



# From the President

by Jon Testut

...and the story continues...on the last page of this Newsletter. But first, read these articles about Lost Bridge Village...

## December 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	<b>2</b> 10am-2:30pm Crafters Unlimited	<b>3</b> 8:30am Yoga	<b>4</b> 11:30am Hobbits	<b>5</b>	<b>6</b>	<b>7</b> 
<b>8</b>	<b>9</b> 9am ACC Mtg 10am-2:30pm Crafters Unlimited 6pm Board Mtg	<b>10</b> 8:30am Yoga	<b>11</b> 2020 Maintenance Assessment Invoices Mailed to Property Owners.	<b>12</b>	<b>13</b>	<b>14 SOCIAL:</b> Progressive Dinner 5:30pm Host Home 7:45pm Dessert at Village Hall
<b>15</b>	<b>16</b> 10am-2:30pm Crafters Unlimited	<b>17</b> 8:30am Yoga	<b>18</b>  Ballots Mailed	<b>19</b>	<b>20</b>	<b>21</b>
<b>22</b> 	<b>23</b> Office Closed	<b>24</b> Office Closed	<b>25</b>  Christmas	<b>26</b> Office Closed	<b>27</b> 1pm Book Club Office Closed	<b>28</b>
<b>29</b>	<b>30</b> Office Closed	<b>31</b>  Office Closed				



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Newsletter Editor: Tamy Niernberger	

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Email: [office@lbvca.com](mailto:office@lbvca.com) Website: [www.lbvca.com](http://www.lbvca.com)

### Facebook:

Lost Bridge Village—Association (Info Only Page)  
Lost Bridge Village—Community



—Governed by Covenants—

*A great place to live!*



# VILLAGE ODDS & ENDS...



**4-wheelers and ATV's** are **not allowed** on Benton County roads in the Village.

## **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 Homeowners**

Poynter Revocable Trust—CCA B2 25  
Wilkins, Allison & Donze, AI—FHS B1 63  
Binder, Mark—LBS B3 5

### **New Village Land Owners**

Eden Holdings Company—59 PMR Lots  
Eden Properties—5 PMR Lots  
County Land Investments—FHS B1 85  
Norris, Steven—CCA S1 58-59  
Escobedo, Herman—PMR U11 522-527  
Arnold, Kim & Rocky—PMR U2 744-751  
Sams, Lindsey & Zieasko, Adrienne—DWD S1 125-6  
Burman, Timothy & Harold—MOU S5 24



## **Did you know?**

- ⇒ Did you know SAU's are only allowed in Posy Mountain, Deerwood and Cedar Forest? Not everyone benefits from SAU's!
- ⇒ Did you know there is Free WiFi available in the Lobby of the Community Building?!
- ⇒ Fire Insurance class code (ISO) for Lost Bridge Village is a 5.
- ⇒ Trash containers are to be removed off street/curb same day after scheduled pickup. *As per our covenants Art IX, Sec 3, the trash/garbage cans shall be concealed from view from all public right of ways.*



**Dec 12th**



**Dec 28th**



**Water & Sewer**

### **LB Water & Sewer Information**

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

(Water & Sewer is **not** part of LBVCA)

## Social Committee

by Mary Gray, Trustee

The Lost Bridge Progressive gathering is scheduled on Saturday, December 14<sup>th</sup>.

The evening will begin at 5:30 p.m. with heavy appetizers scheduled in various homes. At 7:45pm everyone will move to Village Hall to enjoy desserts and fellowship with the entire group. If you cannot make it to the various homes, please join us at 7:45 along with your drink of choice. See Page 5 for more information.

Mark your Calendars for a Social on February 1, 2020. Mike and Marty will be playing for the Social. More info to come!



## Money Talks (aka Treasurer's Report)

by Wayne Gunnels, Trustee

It's hard to believe that Thanksgiving is already here! LBVCA financials remain good through October. Total income for the year is slightly behind budget (-0.6%) and the balance sheet is healthy, due to lower spending across multiple areas. The team is actively working on budgets for 2020, so we can put dollars to work in areas where the village needs it most. More to come there...

