



Woodcliff Lakes

Spring 2008

Vol. 18, No. 1

Upcoming Events

MAR 3	<u>Board Meeting: Office</u>	7:00pm
MAR 9	<u>Quarterly Meeting:</u> Community Center	1:30pm
MAR 22	<u>Lions Club Easter Egg Hunt</u> Playground Area	1:00pm
APR 7	<u>Board Meeting: Office</u>	7:00pm
APR 15	<u>Begin Raising Lake Level</u>	
APR 15	<u>Watercraft Must be Inspected</u> Before Use of Lake	
APR 26	<u>Boater Safety Course</u>	9am-3pm
MAY 5	<u>Board Meeting: Office</u>	7:00pm
MAY 10	<u>Boater Safety Course</u>	9am-3pm
MAY 24	<u>ATV Safety Course</u>	10am-2pm
MAY 26	<u>Office Closed for Memorial Day</u>	
JUN 2	<u>Board Meeting: Office</u>	7:00pm
JUN 2-6	<u>Office Closed for Vacation</u>	
JUN 8	<u>Annual Meeting:</u> Community Center	1:30pm
JUN 20-21	<u>Community-Wide Garage Sales</u>	
JUL 5	<u>Fireworks Display</u>	Dusk

Ad for Open Position

Part-Time Maintenance at Woodcliff

Responsible, hard-working person with pickup needed for part-time lake maintenance including mowing, tree trimming, painting, weed/algae control, and various other lake-related duties. Operation and maintenance of equipment such as tractor, pontoon, chain saw, chipper, etc. required. Good wages and mileage paid with flexible hours and potential for year-round position. For an application, contact Chris at the office, 753-0247 or chris@woodcliffakes.com by March 15th.

BOARD OF DIRECTORS NOMINEES



Two Woodcliff Board of Directors positions will be up for election at the June Annual Meeting. If you are interested in being a

candidate, **submit your name before March 31, 2008** by contacting the office.

Woodcliff Lakes Road Committee

The Road Committee will be making a **presentation at the next Quarterly Meeting, Sunday, March 9th**, at the Community Center. Of the nine options from the JEO Study, the committee recommends **Option #2** which is to pave from the Woodcliff entrance to the Cedar Lane entrance. The Woodcliff Board would appreciate hearing opinions on this recommendation before any decision is made to ask the residents to vote on this option. Please attend the March 9th meeting.

2008 Dues



Seventy-five lots still owe the 2008 Dues and Special Assessment. If you have NOT paid these yet, **please do so today** to avoid further finance charges which accrue at 1% per month and were applied starting February 1st per the Bylaws and Covenants.

NEWS FROM THE WOODCLIFF LAKES BOARD OF DIRECTORS

2008 Rules:

The 2008 Rules are included as the middle section of this newsletter. Please remove it, post it in a prominent place, and see that everyone in your family and all guests are aware of the rules for this year. Below are listed the seven major changes in the rules from 2007, otherwise just minor wording changes were made in a few places.

General Regulation #4: Violators (burning other than for recreational purposes without a permit) **will be reported to the fire department.**

ATV Regulation #3: All ATVs must prominently display their lot number on a license plate securely attached to the ATV **with 3-inch adhesive boat numbers.**

ATV Regulation #8: **No one under the age of 12** will be allowed to operate an ATV ... unless accompanied by an adult ... **Those under the age of 16** must complete and pass the ATV Safety Course . . . **Proof of age may be required.**

ATV Regulation #13: **Passengers on rangers, golf carts and similar vehicles must be seated in a seat.**

Water Safety Regulation #1: **If Security determines that the violation or violations represent a potential hazard to the resident or other boat operators, such as no operable fire extinguisher or proof of insurance, Security may remove the boat from the lake until compliance with such safety violation.**

Water Safety Regulation #10: All boats towing water skiers must have a **responsible observer at least 12 years of age** (per state law) in addition to the operator. Rearview mirrors are not a substitute for an observer.

