Beaver Lake November 2026 News

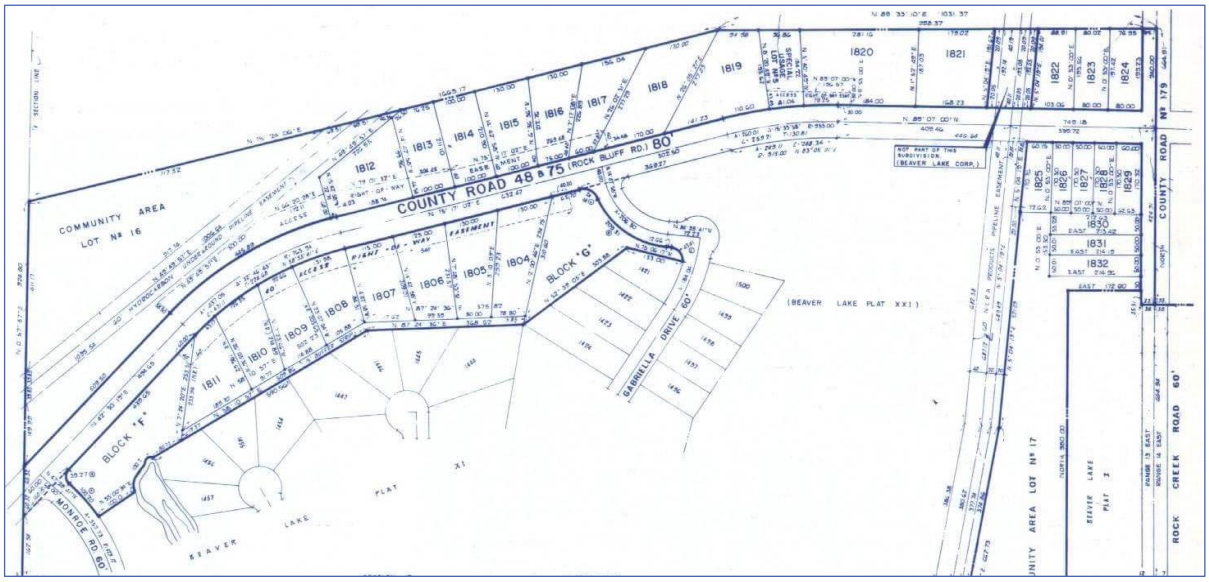
Infrastructure Committee – Road Right of Way

Winter Roadway Rules

The calendar, if not last month's unusually high temperatures, says winter is approaching. Long-term parking of specified vehicles is restricted within Beaver Lake's road right of way. The BLA Handbook contains multiple references to members' permitted use of BLA's roadway areas.

What is the Road Right of Way?

A road right of way consists of the road plus its parallel adjacent edges to a specified total width, typically expressed in footage. For Cass County, that total is generally 80 feet; for Beaver Lake, it's 60 feet. See plat maps (source: https://beaverlakene.org/maps/).



In general, measurements are taken from the center line of the platted road and extended to half the total defined width in each direction.

Due to topographical features and changes over time, the exact center of our roads as of today may or may not lie precisely as reflected on the original plat map. Accurate locations of your property line are determined by surveying.

By Nebraska law, if a road right of way is properly documented (which our roads are), you can't block it. Specific exceptions for temporary blockage are permitted as explained in the handbook. Private homeowners have no authority to abrogate official laws and regulations.

