

Beaver Lake November 2023 News

Security News

Yes, that thing we hate is just around the corner: snow and ice.

As always, parking on the street is against the rules, but it is even more important to keep our vehicles and trailers at least 12 inches off the roadway anytime it snows. Beaver Lake is not responsible for any damage to your vehicle or trailer by the snow flying off the plow, so park off the road at your own risk.



Stay safe on the ice this winter while enjoying a day of ice-fishing. Follow these tips from the Nebraska Game and Parks Commission for safety on the ice:

- The minimum ice thickness for supporting one person is at least 4 inches of solid ice.
- Drill holes or use an ice chisel or spud bar to check the ice conditions while walking to your fishing spot.
- Wear a life jacket.
- Avoid falls by wearing ice cleats on your boots to maintain traction.
- Layer your clothing, beginning with a synthetic layer. Wool garments provide excellent insulation and maintain warmth even when damp. Outer layers may include sweatshirts and jackets covered by heavy parkas, bibs, or coveralls. Carry at least a couple of pairs of gloves or mittens. Remove layers during periods of activity, such as manually drilling ice holes, to avoid sweating, and add layers back on during inactivity.
- Commercial or homemade ice picks should be worn around your neck if you fall through and need something to grip the ice and pull yourself out.
- Have some extra dry clothes in your vehicle.
- Fish with others in case trouble arises.
- Have a long rope with you so someone can rescue you if you break through the ice.
- Before heading out, tell a family member or friend where you will be fishing.
- Avoid alcoholic beverages. These affect your judgment and increase your chances of hypothermia.

Please ensure your dogs and cats have a Beaver Lake tag. We have nowhere to house them if they are picked up from being loose in the winter months. Therefore, we must take them straight to the Nebraska Humane Society, which would become quite costly for you to get your pet returned.

The 2024 renewal for golf, utility, and all UTV vehicle stickers will begin on January 1, 2024. We would like to have online registration available before the deadline. Please check the Beaver Lake website. If it is a new GAU vehicle that hasn't been stickered before, you need to call 402-235-2243 to make an appointment for an inspection. Boat stickering will begin in the spring and stickers need renewed by May 1, 2024.

Jeff Lickei, Director of Security

Infrastructure Committee – Needed Projects List

The Infrastructure Committee has submitted a 5-year Capital Budget Request to the Finance Committee. This report consists of 16 projects to be funded by dues. Every year we expect to be able to pay for only about half of the list.

The Committee also submitted a list of Long-Term Projects we need but recognize are too costly to be funded by dues. These items need to be addressed because our infrastructure is getting older and much has to be replaced. The following are just SOME of the items on this list:

Water Distribution System

- There are 153 main valves throughout the community - all old double disc gate valves. These need to be replaced with new resilient rubber valves which are bubble tight when closed. Estimated cost is \$60,000.
- There are 3 high service pumps located on the clear well east of the water plant. They have been in service since 2005. Estimated cost to replace is \$50,000.
- The PAC (powder activated carbon) feeder, located on top of the hill south of the water plant, is used to absorb taste and odor and has been in use since 2005. This needs to be replaced due to age and low capacity. Estimated replacement cost is \$200,000.



Sewage Collection System

- The Truss Pipe (thin-walled plastic pipe) was used throughout the community when it was first developed. It will eventually all need to be replaced. Currently 1000 feet in the Southwest Cove on Beaver Lake Blvd. must be replaced at the estimated cost of \$30,000.
- Replace 3 on-line analyzers. Estimated cost: \$42,000.

Roads

- Beaver Lake has 27 miles of blacktop roads. Each year, a quarter mile of 2-inch asphalt overlay is applied at a budgeted amount of \$140,000. At this rate, it will take 20 plus years to resurface all the roads, at a cost of \$2 million.

Vehicles/ Equipment

- Replace the loader - a 1997 Case 621 - due to age. Estimated cost; \$200,000.
- Replace components of dredge. Estimated cost: \$19,000.

