in the lake to freeze over,” Travis wrote on his Facebook page. “The ice was only two inches thick in the middle and eight inches along the bank.”



Travis

Travis told a KETV Channel 7 news reporter, “I’ve probably been ice fishing for 20 years, and I’ve never seen anything like this happen before. He went through the ice, and his hands were up. We just ran over to give him a hand.”

Once safely out, the man was taken by a four-wheeler into a warm house. Fortunately, he wasn’t hurt.

“Thankfully, he didn’t suffer any injuries,” Travis said, “and it ended in a learning experience.”



Travis McIntosh, far left, and a friend pull a man from icy Bay Lake.

Celebrating the Lives of those you Love!



Brian P.
Farvey

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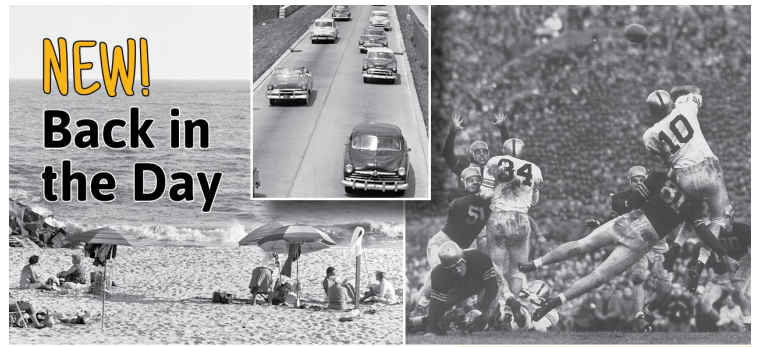
Pull tab collections



Aleah Burton, a Cadette in Girl Scout Troop 45483, is collecting aluminum can tabs for the Ronald McDonald House.

“We would love to collect as many as possible,” said Aleah’s mom, Jonelle. “These pop tabs don’t have to be just from pop cans. They can also come from food cans and pet cans. If families could save up a batch, they can either drop them off at my house or text me (402-639-5921), and we can pick them up.”

The Burtons live at 841 Wedgewood Ct.



Take a walk down memory lane of various events in our little town, Plattsmouth.

Hear about the Merritt’s Beach experience, dragging Main Street, unsolved murders and other interesting but little-known happenings around our town in the 50s and 60s.

Each session will be unique, you won’t want to miss one! Comments will be welcome.

Feb. 6
Feb. 20
March 5
March 19

Tuesday • Noon-1 p.m.

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Buccaneer Bay Area – Ridgeway Road

Bingo scores again at clubhouse



There was another good turnout last month for the first Bingo Night of the year at the Bay Hills clubhouse. If you missed it, don't fret. The next one is set for Saturday, Feb. 3, starting at 7 p.m. The grill will be on starting at 5.



BAY HILLS GOLF CLUB

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February 3rd
7:00 pm

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There was no room in this month's newsletter for a quiz. It will return (hopefully) with the March issue.