Water Safety Regulation #38: **Boats shall not carry more passengers than they are rated for.**

Association Budget and Finances:

Current Financial information will be available, as always, at the Quarterly Meeting, March 9th. The Board kept a tight rein on 2007 year-end expenses and was able to keep the final amount borrowed from the line of credit at \$43,500. **The Line of Credit was repaid** in January 2008 after receiving sufficient monies from the 2008 Special Assessment. The Board also authorized **reestablishing the General Reserve Fund with \$20,000** from the Special Assessment.

The Board has used several methods recently to **remain financially responsible with your money.** Bids from two or more contractors are sought on every major project: including replacement of the main boat ramp and repair of the water tower roof. Through negotiations, the Board was able to reduce the payment for extra dredging charges and the payment for the last Road Oyl application, saving the residents nearly \$16,000. Almost \$800 in interest was saved by paying the Security House payments in a lump sum in January rather than a monthly payment. Refinancing of this loan will take place this year, hopefully at a lower interest rate. The Board of Directors are dedicated to seeing that your dues are some of the most reasonable in the state and also spent wisely.

Woodcliff Water System:

Positive test results for coliform were found in three water samples in December and January. Notices were mailed or delivered to all residents. The water is safe and there is no need for boiling, although those with compromised immune systems may want to inform their physicians. Mike Adair from PeopleService, 359-4307, or the EPA's Safe Drinking Water Hotline, 1-800-426-4791, may be contacted if you have questions.

PeopleService Inc. believes that repairs to the water tower roof may help eliminate the positive coliform test results. The estimated cost of these repairs are \$11,000 and will be paid from the Water Reserve Fund.



Lake Ski Di Boat Ramp:

Bids from contractors are in the works for replacing the main boat ramp. After inspection by contractors, it was decided to replace nearly all of the cement work to improve the ramp for ease of use by lengthening, widening, and smoothing the ramp. The ramp will be inaccessible during this work and the plan is to have it **completed by April 15th when the lake level is raised.** This will, of course, depend on the ever-changing Nebraska weather!

Requirements for Additions and New Construction:

All additions and new construction require permits from Saunders County and approval from the Woodcliff Board of Directors as required by the Woodcliff covenants. Please submit a copy of the blueprints or plans to the Woodcliff Office after receiving the County permit. A clean construction site, including portable bathroom facilities and a dumpster for construction debris are also required. Everyone enjoys the extra effort that is made to keep Woodcliff looking nice!

Spring Cleaning Reminders:



Waste Connections will **take all yard waste (limbs, leaves, etc.) until March 31st**. After that time, only small broken branches that fit in the trash can are accepted. *Proper maintenance of each lot and tract is required by the Woodcliff covenants and much appreciated by neighbors!*

Cleaning Rags Clogging the Sewer System:

The Woodcliff lift station pumps have repeatedly been tripped due to overload in the last few months. PeopleService Inc. pulled and cleared the pumps of **some type of cleaning wipes and items like "Swiffer" mop heads**. Although these items are listed as disposable, *flushing them is not an acceptable method of disposal*. Please put all items used for cleaning in the trash to keep from reducing the life span of the lift station pumps. Thanks!

Summer Garage Sale Weekend:

If you want to get rid of the items you've cleaned out of the garage and cupboards, consider putting them on a garage sale. Ellen Kunert, S100, is coordinating a **community-wide garage sale weekend** to draw in more buyers. Last year, fifteen residents participated. The dates for 2008 are set for June 20-21. If you have questions, please contact Ellen at 727-8586.



Bylaws Committee:

Four residents have met and **reviewed the Woodcliff Lakes Inc. Bylaws**. It has been seven years since the bylaws were updated and reviewed. The Committee's recommendations will be submitted to residents and voted on at the June 8th Quarterly meeting. Please check out the Summer Newsletter for a summary of the Bylaws changes and a ballot. Thank you to Lonnie Mahrt, Mary McCarthy, Audrey Paulman, and Matt Schwarz for donating their time in this important endeavor!

