

Getting to know Buc Bay residents

One full plate for this principal

To say life is busy in the John and Niki Campin home would be a monster understatement. The couple both work for the Plattsmouth School district and have three active athletic children who they follow during whichever sport is in progress. And, as if he doesn't have enough to do, John aerates yards on the side — something he enjoys, if you can believe that.

"It's my stress reliever," John said. "I've been aerating for 29 years."

John grew up in small-town Iowa, but he's spent a good chunk of his life in eastern Nebraska — 25 years in Plattsmouth, including 14 in Buccaneer Bay. He started out helping his parents on their hog farm in Imogene, Iowa, in Fremont County. Entering the teaching profession wasn't exactly on his radar screen back then.

"Imogene is the hub of the universe," John said with a smile while interviewed in his Plattsmouth Middle School principal's office. "I was the youngest of seven, and my mom still lives on the farm."

Throughout his growing years, John helped out on the family farm, even while attending Farragut High School, 19 miles from Imogene.

"Pigs were the big thing I helped out with," he said. "I helped off and on, but not all the time. I did walk the bean fields. When you were able to walk, you walked beans."

John participated in all the sports at Farragut — football, basketball, baseball, track and golf, even when those two spring sports overlapped with baseball.

"I would throw the shot and discus," he said, "and then I'd drive to Sidney for golf. I wasn't that great a golfer."

During his junior year at Farragut, he recalls a home district basketball game that had a bizarre finish. After the Admirals lost, one of the parents flew out of the bleachers and landed on the back of the coach.

"(The loss) shouldn't have happened," John said. "We were ahead by 18 going into the fourth quarter, and they were shooting it from the bathroom, and the shots were going down."

But after being denied that state-tournament berth, the Admirals qualified for state John's senior year and finished fourth.



John Campin relaxes at the end of the school day at Plattsmouth Middle School.

Following graduation in 1992, John attended Northwest Missouri State University in Maryville with hopes of making the baseball team. He didn't but transferred to Peru State College in southeast Nebraska, where he did play one year. There's a good reason why he played just that single season.

Playing catcher, there was a play at home plate that didn't end well.

"The runner was coming home from third, and I threw my mask off," John said. "The throw to me was a little short, so I had to go out and get it. I dove to tag the guy who did a head-first slide, and the lid of his helmet hit me in the mouth. I bent over and the faucet was on with blood."

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Principal: Couple to celebrate 25th wedding anniversary

Continued from Page 1

The result was a gash that needed 30 stitches to close during surgery in a Lincoln hospital. That ended his baseball playing days.

John graduated from Peru, majoring in education, and he embarked on his chosen field, starting in Omaha in 1998. He began as a fifth-grade teacher at R.M. Marrs Elementary in South Omaha. A year later, Gomez Heritage Elementary opened on South 17th Street, and Marrs became a magnet school. He continued teaching while working toward a degree in school administration.

He became assistant principal at Omaha's Highland Elementary for a year before taking on his first principal's job at Gomez. John spent about 12 years there. While there, his life took a major change when he met Niki.

"She was student teaching at Marrs," he said. "The next year, we bought a house (in Plattsmouth) and got married."

They're celebrating their 25th anniversary this year.

With Niki's parents living in Buccaneer Bay, the couple spent their first nine years of marriage in Plattsmouth before moving

onto Sterling Court. During that time came their three children: son Sam, a junior shortstop at Simpson College in Indianola, Iowa; Plattsmouth High senior daughter Stella, who will play softball at Nebraska Wesleyan; and high school sophomore daughter Ruby, who plays multiple sports.

Niki has been teaching in the Plattsmouth School District for going on 25 years.

John arrived as Plattsmouth Middle School principal just as COVID-19 did five years ago. The previous principal was retiring. He and Niki decided it would be easier on the family to move closer to their schools, so they sold their Buc Bay home.