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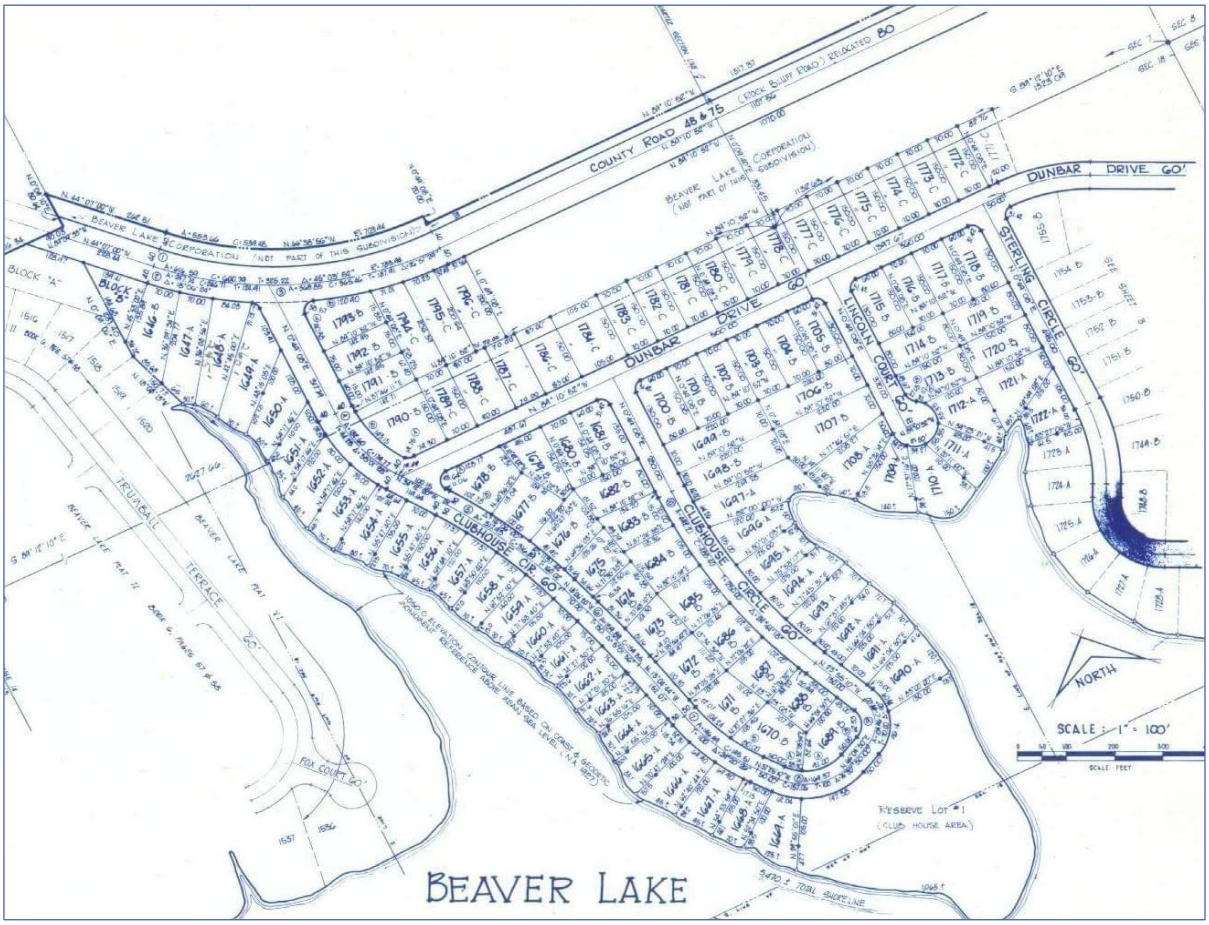

What Does this Mean for BLA Members?

Road rights of way allow municipalities (in our case, Beaver Lake Association) to maintain, repair, and/or regulate usage, including the paved road itself plus shoulders, drainage ditches, and adjacent utility access. Our roads are regularly patched and resurfaced for upkeep and repair. In winter, roads also need to be plowed.

Allowing room for our plows to keep our roadways open is vital. This is why we do not allow obstruction of the path our snowplows take. Before the first snow, we need to be sure the rights of way are clear for plowing. Please store your property appropriately.



Heavy, dense snow accumulates quickly, and we may need more than one pass to clear the accumulation on paved surfaces. At times plows will push snow across your freshly cleared driveway. We're sorry, but we can't help that. Please don't put it back in the road. We don't want to create a potential hazard for normal traffic or emergency crews.

