



# From the President

by John Buhr

First, I want to thank all of you who attended our Annual Meeting on March 10, 2018. Although it was a warm and sunny day, we had a great turnout. Upon the completion of opening remarks, we had a guest speaker, Jay Frazer – Benton County Road Supervisor, who presented the County's plan on repairing roads and culverts within Lost Bridge Village.

**Trustee Advisor Election Results:** The election results of the LBV Trustee Advisor open position and Ronnie McClellan was voted in as the new trustee replacing Randy Halley.

Also, the vote for the adding Manufactured Homes as a viable building structure was passed. During an Executive Session of the LBVCA Board on March 14, 2018 the decision was made to delay indefinitely the implementation of Manufactured Homes in the Posy Mountain Ranch and Deerwood Subdivisions, as identified in the 2018 Owners Annual Ballot, pending additional review. If there are further questions, please contact LBV Office.

Each of the current Board Members including specialty areas (ACC and Librarian) presented achievements and updates from this past year in all the assigned areas of responsibility. There was a lot of good information provided and everyone did a good job. The meeting was closed out with a Q&A session.

## Board Meeting following the Annual Meeting

The agenda included Officer and TA assignments to the 14 areas of responsibility. **Officers**

President - John Buhr

Vice-President - Jon Testut

Treasurer & Secretary - Phil Williamson

## TA Assignments

**Ben Hebert:** Political, Water & Sewer, Properties and Marketing

**Open:** Parks & Recreation, Covenant Compliance (PMR)

**Ronnie McClellan:** Covenant Compliance (PMR)

**Jon Testut:** ACC, Tech Support & Web Site, Airstrip

**Mary Gray:** Community Building, Library, Social

**Phil Williamson:** Security, Legal & Insurance, Covenant Compliance (LBV)

**John Buhr/Jon Testut:** Maintenance & Roads

**Ronnie McClellan/Jon Testut:** Maintenance & Roads (PMR)

John

**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](http://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](http://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/](http://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**

Korn, Wade—PMR U3 617-8; 621-5  
Robledo, Victor & Angelina—MOU S3 63  
Clemens, Jerry & Melinda—CAC S1 79-81  
Elbert, Larry—WMT S1 44 & 46  
Carter, Robert & Catherine—WMT S5 61  
Morales, Monserrate—PMR U4 89  
Seidl, David & Mary—FHS B1 160  
Olson, Greg & Pamela—CCA B2 9-10  
Williams, Thomas & Burgundy—FHS B1 38  
Ahart, Paul— CCA B2 23  
Howie, Crystal—PMR U1 31  
Stanphill, Roy & Sheryl—PMR U12 547-551, 554-562 & 564  
Severson, Jacob— LBS B1 66-67 & 69



### **New Village Homeowners**

Korn, Wade— PMR U3 619  
Elbert, Larry— WMT S1 45  
Carter, Robert & Catherine—WMT S5 60  
Hensley, James & Ash—FHS B2 21  
Carter Ranch, LLC—CAC S1 23  
Ahart, Paul— CCA B2 24  
Severson, Jacob— LBS B1 68

## **Upcoming Event Dates to Remember:**

4/7/18—Italian Dinner  
4/14/18—Village Hall/Community Center Spring Clean Up  
4/20-4/22/18—Spring Clean Up  
5/5/18—Rec Center/park Area Clean Up  
5/26/18—Pool Open for 2018 Season  
7/4/18—2018 Firework BBQ and Celebration  
7/5/18—Rain date for Fireworks Celebration  
9/8/18—Fly In



**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 479-936-1220 and someone will return your call.





## Village Hall/Community Building News

by Mary Gray, Trustee

### Community Building Spring Clean-up

Mark your calendar for the Community Building Spring Clean-up scheduled on April 14, 2018, 8:00 a.m.-noon.

We plan on power washing the sidewalks, wash windows, reset larger rocks, work on landscaping edging, and clean the kitchen, refrigerator, etc.

Please bring your garden tools & help spruce up our building. Your help would be greatly appreciated.



## News from Posy Mountain Ranch

by Ronnie McClellan, Trustee

First off, I would like to thank everyone who voted and a BIG Thank You to the people who voted for me. I understand not all of you received or could find your ballots. Moving forward we, the board, will try to keep the members more informed on upcoming voting opportunities to better help this community.

I've been on the board now for about three weeks and still trying to get settled in. I know most of LBV members have a concern with roads, particularly the residence of Posy Mountain Ranch. This will be an ongoing process which I will do my best to address.



**4/6/18 Sorry  
Charlie Day!**



**4/16/18 Wear Pajamas  
to Work Day**



**4/11/18 Barbershop  
Quartet Day!**



## Airstrip Report

by Jon Testut, Trustee

We are anticipating an early spring and will prepare for airport maintenance, such as weeding and crack filling. Your efforts in volunteering some time will be appreciated.