"We were wearing out our tires on Bay Road with four cars," John said. "We live just three minutes from school now, so it's made a big difference. We also downsized. We had a big house there (in Buccaneer Bay)."

The Campins rely on a large calendar to keep track of all the activities of their children — not to mention his lawn aeration appointments.

After so many years of walking while doing his aerating, John purchased a riding aerator that allows him to do more yards in

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The Campin family, from left: Ruby, John, Niki, Sam and Ruby. (Photo courtesy of John Campin.)

Principal: Cellphone policy results in student interaction

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less time.

Being a school principal — at any level — isn't the easiest job in the world, but John said working in Plattsmouth beats taking that on in schools you might find in Omaha. Still, even here, administrators are taught to be ready for the unimaginable.

"We've had lots of training to be prepared," he said, adding that he feels part of his job is to serve as a counselor to the students.

"It's 5 to 6 percent of the kids that we deal with all the time. The rest are fine."

Asked if he thinks raising children today is harder than it was when he was growing up, John said without a doubt — mostly due to one thing: the cellphone.

"We don't allow them in school," he said. "When they come into the school they're supposed to put them in their locker. For the most part, we don't have to deal with it too much."

John sees a major benefit to the policy: The students actually interact more with each other.

"In my first year here," he said, "when we implemented the rule, we said, 'If you do well on your math testing, you can have your cellphone at lunch for a week. But 98 percent of them took their phones out, looked at them and put them in their pockets and went on talking.'"

Though the Campins are no longer residents here, they cherish the memories of their time in Buccaneer Bay.



Ruby, left, and Stella play on the Plattsmouth High softball team. (Photo courtesy of John Campin.)

"Our kids had friends who lived out there," John said. "Our kids were younger in 2009. There were some younger families that lived there, so that was an attraction. You felt like you were in the country. It was quiet, and for the most part, your kids could run around and be all right."

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
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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
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Contributing Writers All Buc Bay residents

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



BUCCANEER BAY ANNUAL GARAGE SALES

JUNE 6 & 7, 2025
8:00 AM – 4:00 PM

We will be having our annual neighborhood garage sales again. We are *ALWAYS* looking to improve – please email Cheryl Myers any suggestions or helpful comments at shortnote13@yahoo.com or drop off at her house: 3603 Becker Ct. Cheryl will put together the list of Garage Sales and handout to those that sign up.

If you want to participate in the Buccaneer Bay Annual Garage Sale, please complete the form below and return to Cheryl Myers. An ad will be sent to the Cassgram and the Buccaneer Bay Newsletter a week prior to June 6 & 7, so we have as many addresses as possible. Please get this form filled out and return if you plan to participate in the garage sales.

#####

Please check the days you will participate in the Garage Sale the weekend of June 6 and June 7.

_____ June 6, Friday Only
_____ June 7, Saturday Only
_____ Both Days

Name: _____
Address: _____
Phone: _____

Ads will run in the Buccaneer Bay Newsletter and the Cassgram.

Signs will be placed at the entrances to the sub-division. By law, we cannot post signs on Highway 75 or Bay Rd. Participants can place individual signs on their lot.



This months quiz: According to the latest census, where does Cass County rank in population among all Nebraska counties? A) 43rd. B) 28th. C) 12th. D) 36th. Answer on Page 20 (above the Edward Jones ad).

AERATION

CONTACT JOHN CAMPIN

402-853-6909

I have aerated in the Buccaneer Bay area for 25 years. I have 27 years experience and aerate over 100 yards here in our neighborhood. This aerator goes above and beyond when it comes to aerating your yard. The aerator actually has a hydrostat that drives the tines into



Aldrich Streeter House in Elmwood among 70 Nebraska Passport stops

When the 2025 Nebraska Passport program begins May 1, participants from our area won't have far to venture. This year, there's a stop in Cass County.