Two ongoing capital projects planned for LBV include finalizing plans for the tennis courts and improving the integrity of the back deck at the community building. The board has agreed to move forward with the tennis court repairs, so the team is actively working on next steps for that project. We also expect to have the deck repair at the community building complete this year. Good news on both fronts.

Below is another "Financial Quote" for you. It feels appropriate as we look to spend quality time with loved ones during this holiday.

*"It's good to have money and the things that money can buy, but it's good, too, to check up once in a while and make sure that you haven't lost the things that money can't buy."* --George Lorimer

I hope has everyone had a safe Thanksgiving with family and friends.

Live life to the fullest, and focus on the positive...!

Wayne Gunnels, Treasurer/Secretary &  
Legal & Insurance Trustee



## Airstrip Report

by Jon Testut, Trustee

***Safety is our greatest concern for those who frequent the airstrip. Please observe the following:***

- 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 needs more lerts)
- 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



## Roads & Maintenance

by Jon Testut

Maintenance has many responsibilities that vary with the seasons. We have acquired additional equipment to help us through the seasons. Street broom, woodchipper, leaf shredder...all to assist in keeping the Village well maintained with the community in mind.

We try but don't always get all of the debris. If you still have brush and leaves to be disposed of, bring them to the disposal site on West Airport Dr. Be sure to bring your key code to gain access. No construction materials please.

If you are going to burn leaves on your property, be sure to call CENCOM 479-273-5530 or 866-207-5140 before burning.

And remember, there is a request form on our website ([WWW.LBVCA.COM](http://WWW.LBVCA.COM)) that can be filled in and forwarded to us if you want to share your concerns. A special caution in case of a power outage be prudent with your use of water.

Electricity powers our water and waste systems. Moderate your water usage for everyday applications such as showering, dishwashing, and clothes washing.

Trustee Advisors: Jon Testut and Kirk Schuenemann



## Parks & Recreation

by Hugh Fenner, Trustee

We are continuing to work on the pool through the warranty issue with the liner installation. It is a process where we must follow their procedures and testing in order to not void the warranty.

There was a water leak from the meter to the Rec Center. This has been fixed and we have installed turn off valves so if we have leaks in the future we can locate them without the expense of a water leak detection company.

A new rowing machine has been added to the exercise area.

Although funds have been set aside for the tennis court repairs, the board does not want start without a clear easement to the courts.

Happy Holidays!



## Your Assessment at Work!

In 2019 the board has done:

- New HVAC for Community Building
- Spring Clean-Up
- Annual Firework Show
- New Self-Draining Dehumidifier for Village Hall
- Annual Fly-In
- New Roof installed at Rec Center
- New Salt/Sand Spreader
- Rebuilding Deck on Community Building to meet codes—Will be starting on in December
- Tennis Court Renovation (pending)
- Sidewalk repairs at Community Building





# UPCOMING EVENT



## ***LBV Progressive Dinner on December 14, 2019.***

*If you are interested in attending  
please call **Faith** at **479-790-2617 (Cell)** or **479-359-2664**.*

The evening will begin at 5:30-7:45pm with heavy appetizers at your assigned home. At 7:45pm, everyone will move to Village Hall in the Community Building to enjoy desserts and fellowship with the entire group. **Bring your drink of choice.**

*You will be contacted the week of the party with the location of  
the home chosen for you.*

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

- 12/14/19—Annual Progressive Dinner—Holiday Party
- 12/11/19—2020 Maintenance Assessment Invoices Mailed
- 1/10/20—Ballots mailed to Property Owners
- 1/31/20—2020 Maintenance Assessments Due
- 2/1/20—Social—More to Come
- 3/14/20—Annual Meeting 2pm
- 4/17-4/18/20—Spring Clean-Up (Fri-Sat Only or until dumpster are full)
- 5/23/20—Pool Opening for Season (tentatively)
- 7/4/20—LBV BBQ & Fireworks
- 7/5/20—Fireworks Rain-date
- 9/7/20—Last day for Pool to be open
- 9/7-19/20—Fly-In