Clubhouse

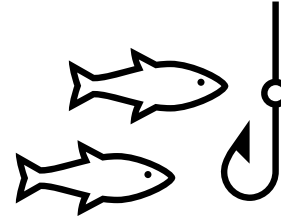
- A backup generator with connections at the Clubhouse. Estimated cost: \$40,000.
- Replace swimming pool & Coconuts. We currently spend \$10,000 per year to keep the current pool functional. The estimated cost of a new pool compliant to ADA requirements is \$1.5 million.

With 28 projects proposed, we estimate a total cost of \$5 million. We have asked Finance and the Board for a multi-year funding mechanism that will allow us to maintain a functional and safe infrastructure for our community.

– Jim Wieringa & the Infrastructure Committee

Fishing Club News

Another summer of fishing has come to an end here at the lake. But don't think the fishing has slowed down because it hasn't. As we move into the fall months the fishing can and has gotten really good again. Crappie are moving from their deep-water summer haunts back into the shallows and can be caught readily on jigs and minnows. Most of the fish in the lake are feeding up for winter and can be caught. A recent weekend outing produced bass, walleye, perch, wipers, drum, catfish, and bluegills. All while using a simple crappie jig as bait. If that's not easy and fun I don't know what is!



As most of you know the Fishing Club held several habitat builds earlier this summer. With a good volunteer turnout at both events, we were able to build 36 PVC trees of various sizes and shapes. On October 8th, approximately a dozen fishing club members got the trees moved by trailer from the maintenance shop to the boat ramp. TJ Bessemer used his pontoon boat to haul the structure out onto the lake and we placed the structures on locations already approved by the Corp of Engineers. If I remember correctly, it took five trips back and forth to the boat ramp to get all the structure placed. GPS coordinates for exact placement were facilitated by Russ Parmer.

Halloween is just around the corner. That being said, I hope everyone brings their little ones to visit the Fishing Club Trunk or Treat truck at the Clubhouse on October 29th. It should be a great event for the kids.

We still have one crappie tournament scheduled this year on November 4th. The crappie bite should be excellent. I hope lots of you show up that day and participate. Tournaments are always fun and can prove to be great learning experiences.

Our last Fishing Club meeting will be held November 2nd at 7 :00 p.m. This meeting will be important as we will be electing a new Vice President and Treasurer. On that note, I'd like to take this opportunity to thank Jason Cockle and Charles Sweeney for the awesome job they have done while filling both of those positions. It was my pleasure working alongside both of you in my first year as Club President.

I believe there are still three fish stocking events on the schedule in the next couple of weeks. They are wipers, walleye, and Muskie. Smallmouth were delivered a few weeks back.



Remember everyone, after a day of fishing please take a moment to fill out a creel survey. The link is located at the bottom of the [Beaver Lake web site](#).

Until next time,
Tight lines y'all!
Paule Warner
Fishing Club President

Election Committee News

PROXY VOTING PROCEDURES CHANGE

Paper ballots will no longer be snail-mailed

Starting in 2024, proxy voting will be conducted by email.

Beaver Lake Association members will continue to have a choice of proxy or in-person voting in our elections. All regular members get one ballot per fees-paying membership, whether voting by proxy or in person.

Members who choose to vote by proxy must register each year on our website. Annual registration will be available between January 1 and the last Friday in April.

Proxy Voting

When you register to e-vote, you will need to provide your lot number, name of registered lot owner, and an email you will have access to during election weekend.

On Friday evening, May 17, you will receive an email with a link to your electronic ballot. You will have until 3 pm on Sunday, May 19 to vote.

To vote, click the link to open your ballot, select your choices, confirm, and submit. It's that easy!

About two weeks before the annual meeting and election, all members will receive a snail-mailed notice of the annual meeting and election, along with the list of candidates and their bios.

- ▶ Signing up for our email newsletter does NOT register you to e-vote.
- ▶ Previous registration to e-vote does NOT register you to e-vote in subsequent elections. Annual registration keeps our voter lists up to date.
- ▶ If you register to e-vote by proxy, you will be ineligible to vote in person too.

Those who do not register to e-vote by proxy may vote in person as usual at the clubhouse on the day of the election.