The Bess Streeter Aldrich House in Elmwood announced it is one of the state's 70 destinations. Passports will be available at participating stops or can be pre-ordered at NebraskaPassport.com. Participants are encouraged to download the Nebraska Passport App on their smartphones for the option of digital stamps, supplementing the physical Passport booklet for convenience.



Please note, the Passport app will be updated with the 2025 information on May 1. Those who used the mobile app last year will need to update the app to see the new program information. To download, search "NE Passport 2025" in the Apple App Store or Google Play App Store. The program runs through Sept. 30.

The Passport program began 13 years ago, featuring destinations throughout the state helping travelers find Nebraska's "hidden gems."

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Friends, family celebrate life of Hal McCaw

Friends of Buccaneer Bay resident Harold Leverne "Hal" McCaw mourned his passing last month. The 89-year-old former high school teacher, coach and athletic director and his wife, Edith, moved here 27 years ago. Long before that, Hal was a standout high school athlete.

Growing up in Des Moines, Hal lettered in football, basketball and baseball at Des Moines Technical High School. He accepted a full-ride to Westmar College in Le Mars, Iowa. He starred on the football team as a quarterback, point guard on the basketball team and pitcher on the baseball team. He was named



"Hal" McCaw

the school's athlete of the year his senior year, and the end of his college career became the only athlete in Westmar school history to earn 12 varsity letters.

He met Edith Wetenkamp in college, and they married in 1956. The couple celebrated 67 years together before Edith's death last year. The couple raised a daughter and two sons on Spyglass Court.

Hal's teaching career began after college graduation, but he took a break to serve in the U.S. Army. Not long after his

discharge, he and Edith moved to Omaha, where Hal took a teaching position at Omaha Bryan High School.

Hal's first head coaching job came at Bryan in 1966 when he took over the varsity basketball program and held that position until 1974. He also was an assistant with the football, track and baseball teams. For 20 years, Hal served as assistant athletic director at Bryan.

For years, he served as a meet official at the Nebraska state track meet and state soccer tournament. In 2019, Hal was inducted into the Omaha Public Schools Athletic Hall of Fame.

In retirement, Hal and Edith enjoyed traveling with family and watching their grandchildren's activities. Friends will remember Hal's friendly smile, contagious laugh and the impact he had on his family and the many students he taught and coached.

2025 Schedule of Events	
May 3	Cinco de Mayo (4-person Scramble)
May 10	Mizuno Club Fitting Event
June 9	Callaway Club Fitting Event
June 14	Members Remembered (4-Person Scramble)
June 28-29	Bay Hills Club Championship*
July 12-13	Member/Member Tourney*
Aug 16-17	Ladies Ryder Cup
Aug 24	Men's 2-Person Shamble
Sept 6	Ladies Invite (2-Person Scramble)
Sept 21	Superintendents Revenge (4-Person Scramble)
Oct 5	Fall Frenzy (4-Person Scramble)
Oct 25	Tombstone Tourney*
Nov 1-2	Winter Cup*

*GHIN Required

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- Starts Wednesday April 2nd

Questions? Contact Damon - damonwbayhills@gmail.com

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Hope still springs eternal for me



Now that we're finished with the weird March weather, we can look forward to more consistent warmth and, hopefully, rain that typically comes with April. The minuscule precipitation we received last month was better than none, but we sure could use some decent rainfall. You can bet Bay Hills golf superintendent Steve Bogner is hoping for it to happen.

John Fey The start of Major League Baseball used to take place in April, but now it's the last week of March. And that's not good for fans of teams in the northern part of the country — especially those (like me) who closely follow the Minnesota Twins. We've attended late-May home games in the Twin Cities that required a jacket.

Speaking of the Twins, I had an enjoyable March 17-24 trip to Florida with Buddy Hunter, his son Andy and their family friend Al Miller. We started the adventure with a couple of days in Panama City Beach, about 50 miles west of Destin. (Some of our Buc Bay residents winter in that area.) You could tell it was still spring break as the beach was filled with families and college students. I preferred to take in the view from the balcony of our seventh-floor condo.