**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. Be alert (The world need more).

**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 EVENTS

## *ITALIAN DINNER*

Saturday, April 7, 2018

Village Hall

6:00 pm Social Hour ~ 7:00 pm Dinner

\$10.00 Per Person

Menu:

Antipasto Trays

Homemade Italian Meatballs & Sauce—Veggie Lasagna—Italian Roasted Sausage, Peppers & Onions

Bread & Dessert—Coffee & Tea

(You're Welcome to Bring your Drink of Choice)

Hosted by:

Marie Norris, Larry Shade, Bill Deitz and Family & Friends

Music provided by John Rainone

*Make your Reservations at the Village Office 359-3204. By Thursday, April 5th*



### **LBVCA 2018 SPRING CLEAN-UP**

**April 20-22**

**(Friday, Saturday & Sunday at LBVCA Airport)**

**9:00 am to 4:00 pm**

It's time again for the annual Lost Bridge Village Community Spring Clean-Up. This will be a good opportunity to dispose of all of that junk that has been accumulating in your garage, yard, etc., over the last year. We will take all of the old metal items you have, such as motors (both electric and gas), washers, dryers, refrigerators, cookers, etc. The metal rebate will help us to defray some of the cost of the cleanup. We'll also take old electronics, batteries, and tires (limited to four free). Please note that we will not be collecting hazardous materials (paints, insecticides, fluorescent bulbs, etc.). Benton County will provide flyers at the Clean-Up explaining how to dispose of these items. For those unable to bring their own items, we'll have volunteers available to provide a pick-up of your items. Call Tamy at the office 479-359-3204 or Phil Williamson at 479-721-7151 for pickup.

If you would like to volunteer, request a pickup, or have any questions about the Clean-Up, please check our website or contact Phil Williamson or the Village office (479-359-3204). All help will be appreciated, even if it is just a morning or an afternoon. Coffee and donuts will be provided.

\*\*\* *As always, a donation is appreciated to defray the cost of the cleanup.* \*\*\*



## Parks & Recreation

It is getting that time of the year! **The Rec Center/Park Area Clean-Up will be Saturday, May 5th starting at 9am.** We need volunteers to help us clean up our Rec Center/Park Area. We will be cleaning the park area to get ready for the summer picnics. We will also be cleaning inside the Rec Center.

If you would like to volunteer, or have any questions about the Clean-Up, please contact the Village office (479-359-3204). All help will be appreciated, even if it is just for an hour or two. Coffee will be provided.



## Roads & Maintenance *by John Buhr, Jon Testut & Ronnie McClellan, Trustees*

Significant amount of work is underway by Benton County Roads and Lost Bridge Village Water and Sewer department. Benton County: Identifying cross culverts in need of repair; working on repairing White Oak road wash out. Lost Bridge Village Water and Sewer: You will see areas in the Village where road repairs have been completed, specifically Black Oak and Oak Leaf, Hickory Drive, and White Oak. Benton County is also preparing plans to install new culverts and repairing the road in front of the sewer plant on Black Oak.

LBV Maintenance Personnel have been active in the Village cleaning leaves out of culverts using our new piece of equipment that vacuums up and shreds leaves.

The Maintenance Department has many responsibilities that vary with the seasons. Our snow removal equipment has been at the ready, but with this spring weather, we get to put it away, hardly used at all. (It lasts longer that way). Instead, we will be preparing our mowing equipment for a busy season.

Please be extra careful when driving in the village as our road crew may be right around the next curve with a slow moving tractor. Speed limits are posted for everyone to abide by so we can all stay safe. Many have underestimated the danger that exceeding the speed limit can bring. Also, *parking is not allowed on the streets of the village.*



## BUILDING NEWS

*By Jon Testut, Trustee*

### Architectural Control Committee

#### BUILDING PROJECT GUIDELINES

Adding a room, repairing a deck, building a garage? No matter what project you may be starting (or having done by a contractor), no matter how big or small, please refer to the

**ACC Building Standards & Practices (BS&P) - Newly revised for 2018.**

**[WWW.LBVCA.COM](http://WWW.LBVCA.COM)**

***You are requested to contact the ACC before you start!***

#### **Checklist:**

(for approving new construction, add-ons, driveways, decks, etc., in LBV)

1. Homeowner/Builder contacts the LBV Office (479-359-3204 or [office@lbvca.com](mailto: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 6:00 p.m. in the Community Building. Property owners are welcome.
- **The LBV ACC** meets the **first** Monday of each month at 9:00 a.m. 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 1:00 p.m. in the Village Hall. Contact Shirley Harder 479-685-2852 (No meetings June-August).
- **GARDEN CLUB** — 4th Monday of each month at 10:00 a.m. 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 1:00 p.m. Contact Jean Kosche at 479-359-3963 for details.
- **LOST BRIDGE 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. Hugh Wagner, Pastor
- **WATER AEROBICS AT THE POOL** — Tuesdays, Wednesdays & Fridays, 10am to Noon, June-August only. Contact Arlene Darick (479-359-1378).
- **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.



