



From the President

by John Buhr

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION

LBVCA UPDATE

During the past several weeks Lost Bridge Village (LBV) has gone through a huge transformation. The foliage has filled in, the grass is growing, birds are out in force plus lots of animals out and about. Spring came a little quickly this year however not after producing lots and lots of pollen everywhere that covered everything. Seems like we went from record cold temperatures to Summer highs in a matter of weeks and now we are working to catch-up.

Board of Trustees and Architectural Control Committee (ACC)

I am pleased to announce that all Board of Trustee open positions have been filled. This is fantastic news as the Board deals with a wide range of tasks which can now be dealt with more effectively. In addition, all the open positions on the ACC have been filled. This is great because of the amount of LBV projects that require their involvement. I want to thank all these volunteers who are donating their time for the benefit of LBV.

Benton County Communication Tower

Benton County has started construction on the new communications tower. The site is just north of the tennis courts on Whitney Mountain with access off Lodge Drive. At this time we don't have a completion schedule but future updates will be provided as this project continues. As a refresher the tower will stand 150 feet tall and greatly increase effective emergency response communications.

LBV Tennis Courts

Negotiations are active regarding the ownership approved project to construct a new tennis court on an undeveloped LBV parcel at the Rec Center. The objective is to construct a new replacement tennis court at no financial cost to LBV in exchange for the existing tennis courts site. While this process is moving forward the existing tennis courts are available for use.

Dogwood Upper Switchback

The upper switchback on Dogwood just off Highway 127 has been cleaned up from winter debris with trees and brush trimmed to open up a fantastic view of Beaver Lake. This has been requested by several owners and I am glad this has been completed. The view is extra dramatic with the lakes water level being so high.

Fireworks

This year's Fireworks show/BBQ will be on Wednesday July 4, 2018. Mark your calendars. For additional information see page 6.

4-wheelers and ATV's are *not allowed* on Benton County roads in the Village unless they are registered, insured, tagged AND driven by a licensed driver.



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Newsletter Editor: Tamy Niernberger	

Lost Bridge Village Community Association, Inc.
12477 Lodge Drive, Garfield, AR 72732

Phone: 479-359-3204 Fax: 479-359-3207

Email: office@lbvca.com Website: www.lbvca.com

Office Hours: Mon- Thurs, 9am-4pm
(Closed 12-1) Closed Fridays

—Governed by Covenants—



A great place to live!



VILLAGE ODDS & ENDS...



BURNING ON YOUR OWN PROPERTY

If you plan to do yard waste 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**. Burn Ban info can be found on our website: www.lbvca.com. (**Burning of construction materials is prohibited.**) **Do not leave smoldering fires unattended!**

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, and either burn them or haul them away. **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.** The property owner can bring them to the Village collection site on West Airport or 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.**

INJURED OR DEAD ANIMALS : To report an injured or dead animal (deer, raccoon, etc.) and have it removed from a state culvert or state 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 hunters or coyotes), you may bury them but NOT burn them (according to the AR Dept. of Environmental Quality).

The Benton County Roads Dept. and Sheriff's Dept. state they have no program in place for picking up dead deer from county roads or culverts. If the animal is lying in a culvert, notify the AR Dept of Environmental Quality at 1-888-233-0326.

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/

VILLAGE ROADS:

Green and **Blue** street signs in the village are county roads. If you live on a road with potholes or ruts, **call 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.

SPEED LIMIT & PARKING in LBV: The speed limit throughout the Village is **20 or 25mph** and is enforceable by the Benton County Sheriff's dept. **There is no on-street parking throughout LBV.**

Welcome To Our Neighborhood

New Village Land Owners

- Andrade, Andres & Jesus—PMR U3 656
- Isaac, John & Carla—LBS B1 102
- Mesa, Victor—PMR U4 9

New Village Homeowners

- Baca, George & Gina—CAC S1 4
- Isaac, John & Carla—LBS B1 101
- Myers, Darrell & JoAnne—MOU S6 3
- Lorentz, Mark & Robyn—CAC S1 27
- Rhuems, Coltin & Ashley—PMR U1 12N



Please remember, dogs must be in the owners control at all times.

Music At The FireHouse

Black Oak Band began their annual summer tour on April 8th, and will play the 2nd and 4th Saturdays through September. Shows will be from 7 to 9 pm at Station 1 on 14639 S Wimpy Jones Road. No music July 14th.