On Wednesday, we made the five-hour drive to The Villages, about 60 miles northwest of Orlando. After settling into our next Airbnb, we met three other couples for dinner at one of the entertainment districts. Included in our group was Fred Brooks Fahrenbruch and his wife, Melissa. Some of you who lived in the Omaha area who listened to KGOR in the 1970s and '80s should remember Fred from the "Mornings With Jack and Fred" show.

I first got to know Fred when he became the public address announcer when UNO hockey started in 1997. Melissa was the UNO women's golf coach (2000-03) when she met Fred. They lived in the Atlanta area for many years before moving to The Villages just over two years ago.

Thursday started with lunch at Lollygaggers Sports Pub & Grill, where we watched the first half of Creighton's first-round NCAA basketball game. We drove to former Omaha resident Lou Soukup's to watch the second half before taking off for golf on one of the many par-3 courses there. Andy, Al, Lou and I quickly toured the nine holes before returning home.

The plan for that night was to attend a meeting of the Red Sox Fan Club, where Buddy (who played briefly for Boston) was to be introduced to the group. Just as we were about to leave, I got an email from the club's president that the 7 o'clock meeting was being moved to Saturday. That left us wondering what to do for dinner, and we agreed on pizza.

The final leg of the journey began Friday with lunch at the cozy



Enjoying the Twins-Red Sox game are, from left, Al Miller, yours truly, Buddy Hunter and Andy Hunter. The game took place at JetBlue Park in Ft. Myers.

O'Shuck's Oyster Bar & Grill. Then it was off for the three-hour drive to Cape Coral, where we spent the final three nights of the trip. Our Airbnb there was a spacious four-bedroom home in northwest Cape Coral. While Buddy, Andy and Al joined an old acquaintance for dinner, I was dropped off at my brother Jim's place about 15 minutes away. Meanwhile, we dined at the same restaurant we usually visit. Like many eateries in the city, there was live music, and the band was extremely loud. We quickly finished our meal and went back to Jim's home.

With the trip flying quickly by, we were down to just two more full days. The highlight for us was taking in a pair of Twins games. The Saturday game was at the Twins' Lee County Complex, against Toronto, and the Sunday game took us to JetBlue Park, where the Red Sox played host to Minnesota. Both games gave us a look at our favorite teams — although the regulars didn't play the entire game.

I've been going to Florida for spring training games since 1991 (as I recall), and one thing I've noticed is how incredibly expensive attending games has become. First, just to park at the Twins site was \$15. (Boston doesn't charge for parking.) A ticket to the Saturday game cost \$46, and you don't want to know what concession prices were — I think I paid \$14 for a mixed drink. Fortunately, Buddy got us four complimentary tickets for the Red Sox game through his membership in the Red Sox Alumni Association. But, again, drinks weren't cheap.

After checking out of our final home on March 24, we made a return visit to Glory Days Sports Bar in Ft. Myers for our last

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Editor: Remembering Nebraska's first high school 7-footer

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lunch. The server who waited on us a year earlier remembered Buddy as "the guy who played for the Red Sox." At the airport, check-in of the rental car went super-quick, and, since we arrived very early, dropping off our bags and getting through security was a snap.

The return flights were both packed, and time went quickly for the first leg to Chicago O'Hare with the ability to watch a movie on the screen attached to the back of the seat in front of me. We landed in Omaha shortly after 10 that Monday night. All in all, it was a great trip.

What a great year of basketball for Creighton and my alma mater, UNO (known now by just Omaha). Creighton has made 10 NCAA tournament trips in the past 14 years and 26 overall. UNO entered the dance for the first time since becoming a Division I member 14 years ago.