Volunteers Needed for a Woodcliff Fire Department:

Four or five more volunteers are needed to undergo training to help man a Fire Department at Woodcliff. Woodcliff residents have already approved using Common Ground as a Fire Station at Woodcliff, but the Cedar Bluffs Fire Department will not start the necessary steps until enough volunteers are trained. Please contact Fire Chief Rob Benke at 720-0025 today.

2008 Watercraft Inspections:

If your watercraft was inspected last year, please submit current insurance information to the Woodcliff Lakes office or to Security. After receiving this information, Security will contact you and inspect your watercraft for valid state registration numbers and Woodcliff lot numbers. The Watercraft Checklist included in this newsletter contains a list of the necessary safety equipment that is needed to pass random safety inspections this summer.





Woodcliff Lakes Road Committee

Chairman Norm Nelson opened the meeting of the Woodcliff Lakes Road Committee at 7:00pm on January 29, 2008 at the Woodcliff Community Center with four people in attendance.

If requested, the Saunders County Highway Dept. would place **traffic counters** again at Woodcliff. The Committee suggested this be done as soon as practical and preferably before the March 9th Quarterly Meeting of the Association. Norm will contact the County to see what they are willing to do.

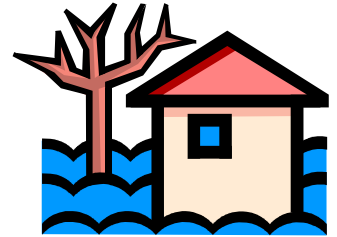
Mary McCarthy suggested the Roads Committee make a presentation on their recommendation of **Option #2 of the JEO Study at the March Quarterly Meeting**. Norm will discuss preparing a one-page summary of Option 2 with JEO for distribution at the meeting. The summary should include the proposed location, cross sections, an estimate of project costs, and a construction schedule. The Committee is also to make **recommendations for grading, dust control, and aggregate applications**.

The Committee discussed a suggested time line. If the Association Board approves, a ballot would need to go to property owners for a vote. This would take about 30 days and depending when the ballot was sent out, would control the starting of any improvements. Given the current market conditions, there should be a lot of competition for the project. If the project was let during the summer, it was suggested construction be scheduled to start after the Labor Day holiday.

*Respectfully submitted,
Norm Nelson
Chairman*

SID #8 of Saunders County

At the meeting of the Board of Trustees of SID #8 of Saunders County, Nebraska, held on January 15, 2008, a resolution was passed authorizing the District to amend its Articles of Association so as to **authorize the District to contract for the construction of dikes and levees for flood protection** for the District.



PeopleService, Inc., the operator of the District waste water system, reported that right after Christmas 2007, **several pumps at the lift station were tripped** due to overload of debris consisting of a large amount of some type of cleaning wipes. PeopleService, Inc., recommended that District residents refrain from flushing cleaning wipes in their homes as these types of items sometimes cause an overload and clogging of the District lift station pumps.

A representative from JEO Consulting Group, Inc., was present to lead a discussion relating to proposed plans for **2008 Storm Sewer Drainage Improvements**. In this regard, a written compilation of past drainage projects within the District, along with plans, specifications, and proposed bid documents for 2008 Storm Sewer Drainage Improvements were presented for discussion, including estimated costs relating thereto. Pending further study, no action was taken on the 2008 Storm Sewer Drainage Improvements.



WOODCLIFF SECURITY 721-3000

Once again we are closing in on warmer weather and soon everyone will be thinking about getting on the water with the boats and jet skis. I'm sure you recall **the registration process** we went through last year. This year it will be handled a little differently. If your boat was registered last year, you will need to **email, fax, or deliver, a copy of your current insurance information to the Lakes office (Fax: 402-753-0247, Email: chris@woodcliffakes.com), or to me (Email: chief@woodcliffsecurity.com).** Once you have done this, I will come to your cabin. If your lot number and your state registration are valid and in the right location on the watercraft, I will issue the **new red Woodcliff Decal**. As always, you can contact Security at anytime for boat inspections, or with any questions. New boats have 30 days to register with the State, however lot numbers and Woodcliff Decals MUST be applied immediately. Anyone caught on the water after April 15th without proper registration, lot number, and a red Woodcliff Decal, will be cited. Random Safety Inspections for the required safety equipment and PFDs (life jackets) will occur throughout the summer. Special emphasis will be placed on overloaded boats, glass bottles on the water, and other safety violations.

