



LBVCA UPDATE

From the President

by *Debby Maule*

This is the last newsletter for 2014 and it's traditionally the time to reflect on the past year. We had two very successful LBVCA events this year, the July 4th Celebration/Fireworks Display and the "8th Annual Fly In." Both of these events were enjoyed not only by LBVCA members, but so many in the Beaver Lake area. These events positively represent the best of Lost Bridge Village and its wonderful members.

The construction is complete on the new Village maintenance building. Our old building was literally falling down and too small to meet the needs of our Roads & Maintenance Dept. During the recent assessment vote many questioned the funding for the building. It has been published on many occasions that construction funds came from the profit on sale of lots owned by the Association, lots which had been acquired through state auctions, foreclosures and deed transfers. This money is set aside in a special Capital Improvement Fund to be used ONLY for that end, not day-to-day operations of the Association. Contrary to the rumor mill, NO ASSESSMENT MONEY WAS USED FOR THE CONSTRUCTION. With interest rates at an historical low, the Board believes this new 40-year warranted building represents a wise investment of that money. The building will now house ALL our Roads & Maintenance equipment and has both Men's and Women's restrooms. We will no longer need to rent portable toilets for events such as the annual "Fly In."

Our 2014 budget was strained by exploding costs in propane, gas, telephone/internet service, water costs due to a slow leak in our aging swimming pool, snow plowing due to numerous heavy snows, necessary office software & supplies, maintenance repairs...the list goes on and on. The Board has had to make many decisions, some unpopular, to make sure we remain financially viable till year's end. As most of you know, the vote for an assessment increase failed to pass by only 30 votes. This means there was much support for a needed assessment increase to make sure services and amenities are not only maintained but improved. The reasons an increase was proposed and presented to the membership for a vote still remain. Your Board of Trustees has set a budget for 2015 which will be voted on at the December Board meeting. We were forced to make cuts in several areas to accommodate the known price increases we will encounter next year with the same assessment income as last year. Every attempt will be made to wisely allocate the available monies to ensure the Association meets the expectations of the LBVCA Mission Statement. The proposed Covenant changes passed with overwhelming support and are an important addition to enable future boards to make decisions to benefit the Association.

On behalf of the LBVCA Board of Trustees, I want to thank all the many Village members who volunteered their time and talents, made donations, or supported Board efforts to make Lost Bridge Village a great place to live in 2014! Very special thanks go out to someone who doesn't get nearly enough recognition for all she does to make sure the business of LBVCA runs efficiently and is truly a friendly face to all visitors to the LBV office, Marty Sauers. I wish all of you a safe and happy holiday season!

Debby

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Office Hours: Mon., Wed., Thurs. 8am-4pm; Tues. 8am-noon



—Governed by Covenants—

A great place to live!



INJURED OR DEAD ANIMALS : To report an injured or dead animal (deer, raccoon, etc.) and have it removed from a culvert or the road, contact the **Arkansas Game & Fish Department** at 1-866-253-2506. (They'll need the street address of where the animal is located.)

If you find a dead animal or **deer parts** on your property (left behind by illegal hunters), you may bury them but NOT burn them (according to the Dept. of Environmental Quality). If you find deer debris on the highway, call the Benton County Road Dept. (479-271-1052) to have it removed.

ROAD CONDITIONS:

Motorists interested in weather-related road conditions can get information from the AR State Highway Department:

- Public Affairs: 501-569-2227
- Toll Free: 800-245-1672 (recorded message)
- Local: 501-569-2374 (recorded message)
- Website: www.arkansashighways.com/

SPEED LIMIT in LBV: Please remember, the speed limit throughout the Village is only **20mph**. Please drive safely.

BURNING ON YOUR OWN PROPERTY

If you plan to do any burning on your property you **must** get a burn permit beforehand from Benton County. (If you don't and a fire truck comes out because someone reports smoke at your property, you will be charged for the fire service call.) Call **Benton County at 1-866-207-5140**. (Remember: burning construction materials is prohibited.)

VILLAGE ROADS:

Green and Blue street signs in the village are county roads. If you live on a road with potholes or lots of ruts, call **Jeff Clark at the Benton County Roads (479-271-1052)** to have it repaired. You do not need to call the Village Office or wait for a Board meeting to report it.