The Mavericks clearly had the more difficult first-round assignment as the No. 15 seed tasked with trying to upset second-seeded St. John's. They hung tough for a half but got clobbered by 30. Creighton knocked out Louisville in the first round before being ousted by No. 1 Auburn.

I've been following Creighton for decades, and I think the Bluejays have a great coach in Greg McDermott. I had a chance to interview him while his son Doug played for Creighton, and he was very gracious with his time. Doug ranks among the best players in school history.

Fast-forward to this past season when Ryan Kalkbrenner wrapped up his remarkable CU career by becoming just the second player in Big East Conference history to be named the league's defensive player of the year for a fourth time. (Patrick Ewing was the other one.)

You might wonder why I'm bringing this up. Well, when Kalkbrenner's achievement was reported, his coach once noted that the 7-footer was a gangly, uncoordinated freshman who grew to become one of the top players in Creighton history. It reminded me of one of my Papillion-La Vista High School teammates.

I was a senior bench-warmer on the basketball team, and Mike

Heck was a sophomore. As a player on his freshman team the year before, Mike was far from a standout player. And he wasn't all that great the next season, playing mostly on the junior varsity team.

Mike was allowed to suit up for some of the varsity games, and one stands out in my mind. Though Papillion was in its second year as a Class A school, we played quite a few Class B teams. Among those was Blair, and I remember that game because Mike and I started the second half when we had a big enough lead for the coach to put us in.



Mike Heck

Back then, there was a tipoff for the start of each quarter, and Mike easily outjumped his opponent and tapped the ball to me. I dribbled all the way toward the basket and lofted a shot from about 8 feet — over the backboard.

Shortly after the whistle blew to award the ball to Blair, the coach quickly took me — and Mike — out of the game. I recall thinking, "I understand why he took me out, but why Mike?"

As usual, I digress with this story. Mike went from a guy who couldn't walk and chew gum at the same time to become, arguably, the greatest basketball star in Papio High history as Nebraska's first 7-foot player. He was highly recruited but chose to stay close to home by signing with Creighton.

Just as he did at Papio High, Mike improved his play each of his first two Creighton seasons. By the start of his junior season (1974-75), he became a starter. In his first game that season, he tallied 24 points.

That December 1974 game turned out to be his last one. Two days later, Mike was found dead in his Creighton dorm room. The cause was determined to be an enlarged heart. I got the shocking news while I was mustering out of the Army.

I had hundreds of teammates in my life — from high school teams, Army baseball and slow-pitch softball. Nobody ever came close to having the personality of Mike Heck. He was, as they say, a gentle giant.



**HAPPY EASTER
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Sunrise over Sailboat Lake



Residing in Buccaneer Bay gives our residents some breathtaking sunrises and sunsets. Take, for example, the left photo taken of a March sunrise over Sailboat Lake. Kathy Bruner, who lives on the Boulevard with husband Todd, shared the photo on her Facebook page.



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Buccaneer Bay Market Minute!

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Home Activity	Total # of Homes	Average Days on Market	Average Sale/Pending Price
Sold/Pending	9	57	\$409,416

Current Properties For Sale - March 2025

Address	List Price
19438 Davy Jones Circle	\$395,000
Lakefront Lot for Sale Lot 21 Treasure Island Rd	\$165,000

Buccaneer Bay Happenings!



May 17th Buccaneer Bay Spring Cleanup
June 6th - 7th Buccaneer Bay Garage Sales



* 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.

Ides of March allow for some golf



You never know what you're going to get from March weather, but Mother Nature gave Bay Hills golfers a break on March 13, the first week the course opened for the season. Wrapping up their rounds are, from left, Jim Wessel, Rob Determan, Vince Bruce, Wayne Petersen and Mike Gabriel. It was also the day Vince got his first ace, coming on No. 9. Rob (who took the photo below) and Wayne witnessed the feat.



