



WOODCLIFF LAKES

FALL 2010

VOLUME 20, NUMBER 3

CALENDAR

Sep 5	RePlant Woodcliff Community Appreciation	12:15-2pm
Sep 5	Lions Fireworks	Dusk
Sep 8	SID #8 Meeting	5:00pm
Sep 13	Board Meeting	7:00pm
Sep 18	Lions Cleanup of Co. Rd. W	
Sep 19	Quarterly Meeting	1-2:00pm
	& Long Range Plan Forum	2-3:00pm
Oct 4	Board Meeting	7:00pm
Oct 5	Lions Club Meeting	7:30pm
Oct 23	Replant ATV Poker Run	1pm
Oct 31	Lions Trunk or Treat	
Nov 1	Board Meeting	7:00pm
Nov 2	Lions Club Meeting	7:30pm
Nov 5	Lions Soup Supper	
Nov 6	Lions Hayrack Ride	
Dec 4	Lions Christmas Party/Meeting	
Dec 6	Board Meeting	7:00pm
Dec 12	Quarterly Meeting	1:30pm

June Ballot Results

Thank you to everyone who cast their ballots on the three issues below. OVER 80% of the 450 lot and tract owners voted!!! At the June 13th Annual Meeting, all ballots were tallied by two separate groups of volunteers and the results announced were:

PAVING THE ENTRANCE:	FAILED
229 no and 147 yes	
SALE OF A PIECE OF COMMON GROUND TO S21:	PASSED
333 yes and 29 no	
BOARD ELECTIONS:	
3 NEWLY ELECTED MEMBERS are:	
Warren Higgins	S99
Carla Mahrt	S35
Scott Weekley	S1167

Fall Preparations:

- Lowering of Lake Ski Di begins **October 15th**
- No Dumping of Leaves/Grass in the lake. This helps minimize algae in the lake. The office has information on places which will take yard waste.
- Use of Non-Phosphorous Fertilizers on lawns is highly recommended near lakes to also help minimize algae.
- Do not feed the ducks and geese. Feeding them encourages them to stay longer, which produces more waste which dirties the lake and also promotes algae growth.
- Construction equipment and unlicensed vehicles, trailers, etc. are not allowed to be stored regularly on any lot unless parked within a garage structure per the Woodcliff Covenants.
- Construction plans for additions, garages, seawalls; etc. must be submitted to the office for the Board to approve at a regularly scheduled meeting held on the first Monday of the month.
- When closing up your property for winter, be sure to secure all valuables, lock all doors and windows, and consider shutting the water off at the main curb stop near the road to avoid frozen, broken pipes that could flood the cabin.



NEWS FROM THE WOODCLIFF BOARD OF DIRECTORS

Quarterly Meeting and Long Range Planning Session

The next Quarterly Meeting of Woodcliff residents will be Sunday, September 19, 2010 from 1:00pm – 2:00pm at the John G. Poehling Community Center. From 2:00pm – 3:00pm, there will be a Long Range Planning Forum where residents from the community can give input on items or projects they would like to see addressed by the Homeowner's Association. Please attend and voice your opinion. If unable to attend, contact the Woodcliff office with the information you'd like included in Long Range Plans for Woodcliff Lakes.

2011 Rules Committee

A committee will be forming late this fall to review and revise, if needed, the Woodcliff rules. The committee will present their recommendations to the Board in January or February 2011. If you would like to volunteer to be a part of this committee and process, please contact the office before October 1st at 402-753-0247 or chris@woodcliffakes.com.

Copper Testing Results of Drinking Water

The results of the second round of testing for copper in the drinking water were once again ALL under the 1300 ug/L maximum contaminant level set the by Department of Health and Human Services. This good news brought about the dismissal of the Administrative Order from the DHHS, which means there will be no treatment required for the Woodcliff wells and saves the Homeowner's Association up to \$150,000. Thank you to all of the Woodcliff residents who volunteered their time and homes for the testing!

Lake Water Clarity

This fall the Board will have the lake water tested again for various indicators to compare to tests taken last November. This will determine the effectiveness of the Water Clarifier and Digester product which has been added to Lake Ski-Di on a weekly basis and help decide future plans.

Lake Ski-Di Level

In an effort to maintain a consistent lake level, a marker was made and installed at the spillway by the river this summer. Adjustments to the spill gates are made by Woodcliff maintenance to control the lake level. The marker is a color-coded pipe that indicates water level conditions.