## 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](http://WWW.LBVCA.COM)



## BookTalk

*by Pat Testut*

Spring has finally arrived; the dogwoods are blooming and it's time to do some spring cleaning. You may have noticed that the shelves in the Library are looking a little emptier. We have just finished our annual inventory and have removed some of the worn and older books to make way for all of the new books this year will bring. Sadly, some books, movies and audio books are still missing from our collection. So it would be wonderful if while you are doing your own spring cleaning you could check those bookshelves, DVD players and CD players to see if some of the Village Library's materials have been hiding at your house.

With the go-ahead from the Village Board, we are planning on expanding our Library services by installing a "Little Free Library" down by the Rec Center. If you are unfamiliar with Little Free Libraries, they are a free book exchange. Anyone may take a book or two, but you do not have to return that exact book or any book. If you choose to, you can add any book to the LFL. Little Free Libraries work on the honor system and will provide access to both adult and children's books to Village members, as well as to those who do not have access to our Village Library (visitors, extended family, renters, etc.). There are more than 50,000 registered Little Free Library book exchanges in the United States and 70 other countries. Currently there are 4 in Rogers and 2 in Bentonville, and we are the first in Garfield. If you are interested in more information about Little Free Libraries, visit their website at: [www.littlefreelibrary.org](http://www.littlefreelibrary.org)

Starting April 1<sup>st</sup>, we will no longer be accepting magazine donations to our Library. If you have a surplus of magazines and wish to donate them, the Friendly Bookstore on 2<sup>nd</sup> Street in Rogers will take them, or you can recycle them.

Books will still be accepted at our library and should be deposited in the closet next to the DVD collection. But we ask that you take the time to separate unusable and damaged books from those that are in good, readable condition.

Thank you to all who have continuously donated materials to our Library. It is greatly appreciated.

*Pat Testut, Librarian and Mary Gray, Trustee*



## Money Talks (aka Treasurer's Report)

by Phil Williamson, Trustee

For those of you who were not able to attend the Annual Meeting in March, I would like to give you an update on the collection of the annual assessment fees. The invoices were mailed out in the middle of December 2017, with a due date of January 31, 2018. As of March 28, we have collected 85% of 2018 Budget of Annual Assessment Income, which is \$198,641.

Unfortunately, this means that nearly \$30,000, or 15%, is past due for this fiscal year. FYI the total annual budgeted income for 2018 is \$216,866. Another tidbit of information regarding previous years past due accounts, there is a total of \$117,400 that has not been paid! We are working diligently in trying to collect some of these fees.

Why is this important to collect the assessment fees and other revenue for the Village? The annual operating expense budget for 2018 is \$212,866. In order to provide the services offered in the Village requires financial support to: maintain the several buildings in the Village; continued support of the Library and the activities at the Community Building; roads and common grounds upkeep; maintaining the Recreation Center and the pool; and general administrative expenses. Your help is needed by paying your annual assessment fees to ensure these services and support can continue to be provided to the Village as expected.

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, your access to the Library, the Recreation Center, and the burn pile will be turned off. Once the past due fees have been paid, voting rights will be restored and access to the facilities will be reactivated.



April 2018						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1  Easter	2 9am ACC Mtg 10am-2:30pm Crafters Unlimited	3 8:30am Yoga	4 Hobbits Style Show	5	6	7 <b>SOCIAL</b> Italian Dinner 6pm
8	9 10am-2:30pm Crafters Unlimited 6pm Board Mtg	10 8:30am Yoga	11	12	13	14 Village Hall Spring Clean-Up 8am-Noon
15	16 10am-2:30pm Crafters Unlimited	17 8:30am Yoga	18	19	20 LBV Spring Clean- Up @ Airport 9am-4pm	21 LBV Spring Clean- Up @ Airport 9am-4pm
22 LBV Spring Clean- Up @ Airport 9am-4pm	23 Garden Club 10am 10am-2:30pm Crafters Unlimited	24 8:30am Yoga	25	26	27 1pm Book Club	28
29	30 10am-2:30pm Crafters Unlimited					



## Village Neighborhood Watch Program

by Phil Williamson, Trustee

As previously mentioned in past communications, there is an opening in Zone 3 for a Neighborhood Watch Zone Captain. If you would like to assist in this program, please contact Phil at 479-721-7151.

Please remember, dogs must be in the owners control at ALL times. Benton County Animal Control will pick up any roaming animal.



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



May 1st



### 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 Red-bud	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

# May 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		<b>1</b> 8:30am Yoga	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b> Rec Center/Park Area Clean-Up 9am -?
<b>6</b>	<b>7</b> 9am ACC Mtg 10am-2:30pm Crafters Unlimited	<b>8</b> 8:30am Yoga	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>
<b>13</b> Mother's Day	<b>14</b> 10am-2:30pm Crafters Unlimited 6pm Board Mtg	<b>15</b> 8:30am Yoga	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
<b>20</b>	<b>21</b> 10am-2:30pm Crafters Unlimited	<b>22</b> 8:30am Yoga	<b>23</b>	<b>24</b>	<b>25</b> 1pm Book Club	<b>26</b> Pool Opens
<b>27</b>	<b>28</b>  Memorial Day	<b>29</b> 8:30am Yoga	<b>30</b>	<b>31</b>		