Volume 19 Issue 4

Oct/Nov 2018

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION

LBVCA UPDATE

From the President

by John Buhr

Summer is winding down, shorter daylight hours, cooler temperatures, and the start of fall colors. All our big events for 2018 are behind us and planning is underway for 2019, which will hope to be another successful year. As events are scheduled please mark your calendars. Thanks to all those who made donations, volunteered their time and to everyone that participated. We couldn't have done it without you!

Board Actions

1. We are currently developing the 2019 Budget which will be our primary focus over the next couple of months.

2. We are developing a Record Owner Communication Channel which is being designed to improve and expand owner awareness of proposals that could require a Record Owners vote.

3. We are reviewing and revising the BYLAWS so that they represent Board clarification of actions/guidelines to be taken as we move forward.

Tennis Courts

Negotiations continue regarding the possibility of relocating the tennis courts down to the Rec Center. Some ownership concerns have been raised, which we want to address. Be advised that until total costs are identified and an agreement reached, the tennis court relocation project is on hold and may not materialize. During this time, the existing courts are available for your use.

October 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 **9am ACC Mtg** 10am-2:30pm Crafters Unlimited	**2** 8:30am Yoga	**3** 1:00pm Hobbits	**4**	**5** 6:00pm ***SOCIAL*** Fall Potluck	6
7	**8**Columbus Day 10am-2:30pm Crafters Unlimited **6pm Board Mtg**	**9** 8:30am Yoga	**10**	**11**	**12**	13
14	**15** 10am-2:30pm Crafters Unlimited	**16** 8:30am Yoga	**17**	**18**	**19**	20
21	**22** 10am-2:30pm Crafters Unlimited	**23** 8:30am Yoga	**24**	**25**	**26** 1pm Book Club	27
28	**29** 10am-2:30pm Crafters Unlimited	**30** 8:30am Yoga	**31** Halloween			

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Newsletter Editor: Tamy Niernberger

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

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

Christiaens, Michael & Garrison, Joana—LBS B3 3 & 39-40
Arnold, Kimbery & Rocky—PMR U3 62
Henderson, Joshua & Knight, Louis—LBS B1 38
Klein, John & Virginia—PMR U5 28
Edwards, Patrick & Kelly—PMR U5 37-39 & PMR U1 45A
Calleros, Ivan—PMR U3 626-630 & PMR U5 34
RSJ Tri-Square LLC—PMR U3 655
Jesse Family Trust—MOU S4 47
Egelhoff, Gary—DWD S1 3
Fagg, Glenda and John Jr—LBS B1 25
Means, David & Chandra—LBS B1 7
Koser, Robert & Dawn—MOU S4 44
Johnson, Timothy—LBS B3 23-25
Marheineke, Jason & Nicole—PMR U1 37
Vanselow, Jason—CCA B1 31-32

New Village Homeowners

Hittinger, Joshua—LBS B1 91-92
RAC Investments LLC—MOU S3 6
Ashcraft, Tyson & Sally—MOU S3 43-44
Means, David & Chandra—CCA B2 2-3
Houtchens, Tammy & Todd, Dustin—LBS B1 118
Henderson Family Rev Trust—CCA B1 20-21
Rosales, Robert & Nancy—CAC S1 16

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.

OCTOBER BREAST CANCER AWARENESS MONTH

NO SHAVE NOVEMBER

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.

(LB Water & Sewer is NOT part of LBVCA)

Upcoming Event Dates to Remember:

10/5/18—Fall Potluck Social
11/9/18—Chili Dinner (Reservations Needed)

Social Committee

by Mary Gray, Trustee

October Social

Mark your calendar for the Fall Potluck Dinner scheduled on Friday, October 5, 2018. Music will be provided by The Second Wind Band. See page 4 (Upcoming Events) for the details.

November Social

Mark your calendar for the Chili Social scheduled on Friday, November 9, 2018. Call the office and make your reservations. Price is $7.50 per person. Music will be provided by Mike, Marty & Friends. See page 4 (Upcoming Events) for the details.

If you would like to host a social or join our Social Committee please contact Mary Gray @ 479-283-1916 or mgray5152@yahoo.com.

Village Hall/Community Building News

by Mary Gray, Trustee

A bench was donated and placed on the front porch by Faith Marshall in memory of Richard Marshall. The bench is a great addition to the porch and will be enjoyed by all.

The Hobbits purchased a new knife set for the kitchen. Thank you, Hobbits for your donation.

A new HVAC unit was purchased to replace the upstairs unit. The unit has caused problems for several years.

Parks & Recreation

by Hugh Fenner, Trustee

Summer is about over and the pool is closed. Now the repair work starts again. We will be repairing all water leaks behind the skimmers, working on repairing and putting back the third filter system into operation, and properly winterizing the pool. We are looking for 2019 Pool Manager(s). If you are interested, please contact the office.

Remember that the Rec Center is open for your use!

Airstrip Report

by Jon Testut, Trustee

Sadly, the Fly-In was cancelled due to weather this year, but there is always next year.