****HELP HELP HELP****



We are in Need of Baked Goods for July 4th Celebration!

Donations are requested for **cookies & cupcakes** and (small single layer or 9x9 pan) cakes for the cakewalk.

No refrigerated cakes please.

Please drop your donations at the Recreation Center on the July 4th.



Water & Sewer

LB Water & Sewer Information

If you notice water leaking from a lift station at any time, please call 479-359-3697; 479-330-2123 or 870-577-1566 and someone will return your call.

Upcoming Event Dates to Remember:

- 7/4/18—2018 Firework BBQ and Celebration
- 7/5/18—Rain date for Fireworks Celebration
- 9/8/18—Fly In



Village Hall/Community Building News

by Mary Gray, Trustee

Spring Clean Up

On April 13th & 14th several volunteers met to paint the office & conference. The basement windows were cleaned along with the refrigerator & bathrooms. John Niernberger power washed the sidewalks.

A special thank you to Tamy & John Niernberger, Melvin Schoonover, Phil & Judy Williamson, Mike & Mary Gray, Kate O'Donnell & Tim Klippert, Jon Testut, Carrie Webb, John & Janet Buhr and Marsha Graham for volunteering their



Parks & Recreation

by Hugh Fenner, Trustee

The pool is finally open for your enjoyment. Thank you for your patience! It is now open 7 days a week. Monday-Saturday Noon-7pm and Sunday 1-7pm.

We are working hard to put on a great BBQ and Fireworks show for you on July 4th. Rain date is July 5th. See page 4 for more information.



Land For Sale

Property & Marketing

by Carrie Webb, Trustee

It's SPRING and with that comes a lot more traffic through the village. I am hoping to leverage this traffic and bring awareness to available LBVCA lots FOR SALE. We plan to place FOR SALE signs on each of the association owned lots and I have launched the village properties web site:

<http://www.lostbridgevillage.properties>. If you or anyone you know are interested in purchasing a lot please reach out to either myself, Carrie at 479-877-9726 or the Village Office at 479-359-3204.



Airstrip Report

by Jon Testut, Trustee

Remember: ONLY AUTHORIZED VEHICLES (EMERGENCY AND MAINTENANCE) ARE ALLOWED ON RUNWAY.

Remember: THE RUNWAY IS ALWAYS ACTIVE: Airplanes typically land with engines throttled back...you may not hear a plane that is landing, especially if you are wearing ear buds.

Remember: AIRPORT MAINTENANCE EQUIPMENT could be operating on or about the runway.

Remember: WALKING, JOGGING, BICYCLING, PLAYING ON THE RUNWAY MAY BE DANGEROUS

Lost Bridge Village Airport Facts & Figures

Designator:	40AR
VFR only	(No published IFR procedures)
Privately owned:	Lost Bridge Village Community Association
Elevation:	1440 ft.
Runway surface/ length:	Hard/asphalt 3150 ft.
Runways:	Land/31 Take-off/13
Obstructions:	20-30 ft. trees 200 ft. from runway edges 370 ft. hill 300 ft. from end of runway 31

UPCOMING EVENT

4TH OF JULY FIREWORKS 2018



Wednesday, July 4th (rain date July 5th)

Fireworks and Music on the shore of beautiful Beaver Lake

(11636 Dogwood Drive)

- **Food from 6-8 (Cash Only)**
Hamburger or Brats or 2 Hot Dogs, Chips & Drink - \$5
2 Cookies, Cupcake and/or Ice Cream - \$1 each
- **Live music by Ted Tidwell and the Second Wind Band**
- **Fireworks start at dusk**



Donations would be very much appreciated. Please access: LBVCA.COM homepage and scroll down to online payment (PayPal), click on "Payment Type" dropdown button and select Donation. In the "account Number/Reason" data box enter the word FIREWORKS and enter your donation amount and click "Pay Now". You can also drop off your donation at the LBVCA office. 100% of all donations will be added to the current budget.

Bring your lawn chairs and blankets and come on out!



LBVCA 2018 SPRING CLEAN-UP

by Phil Williamson, Trustee

The annual Spring Clean-Up was a huge success this year. We had to close down at noon on Saturday because all dumpsters were filled to the max. We had to order two extra dumpsters on Friday afternoon (one for metal and one for "stuff") because the four dumpsters we started with were full by Friday afternoon. So needless to say, this was a very productive clean-up this year.