CLEANING UP YOUR PROPERTY:

Please remember: Be a good neighbor and rake out leaves and tree debris from your ditches and culverts to prevent water run-off problems. If you hire someone to rake leaves or clear other yard waste from your property be sure to tell them to NOT push it into a ditch or culvert or into the street. You must take it to Inland Waste Service (479-878-1384) for disposal. You will be charged a clean-up fee if LBVCA has to clean out your ditch.



Welcome To Our Neighborhood

New Village Homeowners

Bill & Jennifer Buron — FHS B1 140

Steven Norris — CAC S1 57

Chelsea Fair — FHS B1 61 & 62

Gary & Robin Pace — LBS B1 56-58 & 106

James Jess — MOU S3 19-21

Beaver Lake Investments — FHS B1 79

Steven & Kimberly Lane —

New Village Property Owners

Zachary Slayton — LBS B2 36

Rock of Ages — FHS B2 35

Joshua & Brittany Cox — MOU S3 65

Robert Bartlett — PMR U8 183

Kenny Hahn — PMR U12 614-615

Marty & Amanda Schubert — MOU S5 31

Teri & Mickey McClure — PMR U4 53

Don & Dianna Boothe — FHS B1 143

Tami Arend — FHS B1 14

Andrew & Sydney Poor — PMR U6 65

William Adams — MOU S5 58

Stephen & Pamela Stein — DWD S1 66 & 67

Vernon Hands — PMR U10 431

Publication of the new Village Phone Directory has been Postponed

Due to budgetary constraints, publication of the new Phone Directories has been postponed to January 2015.

Residents: Please be sure to notify the Office if your contact information changes. The village phone directory is only as accurate as the information you provide to us.



DOG OWNERS

Please remember that Benton County (which includes Lost Bridge Village) has a **leash law**. You cannot let your dog roam freely in the street or on other people's yards and property, even if you are standing nearby. Be considerate of your neighbors and obey the leash laws. Thank you.

LBV Water & Sewer Information

If you notice water leaking from a lift station at any time, please call 479-330-2123 or 479-936-1220 and someone will return your call.

To learn more about your Water & Sewer department visit their website at www.lbvws.com.





Social News...by Debby Maule

Many thanks to Gary & Julie Hearron, Pat Larsen & Don Berndt, Dick & Noel Sloane, Kara & Richard Funk, Wally & Christine Ake, and Linda & Larry Shade for hosting the October social, "Men Cooking (with help)." Everyone who attended was treated to a decadent made-to-order breakfast and a welcoming atmosphere to have a leisurely morning with good friends.

The November social, "The Mike & Marty Show," was a resounding success with one of the best crowds we've had all year. Many thanks to Mike Gray and Marty Sauers for sharing their musical talents, Ann & Dave Schaffner and Ron & Deborah McMaster for the delicious chili, Roberta Heaton for the cornbread, and Debby Maule for the desserts. It was a wonderful evening of music, dancing, friendly conversation, and good food! What could be better?

The December social is a Christmas Progressive Party. Faith Marshall has arranged for 4 appetizer homes and 4 dessert homes to host the evening's event. The date is Saturday, December 13th. If you would like to attend and have not already received a call from Faith or her calling group, please call Faith Marshall at 359-2000 to make your reservations.

For those of you who have never attended an LBVCA Social, you are really missing out on a great time and the opportunity to meet a wide diversity of interesting, talented and wonderful neighbors. Many people put in a lot of time and effort hosting these events, and you might be surprised at what a good time you'll have and how many new friends you'll make!



POSY MOUNTAIN RANCH COVENANT REVIEW COMMITTEE... by Randy Haley

Greetings to all from Posy Mountain. I hope everyone had a great Thanksgiving with family and friends.

The much worked on proposed covenant changes were read to the Board at the Nov. 10th meeting, and while there were some questions asked and some clarification requested no proposed change seemed out of line. With this in mind, Steve Bray, Ken Buchheit and I sat down later, revised questionable wording and sent the revised document back to the Board for review. Only 2 questions came up at that time, and I believe all proposed changes will be in the January mailing of the trustee candidate's ballot for new Board members for next year.

ATTENTION Posy Mountain Ranch Members! We've seen a lot of illegal dumping in Posy lately and I believe we need to restart the Neighborhood Watch Program. We, as a community, need to take back what has been taken from us – the beauty of our area! We need to pursue those people who are doing this illegal dumping and trashing up of our beautiful Posy Mountain. This means, EVERYONE needs to pay attention to the neighborhood and call the Benton County Sheriff's office to report suspicious activity. Your Board cannot be everywhere watching. Every village member who lives here or owns property here should be concerned about this. To become involved with the Neighborhood Watch Program call Phil Williamson at 479-359-1253 or email him at pwilliamson@centurytel.net. Or, contact Captain Lynn Hahn in the Benton County Sheriff's office at 479-381-4080. I hope everyone will get on board to help clean up Posy Mountain Ranch.