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

October Social

Fall Potluck Social

Friday, October 5, 2018

Village Hall/Community Building

6:00-6:30 Social Time

6:30-Potluck Dinner

Followed by Music & Dance:

The Second Wind Band

Please bring a dish to share & your beverage choice

Come & enjoy great fellowship & music

November Social

Chili Dinner

November 9, 2018

Village Hall

Social Time 6:00 p.m.

Dinner 6:30 p.m.

Entertainment:

(Mike, Marty & Friends)

Call the Village Office (479-359-3204) to reserve your place
Reservation Deadline-November 6, 2018
$7.50 per person

Chili, Cornbread, Dessert & Water Provided
Bring your beverage of choice!

Roads & Maintenance

by John Buhr, Jon Testut & Ronnie McClellan, Trustees

Projects

Community Building South wall leak: This project has been completed. There will be no additional updates.

Dogwood water runoff management system: There has been no additional work done from the last news letter. However now that mowing is slowing down we will be able to once again schedule this work and hopefully complete all five locations by years end.

White Oak drainage ditch clearing: This work will be scheduled to be completed over the next several weeks. The scope of work is to clear the drainage ditch, trim trees and brush, weed eat, spray and clear the water flow path of debris and leaves.

Black Oak cross street culverts: Working with Lost Bridge Village Water & Sewer (LBVW&S) and Benton County we have completed the replacement of one 24 inch culvert and the installation of three additional 18 inch cross street culverts. In addition the roadway itself was elevated about 18 inches. This was a complex project based on existing water and sewer lines and required several pieces of large equipment and operators. Excavation also encountered numerous huge rocks that had to be removed. The end result should represent a long term solution, however we will monitor these culverts performance during rain events to see if any additional modifications will be required. Lastly LBV Roads and Maintenance is currently weed eating and clearing the drainage ditch in this area and shaping the ditch to control water flow during a rain event. This work will be completed in the next couple of weeks. Paving of this area by Benton County, which will be the final task, is not scheduled until 2019.

Arkansas State Roadways: We have reported that the cross street culvert at Highway 127 and Dogwood is clogged and needs to be cleared. There is some runoff channeling thru this culvert however it still needs to be cleared. Once this is completed there will be a lot less cross street debris on the roadway after a rain storm.

East Airport drainage ditch clearing and tree trimming near the runways south end: Work here has stated as numerous trucks especially the larger box trucks are hitting the tree limbs and the undergrowth is filled with vines and debris. At this point about 100 feet has been cleared. There are several huge trees that may need to be trimmed by a contractor. It is anticipated that the total project will not be completed until years end.

11/11/18

BUILDING NEWS

By Jon Testut, Trustee

Architectural Control Committee

BUILDING PROJECT

We, at the ACC, have tried to remind our community members that the ACC should be your first stop before new construction or remodeling projects, no matter how large or small the project. There is an ACC Building Project Guidelines and Building Project Checklist used for approving new construction, add-ons, driveways, etc. Both are available on our website for your information and guidance. WWW.LBVCA.COM

LBVCA ACC works with the Benton County Planning department as part of the permit issuing process and Covenant building requirements. It is strongly recommended that you familiarize yourself with these documents since they contain invaluable information that you would need to know before starting a building project. Everything from do's and don'ts to fees and deposits. Save time and visit WWW.LBVCA.COM beforehand.

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 Bldg 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 ea 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.
- **THE LBV WATER & SEWER BOARD** usually meets on the 3rd Wednesday of every month at 9:00am in the LBVCA Community Bldg Conference Room.

BookTalk

by Pat Testut

One of the most beautiful times of the year here at Lost Bridge Village is about to begin, Autumn, (although as I'm writing this the temperature is hovering around 90!). We know that before long that the weather will turn crisp and the leaves will begin to change color. The shorter days can be a blessing for those of us that are bibliophiles, we can spend the longer evenings with the windows open reading a new book. For those of you who prefer watching a new movie, we have a great collection to choose from.

Some new books to be looking for in our collection include the winner of the Pulitzer Prize, "Less" by Andrew Sean Greer, Daniel Silva's new Gabriel Allon book "The Other Woman", "Masterpiece "by Fiona Davis, and "The Forbidden Door" by Dean Koontz." For non-fiction readers we have added "Indianapolis: The True Story of the Worst Sea Disaster in U.S. Naval History and the Fifty Year Fight to Exonerate an Innocent Man" by Lynn Vincent and Neil Tyson deGrasse's new book "Astrophysics for People in a Hurry".

New movies include something for everyone, "Ocean's 8"," A Wrinkle in Time", "Book Club" "Avenger's Infinity War", "A Quiet Place", "12 Strong", and "Ready Player One" are just a few we have recently added. We currently have about 1000 DVD's so there is sure to be something you haven't yet had a chance to see.