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This month in history

- » **April 2, 1792** — Congress establishes the first U.S. Mint at Philadelphia.
- » **April 3, 1865** — The Confederate capital of Richmond surrenders to Union forces.
- » **April 6, 1896** — After a break of 1,500 years, the first Olympics of the modern era is held in Athens, Greece.
- » **April 8, 1913** — The 17th Amendment to the Constitution is ratified, requiring direct popular election of U.S. senators.
- » **April 18, 1906** — The San Francisco earthquake strikes, and 4,000 lives are lost.
- » **April 22, 1864** — “In God We Trust” is included on all newly minted U.S. coins.
- » **April 24, 1800** — The Library of Congress is established in Washington, D.C.
- » **April 30, 1789** — George Washington is elected.

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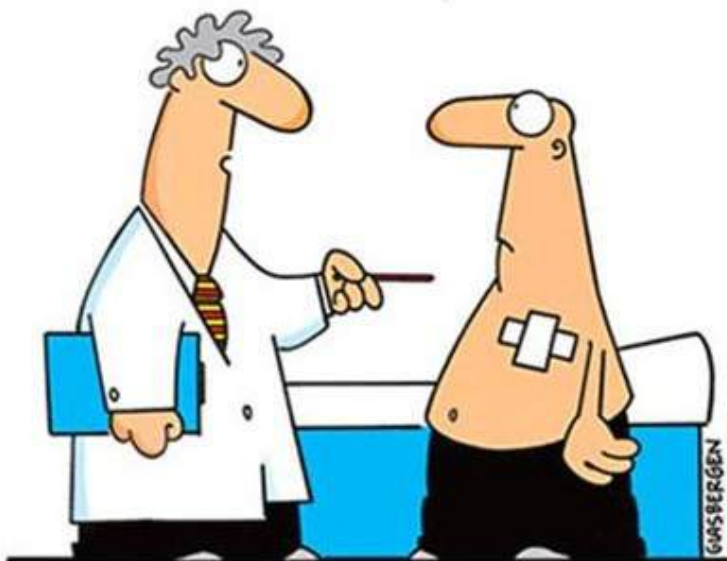
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Here's your dose of April cartoons



"It's a pacemaker for your heart. Plus, you can download apps for your liver, kidneys, lungs, and pancreas!"



Gretna Sanitation pickup schedule for April-June

Day	Date	2025 Service	Notes
Wed	2-Apr	Trash & Recycling	(Delay none)
Wed	9-Apr	Trash Only	(Delay none)
Wed	16-Apr	Trash & Recycling	(Delay none)
Wed	23-Apr	Trash Only	(Delay none)
Wed	30-Apr	Trash & Recycling	(Delay none)
Wed	7-May	Trash Only	(Delay none)
Wed	14-May	Trash & Recycling	(Delay none)
Wed	21-May	Trash Only	(Delay none)
Thu	29-May	Trash & Recycling	(Delay Mem Day)
Wed	4-Jun	Trash Only	(Delay none)
Wed	11-Jun	Trash & Recycling	(Delay none)
Wed	18-Jun	Trash Only	(Delay none)
Wed	25-Jun	Trash & Recycling	(Delay none)

How to Recycle Right

Plastics:



- ✓ Food & Beverage Containers
- ✓ Detergent & Shampoo Bottles
- ✓ Hard Plastic Take-Out Containers
- ✓ Spray & Pump Bottles

Paper:



- ✓ Newspaper & Inserts
- ✓ Magazines & Brochures
- ✓ Paperback Books
- ✓ Envelopes
- ✓ Shipping boxes
- ✓ Egg Cartons
- ✓ Cereal Boxes
- ✓ Milk & Juice Cartons

✗ **Pro Tip: Flatten Cardboard boxes for the bin & curb**

Cans:



- ✓ Aluminum Cans
- ✓ Steel Cans

No - Skip The Bin



- ✗ Film plastics / bags
- ✗ Styrofoam
- ✗ Straws
- ✗ Cassette Tapes / VHS
- ✗ Wet / Soiled Paper
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Sunset over Buccaneer Bay

March weather offered us a little bit of everything, from a record high temperature to two blizzards. But there were those calm days, and Dennis Wilfong captured one sunset from his home on Davey Jones Drive.