The three colors and their indications are as follows:

- 1) **GREEN** - LOW LEVEL
- 2) **SILVER** - OPTIMAL OPERATING LEVEL
- 3) **RED** - HIGH LEVEL

Maintaining the lake level during the summer is not an exact science; many factors influence the lake level including natural spring activity from underground water, rainfall, and the Platte River level which can hinder the ability to spill water from Lake Ski Di.

As usual, the lake level will be reduced to the low level for the winter on October 15th.

Lake Tirawa Fish Structure and Stocking

Residents of the fishing lake have collected donations for stocking that lake. The residents, a lake expert, and Board member Matt Schwarz are working together to determine the type of fish to be stocked and the type of structure needed to support fish life. Almost all fish structure was removed during dredging of this lake in 2007 and once a plan is prepared, residents will work to provide what is needed in designated areas of the lake. The appropriate fish will be stocked this fall with the money donated. THANK YOU to all who are helping to improve Lake Tirawa fishing!

WOODCLIFF BOARD OF DIRECTORS NEWS (CONTINUED)

Road Work

The exterior road and Cedar Lane were graded and a light coat of magnesium chloride for dust control was applied the week before Labor Day. Woodcliff maintenance has been touching up problem road areas in between contractor gradings; this helps keep road expenses within budgeted amounts after incurring higher-than-normal bills for snow removal this past winter.

Fire Department Information

It is a good idea to check your homeowner's insurance to see that your policy uses the correct fire code rating for Woodcliff. Gerry Gdowski, a Horace Mann agent, says the rating should be a "6". Woodcliff is covered by the Cedar Bluffs Fire Department which also has a mutual-aid agreement with the Inglewood Volunteer Fire Department. Some companies use a "10" rating which creates higher insurance rates. Call your agent to make sure it is correct; it could save you money.



The Cedar Bluffs Fire Department also has a website which gives current weather conditions. Check it out at www.cedarbluffsfireandrescue.com. The Cedar Bluffs Fire Department hopes to purchase a weather station to be placed at Woodcliff; this on-site station could be linked to the Woodcliff website for access of current local information online.

If you are interested in becoming a volunteer for the Cedar Bluffs Fire Department, please contact Fire Chief Rob Benke at 402-628-5495.

Board Members

Elections were held in June and three new members joined the Board. A current list of Board members and their contact information is on the address page of this newsletter. Thank you to retiring board members **Gary Bliemeister** and **Kathy Griess** for their dedication and service!



Electronic Information

If you're looking for information about Woodcliff Lakes, including a calendar of events and announcements, the Homeowner's Association maintains a website at www.woodcliffakes.com. A new page has been added for Replant Woodcliff information at that site. Watch for another new page coming soon which will contain pictures from the 2008 storm – check out how far we've progressed!

Woodcliff Security also has a website that can be found at www.woodcliffsecurity.com.

The Woodcliff Lakes office has collected a file of email addresses of residents which can be used to notify residents immediately of important happenings. For example, updates were emailed daily after the 2008 storm and this spring during high water situations. Email addresses are used only for Woodcliff business such as notices, newsletters, dues billings, etc. and are not published to anyone else. **This has cut mailing costs nearly in half.** Please submit a current email address to chris@woodcliffakes.com to be included.

Come Celebrate **Replant Woodcliff's** Accomplishments & Help honor our Volunteers & Donors!

SUNDAY, SEPTEMBER 5TH, 12:15-2:00PM on the Poehling Community Center Patio

-Shake hands with the Mayor... - Learn about New Projects... - Thank our Donors & Volunteers... - Give us your Input... - Cake and Refreshments Served...



RePlant Woodcliff
REVITALIZE • RESTORE • RENEW

SAVE THE DATE...

ATV POKER RUN

Saturday, October 23rd, 1pm

Updates: This spring, we planted 58 additional trees, most along Platte Shore Drive, and several were added at the front entrance. "Scale infestation" and "mites" affected some trees which were sprayed or replaced. A well company dug a tunnel under County Road W so that we could get water to the north side of the road. Special thanks goes out to Dr. Bill & Linda Orr who spent hours trenching drip water lines for the new trees at the entrance, along Platte Shore Drive, and at the Community Center.