Please stay tuned – we'll provide more information soon.

For details about our election procedures, see Section VII, Election Procedures in our Handbook:

Home > Information > [BLA Handbook](#); or contact the office at 402-235-2241 or info@beaverlakene.org.

Winter Storage at Campground

Beaver Lake lot owners can now store RVs, campers, boats, jet skis, and enclosed or open trailers. Storage will be at the campground.

Cost is \$50 per month. November through March. (No prorating)

Insurance required with signed contract.



Contact Heather at the BLA office for information. 402-235-2241

Part-Time Security Manager Needed



Salary: \$20.00 hour
Location: Beaver Lake, NE

Job Type: PT 20 hours per week, afternoon to early evening, weekends, holidays. Would be full-time during the summer months.

Requirement: Valid motor vehicle operator's license.

Find the application on the Beaver Lake website in the forms section or pick up the application at the Beaver Lake Association office.

We are looking for a highly competent person to join our Beaver Lake team to patrol and monitor activities on Beaver Lake premises to ensure the environment is safe and secure.

Patrol Beaver Lake in issued patrol vehicle and seasonal water/lake patrol.

Monitor surveillance cameras to watch out for any disruptions or unlawful activities.

Provide detailed reports on activities and any incidents that may have occurred at BLA.

CPR Class Offered at Beaver Lake

American Heart Association CPR Class

Saturday, November 18, 2023

Multiple Sessions Available!

Beaver Lake Clubhouse
9410 Clubhouse Circle
Plattsmouth, NE 68048



Sign up here: [CPR Class Form](#)

Please contact Beaver Lake Security with questions: 402-235-2243

Beaver Lake Women's Auxiliary News

Fall is here and the holiday season is fast approaching. The Women's Auxiliary has had a busy year! We had a successful June garage sale and fall Craft Fair to lead our fundraising efforts for our scholarships and lake improvement projects. We also enjoyed trips to the Bess Streeter Aldrich home in Elmwood, Masters Hand in Tekamah, Dundee Candle Company, and Nebraska City.

Our Beaver Lake Annual Holiday Dinner will be December 1st with a Winter Wonderland Theme. The announcement is below. The Women's group co-sponsors this event and all the ladies receive a small gift each year. Dinner Reservations are due November 16. This seems early, but our caterer needs extra planning time.

Please return your RSVP to Starre Haney, 1100 Brock Lane.

Thank you for your support this year and we look forward to working with everyone in 2024!

■ Starre Haney, Women's Auxiliary President

Beaver Lake Annual Holiday Dinner Party

Friday December 1st

6:30 pm-10:00 pm at the Clubhouse

**Open to all Beaver Lake Property Owners and their Guests
(Adults Only)**



Catered Dinner Beginning with Appetizers & Punch. Entrée to include Roast Beef with Gravy, Roast Chicken with Gravy, Cheesy Cowboy Potatoes, Smothered Green Beans, Salad, Dinner Rolls and Assorted Desserts with Coffee and Water

Dancing with DJ Matt Larson, Raffle Baskets, BYOB (Wine Glasses Provided)

\$ 25.00 per person

RSVP by November 16^h with payment

(cash or check to Beaver Lake Women's Auxiliary)

No late reservations accepted as per caterer.

Deliver to: Starre Haney, 1100 Brock Lane

Questions: Starreann@gmail.com



Attendee names: 1. _____

2. _____

Lot No. _____ **Phone No.** _____

Amount enclosed _____



Newly Resurfaced & Painted Clubhouse Parking Lot



Happy Fall everyone! On October 16, we started some improvements to the clubhouse parking lot. The upper and lower parking lots were cleaned, and the cracks were cleared of debris and then filled with tar. Two speedbumps were added. The next day both areas were covered with a sealcoat that fills in all the small cracks and helps the asphalt to endure much longer. On day three, all the parking space striping was done, and the end-product looks very good as you can see by these overhead images provided by Matt Larson. The planning and funding for this update was accomplished by the infrastructure committee, Finance committee, and final approval by the Board of Directors. Stay tuned for many more improvements to come to the Infrastructure of Beaver Lake.