Two **Boater Safety Courses** are being offered at Woodcliff this year, April 28th and May 10th. Both will be held at the Woodcliff Marina, from 9am to 3pm. Anyone under the age of 18 must have this course to operate any watercraft. There is a \$10 fee to be paid at the door, and bring a drink and sack lunch if you wish. There are other BSCs in the region, but most are two-day courses. If you wish to attend, contact the Woodcliff Office or Security. A full schedule of BSCs in the state is located on the Nebraska Game & Parks link on www.woodcliffsecurity.com, if you are looking for a different date.

The annual **ATV Safety Course** will be held on May 23rd from 10am to 2pm. We are hoping to mix the event up this year, and have some new events for the kids. We are also



hoping to have more great prizes for the kids, to include helmets, and other safety equipment. There are a couple rule changes concerning ATV operation, the first being age of operation. The new rule states that you must be 12 years old to operate ATVs without adult supervision, and proof of age may be required. The new rules also state that anyone under the age of 16 must have attended the ATV Safety Course. If you would like to assist with the Course, or make a donation to help pay for the course, please contact Chris at the Lakes office, 753-0247, or myself at 721-3000. Your assistance would be greatly appreciated. Working together we can enjoy another safe and accident free summer.

*C. George Wolsleben
Chief of Security*

Watercraft Inspection Check List

Lot # _____ Name _____

Type of craft _____

Make _____ Year _____

Insurance Company _____

Insurance Policy # _____

Deliver, fax, or email a copy of insurance info to Security or the Office

State Registration # _____

Lot Numbers on craft? _____

Safety items: Fire Extinguisher, PFDs, Throwable Cushion, Horn or Whistle, Paddle or Oar, Orange Flag, Flashlight, Baling Bucket or Bilge Pump, Ventilation, Flame Arrestor, Navigation Lights, Boater Safety Certification (if under 18).

Woodcliff Lions Club



We Serve

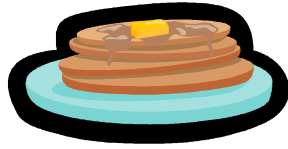


Please mark **Saturday, March 22nd**, at **1:00pm** for our **Annual Easter Egg Hunt** at the Park.

There are three age divisions, so there is fun for everyone and lots and lots of prizes!

The Woodcliff Lions are also offering **two \$500 Scholarships** for any High School Senior this spring. The three-page application can be found towards the back of this newsletter and on the Woodcliff Website and must be turned in by April 1st. Please contact any Lion member if you have any questions.

Our **Spring Pancake Feed and Raffle** will be **Sunday, June 1st**, at the Poehling Community Center from 8:00am-11:00am. It's a fun way to catch up with your neighbors and friends after such a long winter, and support the Lions Club too!



The **Fireworks** for the July 4th activities are scheduled for **Saturday, July 5th**. Flyers will be sent out at a later date with all the details of the activities.

If you want to get involved with your community and support a worthy international organization, become a Woodcliff Lion. We welcome one and all!!!

*Roaring Along,
Mardy Gardner
President*



[www.woodcliff
lakes.com](http://www.woodclifflakes.com)

The Woodcliff website can help you get up-to-date information about what's happening at Woodcliff. Check out the Announcements page for current news. Or email your questions to chris@woodcliffakes.com.

Notary Services

are
available at the
Woodcliff Lakes Office

Everyone is Welcome

at

Catholic Mass

held

every Sunday

at

11:30 am

at the Corral



Time Warner Cable

Your Local, one-stop Source
for
entertainment
and information.