Recycle Center: The bin was filled in a 7-day span near the July 4th holiday and during summer months, we average a full bin every two weeks. We're grateful our community has embraced our **GREEN** effort but need your help with the continued costs. Please consider a contribution to RePlant to help offset the recycle center! PLEASE NO DUMPING!

Garden Club: Interested in joining? See Kori Krause: kori_krause@yahoo.com

Donations: Tax-deductible donations for current and future community improvement projects and maintenance costs are needed and may be sent to:

Carla Mahrt
980 Co. Rd. W, S35
Fremont, NE 68025

KEEP UP TO DATE THROUGH OUR HOA
WEB PAGE:

http://woodcliff-lakes.com/RePlant_Woodcliff.html



WOODCLIFF SECURITY
721-3000

Once again the other lakes in the region endured numerous serious injury and fatal accidents, while we had only a few. We had one Jet Ski accident with relative minor injury, a UTV rollover which injured the passenger, and most seriously, a golf cart accident in which a passenger fell off backwards causing a skull fracture. The 33-year old woman was Life Flighted to UNMC, but a full recovery is expected.

Our crime rate stayed extremely low as well, with very few thefts or other crimes. But, this is no time to let our guard down. With fall quickly approaching it is important that everyone secure their property and watch out for their neighbors. Do not leave your ATVs or Jet Skis sitting out unsecured. If they are going to be left outside, make sure they are chained, cottonwood trees make great anchors. Check your cabins before leaving them for the winter and make sure all doors and windows are locked. I know several cabins have new alarm systems, make sure that the first call is to 911, and then Security. This will ensure Security gets two calls, one from the 911 dispatcher and a second from the alarm company. There is nothing wrong with redundancy in this case.

There have been a couple successful apprehensions recently due to alarm systems being utilized. If you are planning on being gone for the winter make sure you let Security know and get on the House Watch list. This is an important program and enables us to keep a better eye on your cabin. If we know you are not going to be around, we can watch for strange vehicles or activity.

Watch the Security website, www.woodcliffsecurity.com for updates and announcements, especially road conditions in our area. I try to keep it updated in a timely manner, and keep you informed of travel restrictions and weather conditions.

Hopefully next year we will have a "normal" spring and there will not be any lake restrictions or closures to deal with. Your support and cooperation is very much appreciated. Have a great winter!

C. George Wolsleben
Chief of Security

Kids Corner



My name is Mandy and I would like to find out if anyone at Woodcliff is interested in meeting periodically to have play dates for our kids. I have a 4-year old, 2-year old and a baby looking for interaction during the weekdays.

If anyone is interested, please give me a call at 402-727-1460 (home) or email me at amanda_morgan1@excite.com. I would love to get to know more of the Woodcliff residents.

Mandy Morgan, T1001



SID #8

Sanitary & Improvement District #8

SID 8 has wrapped up its 2010 financial year and performed very well closing the year at 36% under budget. The SID contributed approximately \$29,000 to improving Woodcliff's road drainage by bringing in much-needed aggregate and grading this spring. We continued to strive to partner with the Woodcliff Lakes' Homeowners' Board on projects that benefit all residents.

The **next SID meeting is September 8th at 5:00pm** at the Woodcliff Lakes Office and includes adoption of the 2010-2011 Budget. The 2010-2011 Proposed Property Tax Request is for \$197,214 using a levy rate of 0.193540.

Lonnie Mahrt, Chairman



Woodcliff Lions Club

The Lions Club would like to thank the whole community for supporting our activities throughout the year. Without your support we would not be able to help as many people and charitable organizations as we do. If you would like to keep up on the Lions activities please visit our Woodcliff Nebraska Lions page on Facebook. Woodcliff activities are also included on the Woodcliff Lakes website calendar: www.woodcliffakes.com.

On Sunday, September 5th, at dusk the Woodcliff Lions Club will be sponsoring a fireworks display by Midwest Fireworks out of Blair, NE. The Lions club would like to say thank you to the Woodcliff residents for their exceptional support of our activities, causes and club as a whole. The Lions Club is not asking for donations for this event and it is being paid for by an anonymous donor's donation of \$5,000, the Woodcliff Lions Club Community Funds account of \$1,500, and a \$250 donation from the Woodcliff Homeowners' Association. The show will be approximately 15-20 minutes long. Thank you all and thank you Woodcliff!! Rain out date is set for Monday, Sept. 6th.