My hope and wish for all is a Merry Christmas and a Happy and Prosperous New Year.



Parks & Recreation...by Steve Bray

Well folks, by now you all know the assessment increase lost by a narrow margin. As expected, Parks and Recreation will be feeling the belt tighten in 2015. The good news is that we did get the funding necessary to maintain a normal pool schedule next summer, if all goes as planned. The bad news is that there is very little room for repairs should our aging facilities at the Rec Center decide to act up. In that respect, we were lucky in 2014; keep your fingers crossed for next year. There is also a small budget for maintenance at the tennis courts, which will most likely go towards replacement of the remainder of the torn, shredded or missing windscreens. Crack sealing done in 2013 did not hold up well at all and will not be done again on the current surface.

LBV resident Brian Bostian has donated a very nice Solo Flex workout machine to the Rec Center. Thank you, Brian. The Rec Center now has a pretty good selection of workout equipment.

Please leave the thermostat in the Rec Center set at 50 degrees, which is a great temperature for working out, mostly keeps the water lines from freezing (but please let the faucets drip in extreme cold), and helps reduce propane costs. On sunny days the temperature can get warmer inside, even if it is cold outside, due to all the windows creating a greenhouse effect.

So, come on by the Rec Center and work off some of that holiday feasting and get started on those fitness resolutions.

HAPPY NEW YEAR

UPCOMING SOCIALS & EVENTS

December:

Don't forget the **Christmas Progressive Dinner, on December 13th**. By the time you receive this newsletter Faith Marshall will have lined up 4 appetizer and 4 dessert houses, and started calling all villagers in the LBV phone directory to invite everyone to attend this fun food fest. Those who accept the invitation will be assigned to one appetizer house and to one dessert house. Your hosts will then contact you about bringing a treat or beverage to share, to help make this a fun and festive event for everyone.

If you've not received a call from Faith, or one of her calling group, give Faith a call at 479-359-2000 (work) or 479-790-2617 (cell).



(There are no planned social events for January.)

LBVCA 2015 Board of Trustee Positions

In 2015, we will be electing Village members to fill 5 vacancies on the LBVCA Board of Trustees. The 2015 ballot will have 2 three-year term vacancy, 1 two-year unexpired position and 2 one-year unexpired position. Ballots will go out in early January.

Board members receive comments throughout the year about decisions the board makes affecting the Association, some positive...some not. Now is the time for those interested in being a part of the decision-making process to step up and run for the board. At present we have only 3 confirmed candidates for the 5 vacant spots. Please contact Debby Maule at 359-3927, any board member, or Marty at the Village office at 359-3204 if you are interested in having your name on the ballot.



LBVCA Security

by Ellen Rinard

As the Trustee Advisor for Security, I took the step of reaching out to the Benton County Sheriff's office to inquire about frequency of patrols in Lost Bridge Village. I was assured that patrols occur at least once a day, in both marked and unmarked vehicles. The exception would be if more pressing requirements for a law enforcement presence are taking place elsewhere in the county.

We also have a dedicated group of Village volunteers who do routine drive bys. The area encompassing Cedar Forest, Cedar Ridge and Cedar View needs a zone captain. If you'd like to offer your time, please call the office.

I've arranged for Captain Lynn Hahn of the Sheriff's department to address our Annual Meeting in March. He is also looking into my inquiry about the county's online crime map being outdated.

FINAL UPDATE ON THE VILLAGE'S NEW MAINTENANCE BUILDING

After a couple of frustrating construction delays your new maintenance building is pretty much complete. Once Grady and his crew have sealed the floor they will transfer equipment from the old building. They'll then convert the old building to a storage area for salt, sand and gravel. (If you want a great deal on an old building please let us know.)

If anyone still wonders; **1) payment for this building came from our capital improvement fund, NOT from our assessments,** and 2) a lot of money was saved by the few village volunteers who helped with a variety of "cosmetic" jobs (priming, painting, hanging and finishing sheetrock, installing work stations, adding fixtures, building flowerbeds, planting shrubbery, etc.).