Plows need to maintain a certain speed when pushing snow, and cannot suddenly stop or

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swerve when an obstacle looms unexpectedly in the way, a particular problem during conditions of reduced visibility. For the sake of your personal property and of our collectively owned vehicles and equipment, it's to everyone's benefit to comply with our road right of way regulations.

For Further Information

Please read the notice elsewhere in this newsletter referencing winter snow removal.

The BLA Handbook delineates rules for what parking is allowed, when, where and for how long. If members still have questions after consulting the rules, please contact the office at 402-235-2241 or via our email contact form.

Meanwhile, a good rule of thumb is to conscientiously obey official reminders. Your cooperation helps keep our vehicles and roadways safe throughout the year.

- Infrastructure Committee



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 are concerned, 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, BLA 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 Patrol 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 Sherriff's Department non-emergency phone # is 402-296-9370.

Thank you.
Troy Weatherby, BLA Managing Director

Subscribe to BLA Texts

You can sign up to get text alerts from the Beaver Lake Association from your cell phone. Please read the terms and conditions for our texting service by clicking here: **TextMyGov Terms and Conditions**. Opt-in through this link: **Sign Up**.

If you received our first text message on 1-20-26 or have received one from BLA since, then you are already signed up! Opt-out by texting "STOP" to 91896.



BLA Lot for Sale

Lot 1030 is for sale. The address is 8893 Verdon Circle and it's a B lot. The asking price is $40,000. Look for the BLA For Sale sign.

Contact the Beaver Lake Office for more info:
402-235-2241

Fishing Club News

Hello everyone! I sure hope everybody has had a great summer. The fishing club had a very busy and productive summer. Since my last article we have gotten a lot accomplished.



For the fourth or fifth year in a row, we have purchased another one of the round, blue picnic tables you see at the boat ramp and some of the access lots around the lake. This year, Troy and the guys installed the table we donated on Access lot #12 on the west side of the southwest cove.

Just last week, we also purchased and donated 60 white chairs to the Beaver Lake Association for use upstairs in the clubhouse. These go along with the 10 tables and 60 chairs we donated last year. Our purpose behind this was to ensure that those who rent the clubhouse for private events have quality tables and seating. It also helps to better equip fishing club events as well as all the different clubs and committees that operate out of there. To date, I believe the Fishing Club has purchased and donated 120 chairs, 10 tables, 4 picnic tables and two benches to the Association.

With all our success, we have been able to give back to the community. There is obviously a big reason behind it. That reason? All the backing and support we get from you all! Without the community behind us, we could not do all the things we do. So, from myself and the rest of the fishing club, I would like to give a great big thank you to all who continue to support us. We appreciate it!



Once again, we hosted a habitat build to provide continued housing for all of our great fish species. We built 18 barrel and PVC structures and 19 plastic pallet structures. With the help of TJ Bessmer. We sank all of these in various Corps of Engineer approved areas around the lake.



I guess we can't do a fishing club article without talking a little bit about fishing. Bass are still biting very good. Bluegill and crappie are starting to bite and will bite better as the water starts to cool off. Some very big catfish are also being caught. And just this week, several nice muskie were landed as well.

Don't put that boat away yet. Some of the best fishing of the year is still to be had. Can't catch them sitting in your recliner at home. If you do go out, do me a favor and take a couple minutes to do a creel survey. These surveys are a vital part in deciding what fish may or may not need stocked in the future. Here's how you do it. Go online to https://wwwbeaverlakene.org/fish-creel-survey/. Thanks to all that already do this. That's all I have for now.