Here are some of the upcoming activities the Lions Club has planned for this fall:

Sept. 18th Fall Cleanup of Co. Rd. W. Meet at the Community Center at 9:00am

Oct. 31st Trunk or Treat for Halloween at the Community Center parking lot

Nov. 5th Soup Supper at the Community Center

Nov. 6th Hayrack Ride starts at the Community Center

We are always recruiting new members and looking for people who are willing to follow the motto "WE SERVE". We all know how rewarding it is to help others within our community. Annual dues are \$60 and we meet the first Tuesday of every month. Please come join us!

Frank Dolejs, President

Pop's Pizza

402-727-8787



It's a great year, thanks to many friends and customers who are enjoying pizza & **TEN flavors of hot wings** at Pop's Pizza & Ron-D-Voo.

This year I will be **open throughout the winter months with limited hours** after a 2-week vacation in January & two weeks in late February.

You asked for it so I am now offering **Take & Bake Pizzas at a low-low price**; in beef, pepperoni, & combo.

Stop by the Ron-D-Voo for all the upcoming football games on pay-per-view and regular games, too! **Free Hot Soup and football food** is planned for colder days.

You may now enjoy our pizzas at one of my **satellite shops** at Tin Lizzy Tavern, in Fremont at 1632 East 23rd Street.

Our **Regular Hours** are 10am-2pm for light lunches. The **Grill** is open daily 5pm-9pm. Dine In and Carry Out!

Thanks & have a Nice Day!

See you at the Ron-D-Voo

Pop's



402-727-1271

www.timewarnercable.com



The Woodcliff

RESTAURANT

721-2922

WWW.WOODCLIFFRESTAURANT.COM

We want to thank you all for a great summer! It has been wonderful meeting all of you!

We have some exciting things planned for this fall and winter. We will feature a new fall/winter menu (but don't worry we'll keep some of your favorites).

We also plan to keep the summer fun going all year 'round with



wine tastings,

and paired

dinners with our sommelier,

tail gating parties for Husker games,

and great **happy hour specials!**



Check out our website for menus and upcoming events.

Keep our spacious restaurant in mind for your holiday parties – or any party!!!

BY POPULAR DEMAND WE WILL BE BRINGING BACK THE POOL TABLE!

Hours:

Monday 5pm-1am

Tuesday-Saturday 11am-1am

Sunday Brunch 9am-2pm

Sunday 5pm-1am

Thank you all again for your support!

BROOKE, ANDREW, AND ROB

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John G. Poehling Community Center



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for
a special occasion

or

get-together,

Contact

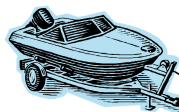
Diane at 402-727-5505

Woodcliff Marina & Backporch Lounge

402-721-7816

Another great summer thanks to the wonderful folks of Woodcliff!

The cool temps mean it is time to start thinking about winterizing and storing your boat. Please come in to fill out a storage agreement. By storing with us, you help keep us afloat during the winter. We appreciate the wonderful people of Woodcliff who understand this and store with us. It pays and keeps us in business as YOUR



MARINA!

Thank you for a great 2010 season. We tried new things and received positive feedback. We hope you enjoyed your summer as much as we did. From \$1 burger night, to Mexican night and the concerts...it was a FUN IN THE SUN SUMMER.

We welcome your comments and suggestions. After Labor Day, we will be going into our Fall Schedule and hours will be posted on the door. Watch Facebook for updates, etc. We will be open for all televised Nebraska football games. Come out and support us AND the Huskers.

We ran into some issues with getting our pizza up and running this summer but we will be serving it this fall. Watch for more details...if the support is there, we plan on being open through the winter and serving up some amazing pizza.

You asked...we listened. A POOL TABLE is coming to the Backporch Lounge this winter and we have something very special and FUN in the works for the winter months. Stay tuned!!!

Thank you for your continued patronage,

Mike, Lisa & Faith Steffen & Staff

Woodcliff Lakes Association

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Fremont, NE 68025

Phone: 402-753-0247

Fax: 402-753-0247

Email: chris@woodcliffakes.com

RETURN SERVICE REQUESTED

Woodcliff Lakes Association Board

Members:

President:

Mary McCarthy 727-4205

marylmac@neb.rr.com

Vice President:

Matt Schwarz 960-2464

mjschwarz@oppd.com

Treasurer:

Carla Mahrt 721-8410

carla.mahrt@tycoelectronics.com

Secretary:

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wchiggins@valmont.com

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