We all owe special thanks to the following individuals who stepped up and helped us save very real money. In alphabetical order: **Paula & Grady Allen, Charles Ames, Steve Bray, Randy Haley, Pete and Ruth Lawlor, Debby Maule, Ellen Rinard, Randy Smith, and Jon Testut.** With special thanks to Ron Buttons, the Lost Bridge Water and Sewer Department, J. C. Brenaman, Benton Co. Building Inspector, and the guys at Carroll County Electric Co-Op.

If you take time to visit you'll see we still have a few minor chores (trim work, etc.)...feel free to lend a hand and I'll thank you personally.

Dave Hudiburgh, chief gopher for this little project. :)



NEBCO FIRE-EMS

COMING TO "THE" FIRE DEPARTMENT
NEAR YOU!



The 11th Annual NEBCO FIRE-EMS

CHILI COOK-OFF

Saturday, February 21, 2015, 11am to 2pm

\$6.00 adults; \$3.00 kids ages 5-12

So....

Dig out your favorite Chili recipe and be watching for your "Call-to-Enter". (The rest of us will just come to eat!)

At the NEBCO Community Center, Hwy. 62 & S. Wimpy Jones Road. All proceeds go to NEBCO FIRE-EMS.

Music At The FireHouse

The Black Oak Band is on hiatus for the winter season. Their 2015 season kicks off April 11th. Mark your calendar now so you don't miss it!

For more information, call Andy at NEBCO-EMS at 479-359-3134.





BookTalk

by Pat Testut

Merry Christmas and Happy New Year from all of us who volunteer in the Village Library. New books and DVDs will be appearing on the shelves in December thanks to a generous donation from the members of the Social Committee and some of our library patrons. Our new acquisitions include the new John Grisham novel "Gray Mountain" and the new Lee Child, Jack Reacher novel, "Personal". Two new biographies, "41: A Portrait of My Father" and "Jacqueline Bouvier Kennedy Onassis: The Untold Story" have also been added.

New movies that you might have missed in the theaters include "Jersey Boys", "The Hundred Foot Journey" and "Draft Day".

We've also been given a large collection of DVDs that will soon be cataloged and added to our collection. As always when a need arises we can count on our neighbors to help out.

If you have questions or would like to contact me I can be reached at lbvlibrary@hotmail.com.

ARCHITECTURAL CONTROL COMMITTEE

— Gary Hearn, ACC Chairman



The Architectural Control Committee has reached its full member complement by confirming the appointment of a new member, George Naidl. Welcome aboard, George!

Remember, the ACC performs a very important function in the Village. If you are contemplating any type of construction – new, renovation, deck, or outbuilding – the owner should submit the project to the ACC to see if a permit is required. As of January 2014 the ACC now works with Benton County ("B.C.") inspectors as part of the permit issuing process and Village Covenant building requirements. B.C. performs the building inspections. IMPORTANT: failure to obtain a permit can be quite costly in B.C. fines if you build without one.

An important note: sheds and outbuildings greater than 200 sq. ft. and/or having utilities must have a B.C. building permit.

Building requirements are covered in the LBVCA Covenants, which are on the LBVCA website (www.lbvca.com), and in the ACC Building Standards & Practices, which will soon be on the website.



Technically Speaking... by Jon Testut, Technology Trustee

Reminder: Members have access to free WI-FI in our Library/Lounge as well as free computer usage for those without a laptop or tablet. LBVCA updates its website frequently; current and past events are featured. Please visit us at www.lbvca.com. If you have suggestions for improving the website or for features to add, please send comments to lostbridgevillage@hotmail.com, attention Jon Testut, Webmaster.

Members may not realize that our amenities are protected from unauthorized use by way of coded locksets. If you have not yet been assigned a key code, please contact the Office at 479-359-3204. The code will allow you access to the Library, tennis courts and Recreation Center. A one-time nominal fee of \$4 is assessed.



Roads & Maintenance — The Road Ahead

By Jon Testut

Winter is almost upon us once again, and the Roads and Maintenance Department is transitioning from cutting grass and many other pleasant weather tasks to preparing for snow and the road clearing that goes with the season. We are expecting the County to provide snow plowing on county roads, and LBV R&M will service our Village owned roads. Please remember that vehicles are to be parked in off-road locations such as carports, garages and driveways. This will allow the snow clearing equipment to safely navigate our village roads. Note that our new Maintenance service building now serves as our base of operations as we prepare to dismantle and re-purpose the old well-worn building. And in between all that, we will maintain the equipment and tools necessary to accomplish all these duties. Please drive safely and stay warm.