\*\*\*\*\***VILLAGE ACTIVITIES**\*\*\*\*\*

- **MONTHLY LBVCA BOARD MEETINGS** — The LBVCA Board of Trustees meets the **second** Monday of every month at 6:00 pm in the Community Building. Property owners are welcome.
- **LBV ACC** meets the **first** Monday of each month at 9:00 am 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 am, Village Hall. Contact Beck Adair 479-253-9728 or Kate O'Donnell 847-942-9600.
- **HOBBITS** — 1st Wednesday of each month at 1:00 pm in the Village Hall. Contact Ellen Rinard 512-289-0556 (No meetings June-August).
- **GARDEN CLUB** — 4th Monday of each month at 10:00 am at the Village Hall. **No meetings June-August.** For info call Patti French or Val Bell, club co-presidents (Patti 479-359-3521 or Val 479-359-2180) .
- **LOST BRIDGE BOOK CLUB** — 4th Friday of each month at 1:00 pm Contact Jean Kosche at 479-359-3963 for details.
- **LOST BRIDGE COMMUNITY CHURCH** — Services are at 9:00 am Sundays at Whitney Mountain Chapel on Oak Ridge Dr, off Lodge Drive. Interdenominational; all are welcome. Hugh Wagner, Pastor
- **WATER AEROBICS AT THE POOL** — June-August Only.



## Technically Speaking

*by Jon Testut*

You already know that Members of Lost Bridge Village have access to free WI-FI in our Library/Lobby. If you forgot your laptop, we have two computers that you are welcome to use. 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.

Members are reminded 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 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)

to enjoy features and facts about our village. There is a contact page as well for your personal suggestions and comments.



## BookTalk

*by Pat Testut*

Christmas and a New Year is fast approaching, 2019 is almost a memory and it seems as if the year just flies by. The season starts earlier every year (especially when they start decorating the stores and playing Christmas music in October!!). Maybe you need a break from all the hustle and bustle, so slow down a little and take some time for yourself. Read a fun book, watch a great movie or bring your children or grandchildren to choose a book or movie and snuggle up on a cold night and share a cup of hot cocoa.

This is the perfect time to thank all of you for making our library the most used amenity in the Village. Also, appreciation goes to our Board that understands and appreciates the benefits our Library provides, including the convenience of not having to go into town on a cold snowy day to get a great book or a new movie. Our collection continues to grow thanks to your generosity and suggestions. Please feel free to contact me with any ideas or suggestions that can make our Library even better. I can be reached at [LBVLibrary@hotmail.com](mailto:LBVLibrary@hotmail.com).

I would be remiss if I didn't mention our dedicated Library volunteers. They are the backbone of the Library, they keep the shelves in order and file the circulation cards, help with inventory and welcome you when you visit. We are indeed fortunate to have such a wonderful group that loves libraries.

Wishing you and your family peace and joy this Christmas season and see you in 2020.

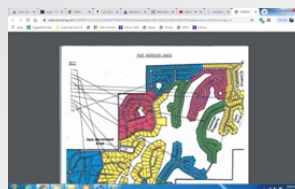
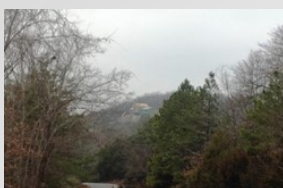
*Pat Testut, Librarian and Mary Gray, Trustee*



# BUILDING NEWS

## Architectural Control Committee

By John Niernberger, Chairman



You may not think much goes on in our quaint Village in northwest Arkansas, but the Architectural Control Committee thinks otherwise.

Currently in the entire LBV area, there are 15 ongoing projects:

- 5 new home builds
- 3 additions/remodels
- 3 deck/fence projects
- 3 garages/shops
- 1 small brush clearing project.