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February funnies

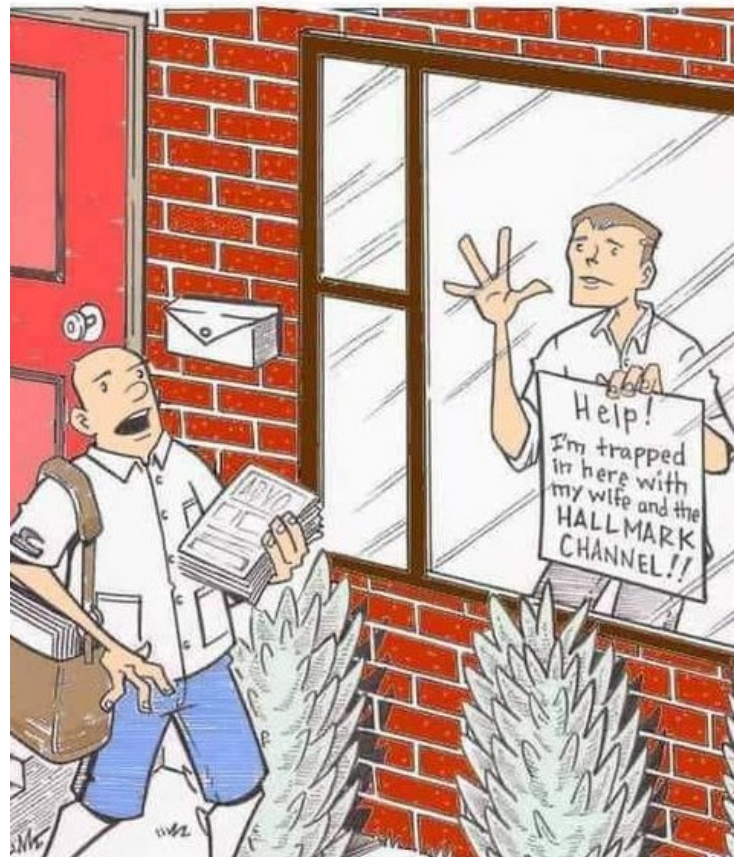
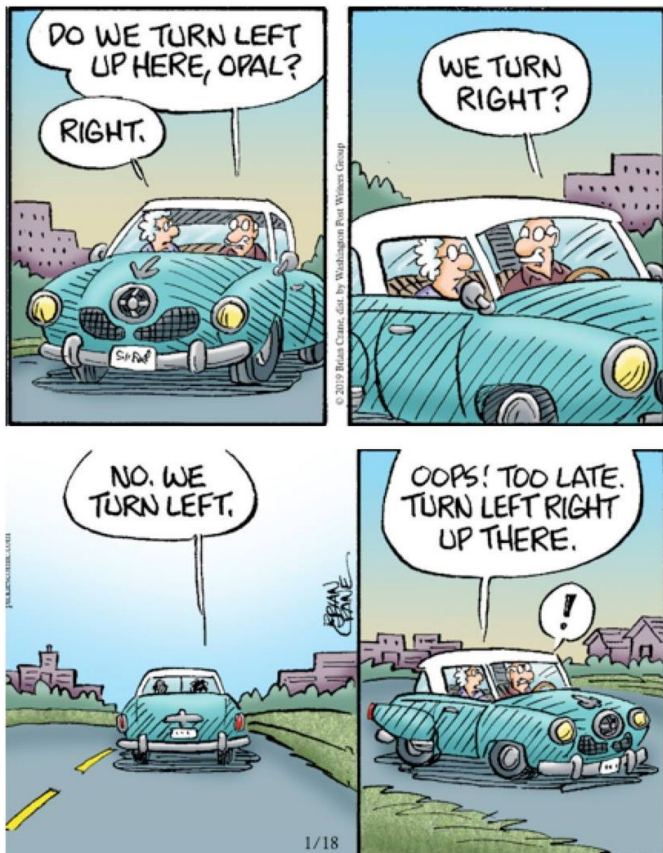
How many retirees does it take to change a light bulb?

One, but it'll take all day.



What is a prize old people can win for aging?

Atrophy.





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jilltbob@windstream.net

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Buccaneer Bay Market Minute!

January 1, 2024 - January 30, 2024

Home Activity	Total # of Homes	Average Days on Market	Average Sale/Pending Price
Sold/Pending	1	23	\$284,000

Current Homes For Sale - January 2024

Address	List Price
*2916 Lakeside Drive	\$369,500
*2918 Lakeside Drive	\$369,500
*3618 Becker Ct.	\$440,000
*19605 Ridgeway Rd	\$445,000

Let us always meet each other with smile,
for the smile is the beginning of love.