Winter Snow Removal Reminders

As winter approaches, there are a few things I would like to remind everyone about. Nobody likes to deal with removing pesky snow in the winter, but it must be done. As we accomplish the snow removal for the Association, we must get the snow as far off the road as possible, especially if there are continuing back-to-back snowfalls. Remember, that if you have a parking area near the road, please get your vehicle as far from the road as possible to avoid damage from flying snow, ice, rocks, etc. When the snow is blowing and it is dark out, it is hard for the drivers to see everything, but the job must be accomplished. As far as mailboxes around the lake, expect that there may be some damage to them. Many times, the boxes are broken due to heavy, wet snow or a good volume of snow hitting them. Please understand that when it is that cold out, plastic mailboxes don't stand up to the task. We also find that many of the mailboxes have rotten posts that break off. Per the Beaver Lake Handbook, if a mailbox is broken due to snow hitting it, the responsibility of repair lies with the property owner. If the BLA snowplow backs into or hits the box, the Association will repair it. If your mailbox has been knocked over, please contact us and I will review the case to see if it has been hit by a truck or the flying snow. Snow removal is a dangerous and exhausting task. Please be vigilant and get away from the street when you see or hear a snowplow approaching. This will keep you safe because that driver may not see you, depending on the conditions. Lastly, everyone knows how frustrating it is when the plow goes by and puts snow in your driveway. Please do not shovel or blow the snow back out into the road. Throw it or blow it off in the yard. We may come by 2 or 3 times depending on the longevity of the snowfall and it will wind up back in your driveway. We appreciate everyone's patience during these snowfall events. Be safe and have a great fall and winter.

Troy Weatherby, Managing Director

BLA Emergency Phone Number

The direct dial phone number is 402-235-2242. If you have a true maintenance emergency such as a water line break, fallen tree on a road or power line, sewer back up, see a lift station light flashing or some other emergency, please contact the maintenance personnel at this number. If there is no answer, please try the phone number again. **Please take the time as you read this article and write the phone # down where you can easily access it.** This is a direct line that will allow you immediately access a person to help you with your emergency. Again, we ask that you only use it for a true maintenance emergency.

For any security issues where you need to speak with our security officer, please dial 402-235-2243 and leave a message if no one answers. They will return your call as soon as possible.



If you have a true security or health related emergency, please dial 911.
The Cass County Sheriff's Department non-emergency phone # is 402-296-9370.

Thank you,
Troy Weatherby, Managing Director

From Your Friends at the BLA Office

BLA Calendar & Reservations

- 2024 Calendar reservations can be made for the **Clubhouse** now.
- 2024 **Pavilion** reservations can be made Tuesday, January 2, 2024.
- 2024 **Campground** reservations can be made beginning Monday, March 25, 2024. The BLA campground will open Mid-April to the beginning of May, depending upon the weather.

Call the BLA office and speak to Heather about your reservation!

New Property Owners

- Check out the Beaver Lake Website! There is a plethora of useful information. See below!
- You can also stop by the Beaver Lake Office for a Welcome Packet.
- We'd love to have you fill out a Membership Information Form if you haven't already!

BLA Website: www.beaverlakene.org

The BLA Website is your home for all official Beaver Lake News, Calendar info, Advertising, Handbook, Documents, Board & Committee minutes, and Information.



Beaver Lake Association

Make sure to check the Website regularly and see what you find!

The BLA Website has many features and uses. Did you know....

- If you sign up your email on the **front page**, you will receive monthly Newsletters & any emergency info from the Association.
- The BLA Handbook, hours, forms, and FAQ's are under the **Information tab**.
- You can find the Board Meeting & Committee Minutes as well as DCF's and previous Newsletters in the Library by going to **About BLA > Document Library**.



- If you'd like info on any of our Clubs, you can go to **About BLA > BLA Clubs**.
- Check out local businesses who support BLA by advertising on our Website by going to **Community > Yellow Pages**.
- AND, you can pay your Beaver Lake bill online by clicking on [Pay Online](#) from the main menu!