Tight lines y'all! – Paul Warner
Beaver Lake Fishing Club President
(402) 297-0927 / warner.paul99@gmail.com

Ladies' Auxiliary Holiday Dinner & Dance

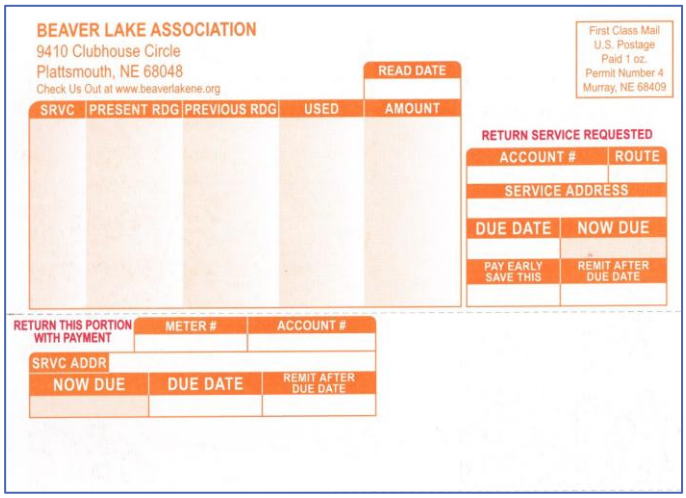
Our Beaver Lake Annual Holiday Dinner will be on Friday, December 4th. The announcement and reservation form are below. Dinner Reservations are due November 24th. Please return your RSVP to Starre Haney, 1100 Brock Lane. We hope to see many of you there!







Beaver Lake Dues & Utility Billing Cards



By now, most BLA property owners are familiar with the orange and white postcards that come in the mail from the Beaver Lake Association.

Beaver Lake Association Dues and Utilities are billed on the same card. Normally the billing is sent on the 21st or 22nd of each month. Utilities are billed every month. Dues are billed quarterly.

BLA dues and utility bills are always due on the 20th of each month.

The BLA Services page on the Beaver Lake Website contains all the pertinent information: **https://www.beaverlakene.org/bla-services/**

Utility Billing Information



- Base Rate: Water: $19.00, Sewer: $13.50
- Each 1,000 gallons: Water: $4.27, Sewer: $2.99
- Water and Sewer are billed per 1,000 gallons
- Sewer is billed based upon water usage

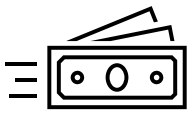
(Rates shown do not include taxes)

Dues Billing Information

- Association Dues: Annually: $1164.40, Quarterly: $291.10
- Infrastructure: Annually: $168.00, Quarterly: $42.00
- Current Dues Total: Annually: $1332.40, Quarterly: $333.10
- Association dues are billed and **due** quarterly in Feb, May, Aug, and Nov.

Payments

BLA Dues & Utility bill payments are due to the BLA office on the 20th of each month. Make sure to mail any payments several days in advance as they must be received in our office (or the payment drop box in the Clubhouse parking lot) by the 20th. Online payments made through the BLA Website or directly through your bank are not received by our office until one to two business days later. So, those electronic payments must be made several days in advance of the 20th due date as well.



Please call the BLA office (402-235-2241)
or visit the BLA Website (https://www.beaverlakene.org/) for more information.

Thank you from your friends at the BLA Office!

From Your Friends at the BLA Office



New Property Owners

- Check out the Beaver Lake Website! There is a plethora of useful information.
- You can also stop by the Beaver Lake Office for a Welcome Packet.
- Sign up for Beaver Lake text messages on the front page of the Website so you can read the monthly newsletter and be notified of emergencies.
- We'd love to have you fill out a Membership Info Form if you haven't already!

Calendar Reservations

Looking ahead! Property owners will be able to make 2027 reservations for the three pavilions starting Monday, January 4, 2027. You can also begin making 2028 Clubhouse reservations starting that same Monday.

Stay tuned. Reservations for the pool and for the campground will begin late spring.

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, Information and Online Payments.

Make sure to check it regularly and see what you find!

Online Payments

Don't forget you can pay your Beaver Lake bills online by clicking Pay Online from the main menu of the website! Call the office if you have questions.