I would like to thank all of the residents who donated to the funding of dumpsters. A total of \$1,620 was collected!! Benton County provided their trailers for electronics and tires at no expense to the Village, as did Roger Metals for their dumpster. We actually collected \$330 for the recycling of the metal.

This amazing event was such a success due to the volunteers from the Village. A huge THANK YOU goes to the following folks who donated their time, energy, and trucks to help pick up and unload stuff into these dumpsters: Jerry and Mari Anne Retallick, John Niernberger, Randy Smith, John Mack, Gretchen Mack, Kate O'Donnell, Mary Gray, Steve Bray, Rich Brundage, Dan Butterworth, George Naidl, Ben Hebert, Jon Testut, Jason Testut, Dave and Rhonda Eaves, Phil and Judy Williamson. Can hardly wait until next year!

Thank you once again to everyone for making this a fun and very productive event.



Roads & Maintenance

by John Buhr, Jon Testut & Ronnie McClellan, Trustees

This is a busy time of year as facilities and amenities are refreshed and brought on line for increased use. Landscaping including mowing has the most time allocated and is just underway. We are still actively trimming roadway trees and brush for increased visibility, however slowdown and drive safely. Benton County has started installing cross street culverts but has not finished. We will continue to work with them, however the heavy rains from a couple weeks ago has delayed progress. R&M continues our cross street culvert water runoff management program on Dogwood, where there are five culverts that we are working to clear in an effort to channel water through these existing culverts minimizing water run off going over the roadway. We have located an existing cross street culvert at the Dogwood entrance to LBV and have contracted the State to clear it, which will eliminate debris crossing the roadway at that entrance after heavy rains.

The tractor purchased at the end of last year has performed as expected i.e. GREAT. It is a critical success factor for this departments operation and has proven itself as a dependable asset for LBV.



BUILDING NEWS

By Jon Testut, Trustee

Architectural Control Committee

BUILDING PROJECT

If you are planning to add to your home, or repair/replace a deck, or possibly build a garage, please be sure to contact the Architectural Control Committee first. It is the responsibility of you, the homeowner, to obtain the appropriate permits and follow the published guidelines of the ACC even if a contractor is involved. Please contact the ACC before you start.

ACC Building Standards & Practices (BS&P)

WWW.LBVCA.COM

Checklist

1. Homeowner/Builder contacts the LBV Office (479-359-3204 or office@lbvca.com) to arrange to attend a monthly meeting of the ACC.
2. ACC reviews construction plans, the ACC Building Project Guidelines, and the LBVCA Building Project Check List.
3. If in compliance, 4 copies of the Building Project Check List are completed. An approved LBVCA Building Project Checklist cannot be given to the Homeowner/Builder until all applicable fees and deposits are paid in full by property/homeowner.
4. The Homeowner/Builder applies to Benton County for a building permit and an inspection schedule.
5. Prior to Benton County's inspection and issuance of an occupancy permit, the Homeowner/Builder meets with the ACC member to review compliance with LBV Covenants. If in compliance, the ACC member authorizes a refund of the performance deposit and gives approval for Benton County to perform their final inspection.

Please be aware: Benton County will charge a fee for a building permit and for each inspection. These fees will be the sole responsibility of the Homeowner and/or Builder.

John Niernberger, Chairman and Jon Testut, Trustee

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

- **MONTHLY LBVCA BOARD MEETINGS** — The LBVCA Board of Trustees meets the **second** Monday of every month at 6:00pm in the Community Building. Property owners are welcome.
- **The LBV ACC** meets the **first** Monday of each month at 9:00am in the LBVCA Community Building Conference Room.
- **CRAFTERS UNLIMITED** — Meet every Monday morning, 10:00-2:30, year round, in the Village Hall. Bring your lunch. Call Pat Reynolds for information (479-359-2042).
- **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 1:00pm in the Village Hall. Contact Shirley Harder 479-685-2852 (No meetings June-August).
- **GARDEN CLUB** — 4th Monday of each month at 10:00am at the Village Hall. **No meetings June-August.** For info call Patti French or Val Bell, club co-presidents (Patti: 479-359-3521. Val: 479-359-2180) .
- **LOST BRIDGE BOOK CLUB** — 4th Friday of each month at 1:00pm Contact Jean Kosche at 479-359-3963 for details.
- **LOST BRIDGE COMMUNITY CHURCH** — Services are at 9:00am Sundays at Whitney Mountain Chapel on Oak Ridge Dr, off Lodge Drive. Interdenominational; all are welcome. Hugh Wagner, Pastor
- **WATER AEROBICS AT THE POOL** — Monday, Wednesdays & Fridays, 10-11:30am June-August only. Contact Arlene Darick (479-359-1378).