"And, if you fall behind on payments, it drives itself back to the dealership."

The first one-hour lesson is Free (All Ages)

402-804-6455

Call us today!



Relaxation: Playing the classical can be a meditative experience, offering a calming effect that helps reduce stress and anxiety.

Emotional Outlet: Music provides a healthy emotional outlet, allowing individuals to express feelings and emotions through their instrument, improving their emotional well-being.

Mindfulness and Focus: Concentrating on playing the guitar helps divert attention from daily stressors, promoting mindfulness and enhancing focus. <https://www.unclebobguitarlessons.com>

They were born this month

- » Robert Downey Jr. — born 4/4/1965
- » Adolf Hitler — born 4/20/1889; died 4/30/1945
- » Heath Ledger — born 4/4/1979; died 1/22/2008
- » Leonardo da Vinci — born 4/15/1452; died 5/2/1519
- » Jackie Chan — born 4/7/1954
- » Eddie Murphy — born 4/3/1961
- » Thomas Jefferson — born 4/13/1743
- » Jennifer Garner — born 4/17/1972
- » Paul Rudd — born 4/6/1969
- » Al Pacino — born 4/25/1940
- » Marlon Brando — born 4/3/24; died 7/1/2004
- » Michelle Pfeiffer — born 4/29/1958
- » Kareem Abdul-Jabbar — born 4/16/1947
- » Kelly Clarkson — born 4/24/1982
- » Jack Nicholson — born 4/22/1937

Quiz answer: C (27,492).



Kitchen open Tuesday – Friday

Dine in or Carry out

402-298-8191

Tuesday: Taco Tuesday, Special menu only 11 a.m. – 8 p.m.

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

Thursday: Broasted Chicken and Country Fried Steak special, regular menu also available 5 – 8 p.m.

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

Edward Jones[®]

You can't predict the future, so plan for it.



Brad Ksiazek, AAMS[™]
Financial Advisor

2380 West 8th Avenue, Suite 5
Plattsmouth, NE 68048
402-296-0515

MKT-5894M-A

> edwardjones.com
Member SIPC

CAPTAINS BUCCANEER BAY NEIGHBORHOOD WATCH BLOCK

Last Updated – May 1, 2024

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	AJ Poppleton 402-706-5459	Front half of Buccaneer 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	Debbie Meyer	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&20	Jill Bobenhouse Tesar 402-298-7171 Kayla Graff & Teresa Dilts	Townhomes on Sailboat Lake - 36 houses Homes on Sailboat Lake, Blk 27, 32 houses
21	Renie Kula 402-296-5239	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	Barbara 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	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

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
David Martin (Clerk)	402-578-7147	david.martin@buccaneerbay-ne.org	Utilities
Frank Gorhau	402-880-2960	frank.gorhau@buccaneerbay-ne.org	
Jennifer Sommer	402-889-1918	jennifer.sommer@buccaneerbay-ne.org	Grounds/Recreation
John Bolton	402-676-1854	john.bolton@buccaneerbay-ne.org	Roads

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-and-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.



2024 Board of Directors

President

Roger Wehrbein, Plattsmouth

Vice President

Roger Behrns, Louisville

Secretary

Pat Meisinger, Plattsmouth

Treasurer

Alicia Garbers, Plattsmouth

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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.



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
 Frank Gorhau — 402-880-2960
 John Bolton — 402-676-1854
 Jennifer Sommer — 402-889-1918
 David Martin — 402-578-7147

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

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:

Gretna Sanitation — 402-332-4701

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>ANIMAL CONTROL</u>	<u>Property Owner/Resident</u>	The county does not have an Animal Control unit. 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