Look to Time Warner Cable to deliver **Cable, Internet and Phone services** via dedicated lines to your home over our fiber-optic network. When you combine the choice and control of Digital Cable, the speed of Road Runner High Speed Internet, and the savings of Digital Home Phone service, you've got an unbeatable package that fits your needs - and your budget. Call **727-1271** to speak with a customer service representative. Visit timewarnercable.com for information on all Time Warner Cable services.

Victory Marine

402-721-1341

www.victorymarinellc.com

Spring cleaning and need a place to store your extra things? We have **storage units available at Woodcliff** that are convenient and reasonable!

\$45/month for garage-style units
or

\$45/month for 8 1/2' x 40' containers

We can take care of all your boating needs. Check out our inventory on our website to shop for the latest in watercraft and boat lifts!

Woodcliff Properties

402-721-7618

www.woodcliffproperties.com

Enough of winter - ready for warm weather and lake living? Call me if I can help you with any real estate questions - buying, selling, market analysis, etc.

The new 2008 Woodcliff Directories are at the printer and should be mailed soon, in time for warm weather activities!!

Patrick Poehling

John G. Poehling
Community Center



The Poehling
Community Center
is available for rent
for special occasions
and get-togethers.

Contact Diane Poehling at 402-727-5505 to make your reservation.

Woodcliff Marina
and
Backporch Lounge
721-7816

WOW!!! What a long winter it has been. I'm sure everyone is ready for some warm weather so we can start thinking about enjoying all the summer activities that we all love at Woodcliff Lakes.

Lisa and I would like to THANK YOU all who have continued to support the Marina by using our Winterization and Boat Storage services. Without this, the Marina could not exist. Those with Boats in storage, please call the Marina and let John know if you want your **boat Summerized and Delivered** to your lift. For a minimal charge, Summerization consists of checking all fluids, checking all gauges, lights, horn is in working order and CHARGING THE BATTERY, so you can have a safe boating season.

Pontoons will come out first around April 7th and Ski Boats will follow since the lake will not be raised until April 15th. Allow a week for the water level to come up to normal so we can put boats on lifts. So, please call now and get on our list to get your boat ready for the water!



We hope you will want to be a part of our **Summer Volleyball Leagues** and join us for some **great food cooked fresh** in our kitchen. Watch the marquee for our specials and stop in!

See you Soon!!
Mike, Lisa, and Faith

**WOODCLIFF CORRAL
RESTAURANT
AND LOUNGE**

721-2922

www.woodcliffcorral.com



We're all hoping we don't have six more weeks of winter 'cause we're ready for the sunshine and warm temps!

We just want to take this space to let everyone know that The Corral will be open our normal winter hours, and our **whole menu is still available for takeout**. Come check out our nightly dinner specials.

So gather your friends and come enjoy our good food, friendly service, and warm lodge atmosphere at the Corral.

Keep us in mind when you're planning for those summer family reunions also!

Our current winter hours are:

5pm until 9pm: Monday, Wednesday,
Thursday, and Sunday

5pm until 10 pm: Friday and Saturday

Closed: Tuesdays

The Lounge opens at 4:00pm.

*Sincerely,
Joe & Kathy Watson*

Woodcliff Lakes Association

980 Co, Rd. "W", T-1018, Suite A
Fremont, NE 68025

Phone: 402-753-0247

Fax: 402-753-0247

Email: chris@woodcliffakes.com

Website: woodcliffakes.com

RETURN SERVICE REQUESTED

Woodcliff Lakes Association Board Members:

President:

Mary McCarthy 727-4205
marylmac@neb.rr.com

Vice President:

Dave Langenfeld 721-9148
dclangenfeld@omni-tech.net

Treasurer:

Gary Bliemeister 753-6378
mblieme@yahoo.com

Secretary:

Kathy Griess 721-0557
kathy_griess@ned.uscourts.gov

Additional Directors:

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Sean Kenney 486-0124
skenny@mfmne.com

Wendell Nelson 753-1199
wnelson@live.com