You may not be aware that Lost Bridge Village has a very active Book Group. We meet on the last Friday of the month, except for December. If you are interested in joining or finding out more information you can e-mail me at ptestut@hotmail.com

Pat Testut, Librarian and Mary Gray, Trustee

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**)

Money Talks (aka Treasurer's Report)

by Phil Williamson, Trustee

The following information details the summary of August and Year-to-Date actual income and expenditures compared to our budget.

August Profit and Loss - Actuals vs. Budget

	Account	August Actuals	August Budget	$ Diff
Assessment Income	4000	$36	$3,377	-$3,341
Late Fees Collected	4090	$0	$220	-$220
Donations		$0	$180	-$180
Total Income		$270	$4,263	-$3,993
Maintenance	7200	$5,917	$4,832	$1,085
Rec Center	7400	$5,045	$5,207	-$162
General & Admin	7500	$6,444	$6,728	-$285
Community Building	7600	$1,454	$982	$472
Roads	7700	$473	$1,513	-$1,040
Capital Improvements	7900	$0	$0	$0
Total Expenses		$19,332	$19,262	$70

August Year-to-Date Summary

YTD - August Actuals	YTD - August Budget	$ Diff	2018 Annual Budget	% of Annual Budget
$200,317	$194,072	$6,245	$198,641	101%
$10,273	$4,190	$6,083	$5,000	205%
$10,354	$4,200	$6,154	$5,200	199%
$225,775	$209,335	$16,440	$216,866	104%
$35,133	$36,940	-$1,807	$55,354	63%
$32,913	$30,523	$2,390	$33,775	97%
$47,078	$56,470	-$9,392	$93,640	50%
$10,329	$7,852	$2,477	$11,780	88%
$6,688	$12,772	-$6,084	$18,317	37%
$0	$0	$0	$0	
$132,140	$144,556	-$12,416	$212,866	62%

Total income through August has exceeded the annual budget by $8,900 with four months remaining. This is due in part to efforts to collect present and past due assessment fees along with donations in support of different events throughout the year.

Total expenses are below the forecast through August, which is good news given the challenges we have had this year in maintenance of the pool. We will see an increase in September expenses due to the need for a new AC unit at the Community building.

We continue to make progress in collecting past due assessments for this year and previous years. The following table represents the amount of past due assessment fees for this year and previous years.

	# PAST DUE	2018 Maint Billing 12/15/17	Prior Year Past Due	Total	# Liens
CAC	1	$567	$1,976	$2,543	1
CCA	7	$1,867	$6,521	$8,388	4
DWD	7	$1,725	$5,728	$7,453	3
FHS	18	$3,988	$9,481	$13,469	9
LBS	10	$2,626	$2,171	$4,797	3
MOU	15	$3,805	$8,152	$11,956	7
PMR	65	$41,192	$43,519	$84,711	29
WMT	5	$1,677	$955	$2,632	5
TOTAL	128	$57,446	$78,503	$135,949	61

Don't forget to pick up your 2018 LBV Phone Book. 1st one is free to Property Owners!

Life is short. Smile while you still have teeth.

Village Neighborhood Watch Program

by Phil Williamson, Trustee

During the past two months there have been some rather interesting incidents in the Village.

The Sheriff's Department apprehended a male for indecent exposure which took place at the Recreation Center.

Over in Posy Mountain Ranch, someone sprayed painted graffiti on our Village sign and on a road sign. This incident was reported to the Sheriff's Department. I did speak with the Deputy and he told me that additional patrols will be dispatched but the chance of finding the offenders or catching someone in the act were very remote. The good news is that the spray paint was removed without any damage to our sign.

A Village resident complained that someone was spending several nights in an RV with the generator running all day and excessive dog barking. Please note that both of these are in violation of our covenants.

Regarding the camping in an RV, per our covenants Article IX General Instructions Section 1, no overnight camping is allowed. No camper trailer, camper vehicle, motor home, RV, tent, motor vehicle or portion thereof shall be lived in as a residence on any lot except as provided for in Article X, Section Twelve (this relates to temporary storage during construction).

Should you have a dog, please be respectful and control the animal's behavior. This includes excessive barking and keeping the animal under your control to prevent walkers and joggers being bitten, which there have been two reports this summer. This is defined in Article IX General Instructions, Section 2.

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

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.

ACCESS CODES:

Please remember: If LBV has to reactivate your access code due to late payment, code misuse, etc., there will be a $5 charge on your annual assessment statement.

November 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	**5** **9am ACC Mtg** 10am-2:30pm Crafters Unlimited	**6** 8:30am Yoga	**7** 1:00pm Hobbits	8	**9** 6:00pm ***SOCIAL*** Chili Dinner (Reservations Required)	10
11 Veterans Day	**12** 10am-2:30pm Crafters Unlimited **6pm Board Mtg**	**13** 8:30am Yoga	**14**	**15**	**16**	17
18	**19** 10am-2:30pm Crafters Unlimited	**20** 8:30am Yoga	**21**	**22** Thanksgiving Day	**23**	24
25	**26** 10am-2:30pm Crafters Unlimited	**27** 8:30am Yoga	**28**	**29**	**30**	