Mother Teresa



* 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

- » Michael Jordan — born 2/17/1963
- » Abraham Lincoln — born 2/12/1809; died 4/15/1865
- » Jennifer Aniston — born 2/11/1969
- » Steve Jobs — born 2/24/1955
- » George Washington — born 2/22/1732; died 12/14/1799
- » Kurt Cobain — born 2/20/1967; died 4/5/1994
- » Johnny Cash — born 2/26/1932; died 9/12/2003
- » Steve Irwin — born 2/22/1962; died 9/4/2006
- » Thomas Edison — born 2/11/1847; died 10/18/1931
- » Ronald Reagan — born 2/6/1911; died 6/5/2004
- » Floyd Mayweather Jr. — born 2/24/1977
- » George Harrison — born 2/25/1943; died 11/29/2001
- » Babe Ruth — born 2/6/1895; died 8/16/1948
- » Ashton Kutcher — born 2/7/1978
- » James Dean — born 2/8/1931; died 9/30/1955
- » Drew Barrymore — born 2/22/1975



Kitchen open Tuesday – Friday

Dine in or Carry out

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

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

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CAPTAINS BUCCANEER BAY NEIGHBORHOOD WATCH BLOCK

Last Updated – Nov. 30, 2022

Block Captain #	Block Captain Name	Block Captain Territory
1	Chris Crisman -402-699-8338	Treasure Island Rd. from Cape Horn Cir. To end of road., 27 homes
2	Mary Moneke – 402-298-8055	Cape Horn Cir. 26 homes
3	VACANT	Captain Morgan Ct. 10 homes
5	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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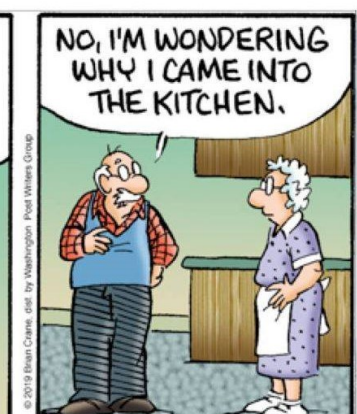
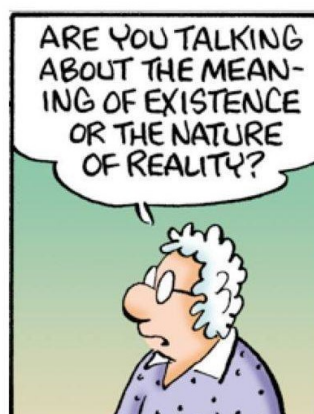
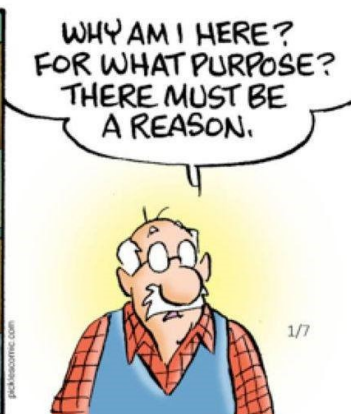
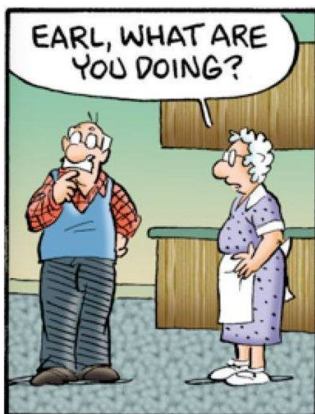
You Deserve An Advocate

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More February chuckles

Most bald people still own a comb.
They just can't part with it.

I'll throw myself out 😊



The officer said,
"You're staggering."
I said, "You're quite
handsome yourself."
We just laughed
and laughed.
I need bail money.

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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

President

Roger Wehrbein, Plattsmouth

Vice President

Del Hervey, Plattsmouth

Secretary

Pat Meisinger, Plattsmouth

Treasurer

Alicia Garbers, Plattsmouth

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

The board usually meets the fourth Tuesday of the month.

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

This month in history

- » **Feb. 1, 1920** — Royal Canadian Mounted Police are established.
- » **Feb. 2, 1949** — The first 45 RPM vinyl record debuts.
- » **Feb. 6, 1964** — The G.I. Joe toy hits the market.
- » **Feb. 5, 1922** — Reader’s Digest is first published.

- » **Feb. 11, 1809** — Robert Fulton patents the steamboat.
- » **Feb. 14, 1971** — President Nixon installs a secret taping system in the White House.
- » **Feb. 18, 1883** — Snow falls in the Sahara Desert.
- » **Feb. 21, 1931** — Elka Seltzer is first sold.

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 — 877-536-4131
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