Trustee Advisors: Jon Testut and Pete Sams



REMINDER

Statements for the 2015 Annual Assessment Fee will be mailed to all property owners on or about December 18th. Watch for yours in the mail. Please pay in January. If not paid by Feb. 15th, a 10% penalty will be added on Feb. 16th and annually thereafter until paid. If you become delinquent and your account is sent to Collections you will also be liable for the collection fee, which may be as much as 40% of the total amount due.

*******VILLAGE ACTIVITIES*******

- **EXERCISE** — Monday, Wednesday & Friday mornings at 8:00 a.m. in the Village Hall.
- **YOGA** — Tuesdays at 8:30 a.m., Village Hall. Pay at each session. Class instructor is Lynn Larson at 479-253-9728.
- **HOBBITS** — 1st Wednesday of each month at 1:00 p.m. in the Village Hall. Contact Elaine Launderville, President, at 479-790-4550.
- **GARDEN CLUB** — 4th Monday of each month at 10:00 a.m. at the Village Hall. No meeting in January or February. For info call Patti French or Val Bell, club co-presidents. (Patti: 479-359-3521. Val: 479-359-2180.)
- **CRAFTERS UNLIMITED** — Meet every Monday morning, 10:00-2:30 in the Village Hall. Bring your lunch. Call Pat Reynolds for information (479-359-2042).
- **BOOK CLUB** — 4th Friday of each month at 1:00 p.m. Contact Judy Mack at 479-359-2729 for details.
- **COMMUNITY CHURCH** — Services are at 9:00 a.m. Sundays at Whitney Mountain Chapel on Oak Ridge Dr., off Lodge Drive. Interdenominational; all are welcome. Services conducted by the Reverend Alan Tyson.
- **WATER AEROBICS** — Discontinued for the winter.
- **MONTHLY BOARD MEETINGS** — The LBVCA Board of Trustees meets the 2nd Monday of every month at 6:00 p.m. in the Community Building. Property owners are welcome.
- **THE LBV WATER & SEWER BOARD** usually meets on the 3rd Wednesday of every month at 9:00 a.m. in the LBVCA Community Building Conference Room.

BENTON COUNTY SERVICES

Solid Waste Disposal & Recycling

- This center will give County residents a place to dispose of unwanted furniture, refrigerators, electronics, up to 4 rimless passenger car tires, etc.
- **No** household trash, construction material, yard waste, glass, or hazardous materials.
- Hours of Operation: Every Saturday from 8 a.m. to 4 p.m.
- Location: 5702 Brookside Rd., Centerton, AR. Phone: 479-795-0751.
- There will be no charge to residents for dropping off unwanted articles.
- Additional information is available on the County website www.co.benton.ar.us, or you can call the Environmental Office at 479-271-1083.

Shredding

- Hours of operation: 2nd Saturday of every month from 8AM — Noon.
- Location: 215 E. Central, Bentonville. (Drop off is located between Court House and Benton County Administrative Offices.) 479-271-1083
- This service is for Personal Use Only.

PyroMed Bucket

- Hours of operation: 2nd Saturday of every month from 8AM — Noon.
- Location: 215 E. Central, Bentonville. (Drop off location is same as Shredding) 479-271-1083
- Discard your old unused or out-dated medications.

Local Recycling

- Pea Ridge Military Park 479-451-8122

For disposal of household trash, cardboard, construction material, yard waste, glass, etc., call:

Inland Waste Services

(a Benton County Transfer Station)

3511 N. Arkansas St. Rogers, AR

(across from the Rogers Municipal Airport on Hwy. 62)

479-878-1384

Hours are 8-4 Tuesday-Saturday (closed Monday). Prices are \$15+tax per cubic yard of material, excluding shingles. Shingles price: 3 cubic yards for \$85+tax.



From your LBVCA Board of Trustees

Steve Bray (Secretary)

Randy Haley

David Hudiburgh

Debby Maule (President)

Ellen Rinard (Treasurer)

Pete Sams

Jon Testut (Vice President)

ACCESS CODES FOR VILLAGE AMENITIES

If you need an access code for the Village amenities (Library, Tennis Courts, Rec Center) contact the Village Office (at 479-359-3204 or via email to office@lbvca.com). There's a one-time charge of \$4.00 to set up a code. Allow 2-3 days for set up and remember the office is closed on Fridays. (Access codes are for Property Owner use only, not for renter use.)