### **The Guidelines/Procedures for Building Applications are as follow:**

Property owner submits proposed building plan application to LBVCA ACC, whom reviews these plans where plans are reviewed for Covenant Compliance, and then approved/denied using Building Standards & Practices as a guide. Building Project Checklist is completed by property owner, and appropriate fees and performance deposits are collected.

Benton County Development (Building Safety Division) will only issue appropriate Building Permits **after** receiving application approval from LBVCA ACC.

After project is completed, ACC follows up and reviews/approves/denies for Covenant Compliance. When the CO (Certificate Of Occupancy) is issued by a Benton County Building Inspector, and final approval is then obtained from the ACC, the property owner may then apply to the ACC for a refund of their Performance Deposit.

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 To stay updated or voice your opinions about building projects, please come join us at our next meeting, Monday December 9<sup>th</sup>, 2019 at 9am at LBV Community Building Conference Room in the rarified air on top of Whitney Mountain.  
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Recent discussion topics concerned driveway additions and carports.

John Niernberger, Chairman and Jon Testut, Trustee



Jan 11th



Jan 16th



Jan 25th



Good... you made it back here. Historically, the President gets the first page, and maybe that's OK But, I wanted you to read the other articles first. They are put together much better than I can ever do. My compliments to the authors of those articles who worked hard to present the latest Village news that has happened and also will occur as planned events.

Speaking of forward looking, it's time to enjoy the change of seasons (again). The lawn mower is put away and we find ourselves raking leaves and maybe even enjoying a brisk autumn day. Our Village, known for its warm summers by-the-lake attractiveness, also has a seductive alternate season appeal. Less traffic, shorter days, with enjoyable evenings by the fire with a good book. A picture of home sweet home is embodied in these scenes of a wonderful place to live.

But to be sure, the serenity and safety of our Village must be assured by the friendly and cooperative nature of our residents. Your neighbor's concerns count...such as observing speed limits on our curvy roads; being aware of excessive noise in the later hours of the evening; taking your leaves and brush to the brush collection site instead of burning on your property. Many times, I have been asked questions about Lost Bridge whose answers, I suggest, could be found on our website [WWW.LBVCA.COM](http://WWW.LBVCA.COM).

Answers to questions you may not even have thought of yet. And while you are there, browse the pages and learn about our Village history, local attractions, and who is on the Board of Trustees, among other things. Did you know we house one of the finest libraries in the area with more than 2000 books and 800 DVD's. That was a freebie. You didn't even have to go to the website.

Let me end this article with sincere wishes for Happy Holidays and a prosperous New Year to all. Hopefully you and your family will share the neighborly holiday spirit that is an integral part of Lost Bridge Village...a wonderful place to live!

See you in 2020

Oh YES... And part of that scene will no doubt be snow. As a precautionary measure, it would be advisable to stay home if inclement weather prevails. If you must be out and about, the best advice would be drive slow and easy. As you know our maintenance department will be at the ready, prepared to spread sand, salt and plow the Village roads. To make it safer for the plow (and your car), it would be best to observe the 'No On-Street Parking' rule. But still, be careful, for goodness sake.

Jon

## 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	<b>OPEN—If you are interested, call Russ @ 785-577-2353</b>	
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



# JANUARY 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	<b>1</b> New Year's Day  Office Closed	2  Office Closed	3	4
5	<b>6</b> 9am ACC Mtg 10am-2:30pm Crafters Unlimited	7 8:30am Yoga	8 1:00pm Hobbits	9	10	11
12	<b>13</b> 10am-2:30pm Crafters Unlimited  6pm Board Mtg	14 8:30am Yoga	15	16	17	18
19	<b>20</b> 10am-2:30pm Crafters Unlimited  M L King Day	21 8:30am Yoga	22	23	24 1pm Book Club	25
26	<b>27</b> 10am-2:30pm Crafters Unlimited	28 8:30am Yoga	29	30	<b>31</b>  <b>REMINDER:</b> <i>2020 Assessment Invoices Due!</i>	1