Technically Speaking

by Jon Testut, Trustee

Lost Bridge Village Members have access to free WI-FI in our Library/Lobby as well as free computer usage if you did not bring your laptop/tablet. We have two desktop computers that are connected to the internet. Our internet access speeds have increased to provide you quicker, more efficient access to your favorite URL (address). Members are reminded that MS Office is on-board the lobby computer, including Word and Excel.

Our amenities are protected from unauthorized use by way of coded locksets. If you have not yet been assigned a key code, please contact our office (479-359-3204). There is no longer a fee for this service.

Please remember to visit our community website

WWW.LBVCA.COM



BookTalk

by Pat Testut

It's here!! Our Little Free Library is up and running. You may have noticed, it's the little red house attached to the entrance wall of the Rec Center. What is a Little Free Library, you might ask? Well, this little Library belongs to everyone and anyone. Anyone may use it...friends, neighbors or people passing by. The books are always free. If you see a book or two that you'd like to read, take them. When you finish a book, you may pass it along to a friend or return it to this Library or any other Little Free Library. You may also add a book of your choice to share with someone else. Little Free Libraries operate on the honor system and, by everyone contributing quality materials, we ensure that there are always appropriate adult and children's books inside.

What we'd love to do is inspire a love of reading by fostering neighborhood book exchanges here in Northwest Arkansas. Currently there are 4 Little Free Libraries in Rogers and 2 in Bentonville. There are over 50,000 Little Free Library book exchanges in all 50 states and 70 countries around the world and ours is the first one in Garfield!! We are even on the world map at www.littlefreelibrary.org, check us out.

And finally, the Board and I would like to thank Pat McCann for spending the time and energy to design and build our Little Library. It's a beautiful addition to our community and an amenity that will be used by many. If you see Pat, congratulate him on a job well done.

Pat Testut, Librarian and Mary Gray, Trustee



Money Talks (aka Treasurer's Report) by Phil Williamson, Trustee

In the last Newsletter, I talked about the collection of the annual assessment fees and why it is important for our members to pay their fees to help maintain the services provided in the Village.

The following table represents the amount of past due assessment fees for this year and previous years.

Area	# PAST DUE	Feb 2018	2018	Prior Year	TOTAL	LIENS
		Finance Charge	Maint Billing 12/15/17	Past Due		
		1 - 90	91 - 160	> 160		
CAC	1	\$231	\$336	\$1,976	\$2,543	1
CCA	8	\$785	\$1,328	\$6,521	\$8,634	4
DWD	7	\$707	\$1,120	\$5,952	\$7,779	3
FHS	19	\$1,364	\$2,812	\$10,674	\$14,849	10
LBS	17	\$669	\$4,565	\$3,617	\$8,852	6
MOU	16	\$1,120	\$3,043	\$8,152	\$12,315	7
PMR	76	\$9,033	\$11,475	\$74,255	\$94,763	33
WMT	6	\$179	\$832	\$955	\$1,966	1
TOTAL	150	\$14,087	\$25,512	\$112,102	\$151,701	65

We are working diligently in contacting the members who are delinquent in their fees. Since April 26, we have collected \$9,620 in past due fees from 22 members.

So, what happens if a property owner is delinquent in paying their annual assessment fees? They will lose their right to vote on issues impacting the Village. Also, their access to the Library, Recreation Center, and the burn pile will be turned off. Lastly, if the property owner is past due and has a Single Asset Unit (SAU's), they will lose these SAU's and will be responsible for even more assessment fees. Once the past due fees have been paid, voting rights will be restored and access to the facilities will be reactivated for a nominal fee.

June 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 6-8pm Social at Rec Center
3	4 9am ACC Mtg 10am-2:30pm Crafters Unlimited	5 8:30am Yoga	6 10-11:30am Water Aerobics	7 5-7pm Adult Swim	8 10-11:30am Water Aerobics	9
10	11 10am-2:30pm Crafters Unlimited 11am Water Aerobics 6pm Board Mtg	12 8:30am Yoga	13 10-11:30am Water Aerobics	14  5-7pm Adult Swim	15 10-11:30am Water Aerobics	16
17 	18 10am-2:30pm Crafters Unlimited 10-11:30am Water Aerobics	19 8:30am Yoga	20 10-11:30am Water Aerobics	21  5-7pm Adult Swim	22 10-11:30am Water Aerobics 1pm Book Club	23
24	25 10am-2:30pm Crafters Unlimited 10-11:30am Water Aerobics	26 8:30am Yoga	27 10-11:30am Water Aerobics	28 5-7pm Adult Swim	29 10-11:30am Water Aerobics	30



Village Neighborhood Watch Program

by Phil Williamson, Trustee

Recently a female has been knocking on doors in the Village asking homeowners if she can use their bathroom because she is new to the area and the water is not turned on yet at her house. When she is allowed into the home and after she leaves, the homeowner discovers that medication is missing.

This has been reported to the Benton County Sheriff's Department and is under investigation. They will also add extra patrols for the Village over the next several weeks.

Should any person come to your home to ask to use your bathroom, please let them know that there are bathroom facilities at the Community Building or at the Recreation Center and do not allow them into your home.

Additionally, please contact the Sheriff's Department/Central Communications at 479-273-5532 to report the incident. The Dispatcher will take your name and number and have a Deputy call you back. Note: the incoming call will say "Unknown Caller".

If you have any questions, please call Phil at 479-721-7151.

Noise Ordinance in Lost Bridge Village

As reminder, Lost Bridge Village follows the Benton County noise ordinance which states: *A person may not make noise or use sound equipment in public between 10:30 p.m. and 7:00 a.m. or operate sound equipment in a vehicle audible or causing a vibration 30 feet from the equipment.* For those of you that are property owners and have your homes on a rental program, please ensure the renters know of this ordinance.

As previously mentioned in past communications, there is an opening in Zone 2 for a Neighborhood Watch Zone Captain. If you would like to assist in this program, please contact Phil at 479-721-7151.

LOST BRIDGE VILLAGE NEIGHBORHOOD WATCH PATROL

Zone	Area Coverage	Captain	Phone
1	Lodge, Timberline, and LBV Community Bldg.	Dave Myers	479-359-2075
2	Dogwood, White Oak, and Rec Center		
3	Dogwood to White Oak and Maple	John Niernberger	316-215-1487
4	Gainer, Cedar, Hickory, Walnut, and Redbud	Don Boothe	479-644-4331
5	Black Oak, Pine, Oakleaf, Shady Glen, and Boat Ramp	Phil Williamson	479-359-1253
6	E & W Airport, Country Club, Lake Ridge, Stony Ridge, Ridgeview, and Lake View	Jim Haguewood	479-936-0760
7	Cedar Forest, Cedar Ridge, and Cedar View	Dean Adair	515-570-0912
8	Posy Mountain	Randy Haley	479-633-3022

July 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 10am-2:30pm Crafters Unlimited 10-11:30am Water Aerobics	3 8:30am Yoga	4 LBVCA 4 TH Celebration:  <i>6-8pm BBQ</i> <i>Fireworks at Dusk</i>	5 5-7pm Adult Swim <i>Rain Date - Fireworks</i>	6 10-11:30am Water Aerobics	7
8	9 9am ACC Mtg 10am-2:30pm Crafters Unlimited 6pm Board Mtg	10 8:30am Yoga	11 10-11:30am Water Aerobics	12 5-7pm Adult Swim	13 10-11:30am Water Aerobics	14
15	16 10am-2:30pm Crafters Unlimited 10-11:30am Water Aerobics	17 8:30am Yoga	18 10-11:30am Water Aerobics	19 5-7pm Adult Swim	20 10-11:30am Water Aerobics	21
22	23 10am-2:30pm Crafters Unlimited 10-11:30am Water Aerobics	24 8:30am Yoga	25 10-11:30am Water Aerobics	26 5-7pm Adult Swim	27 11am Water Aerobics 1pm Book Club	28
29	30 10am-2:30pm Crafters Unlimited 10-11:30am Water Aerobics	31 8:30am Yoga				