

# From the President



by John Buhr



As 2021 is winding down there are numerous activities that the Board is working. We are finishing up and closing out operational areas in addition to planning and budgeting business operations for 2022. During this time there is a constant for the Board, which is to provide continued support to the Lost Bridge Village Owners and managing the business.

During this past year we have re-opened all of our amenities for owners use. Often the process contains controls because of the ever-changing COVID-19 conditions. We also implemented new operational procedures that will continue such as utilizing Zoom for the monthly Board Meeting. One of the more memorable achievements was opening the pool which many of you use. The July 4 fireworks and BBQ was great and although scaled down gave us an opportunity to celebrate. In fact we had a parade with participants decorating their mode of transportation which ended at the Rec Center. Several of our LBV streets that were in poor condition had cross-street culverts replaced and were repaved by Benton County. We were glad to reinstate our annual cleanup, which many of you plan for each year. The Fly-In was a huge success with great representation. In October we had a Trunk or Treat that gave both families and individuals an opportunity to come out to have a hot dog and enjoy that holiday. As approved by an owners vote we will be proceeding to construct a new multifunctional tennis court down by the Rec Center. This is targeted to be completed by the end of 2022. There were also many procedural and business changes that are less visible to owners but critical to the continue management of our Lost Bridge Village assets.

I want to thank all Board Members for their efforts and time because without them we would not be where we are today. These are all volunteer positions and I appreciate everyone past and present who has been a Board Member. I also want to thank all of our owners who make this possible. We have a unique neighborhood of people and amenities. Thank you for your comments, support, engagement and participation, especially during this past year as we all worked together to re-open Lost Bridge Village.

In closing please stay safe. Enjoy nature as Fall shifts into Winter. Enjoy the Holidays, and know there are more good things coming for us all in 2022.



## Happy Holidays!

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Newsletter Editor: Tamy Niernberger	

Lost Bridge Village Community Association, Inc.

12477 Lodge Drive, Garfield, AR 72732

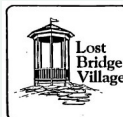
Phone: 479-359-3204

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

**Facebook:**

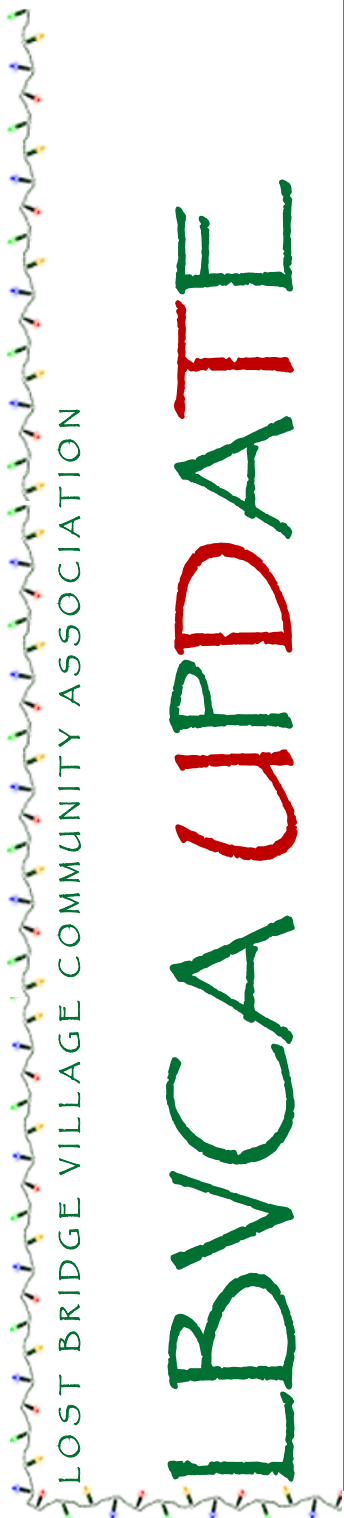
Lost Bridge Village—Association (Info Only Page)

Lost Bridge Village—Community



—Governed by Covenants—

*A great place to live!*



LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION

# LBVCA UPDATE



# 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 479-273-5530** 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 Arabian Drive 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**

Stehney, Jeffrey & Joyce—WMT S1 79  
 Richardson, Gary—MOU S3 21  
 Ledbetter, Keri & Mark—WMT S2 3  
 Thomas, Michael & Teresa—LBS B4 19  
 Brink, Robert & Zoe—LBS B1 130

### **New Village Land Owners**

Mueller, Janet & Martin—PMR U12 565  
 Richardson, Gary—MOU S3 19-20  
 Ledbetter, Keri & Mark—WMT S2 4-6  
 Kramm, Kathee & Edward—PMR U12 541-542  
 Lake View Group, LLC—MOU S5 73  
 Pernisco, Angela & Claudio—PMR U5 12  
 Cooper, Paula & Warren—PMR U5 10; 37-39  
 Hughes, John & Dawn—CAC S1 74-76  
 Eden Properties LLC—PMR U12 595  
 Honn, Darrin & Denise—PMR U12 594-9; 602-4; 607-9  
 Potratz, Michael & Sharon—PMR U11 786-788  
 Phillips, Ricky—PMR U7 168  
 Aguilar, Cesar—PMR U4 17-18  
 Marston, Christopher—PMR U4 89  
 Castle Rising LLC—PMR U9 355  
 Faircloth, Cathleen—PMR U4 19  
 WEN Investment Group—FHS B2 72; FHS B1 73  
 Acres Consulting & Enterprises LLC—FHS B1 46  
 A4 Revocable Trust—PMR U2 768  
 Krause, Brenda—WMT S1 20





## Money Talks (aka Treasurer's Report) *by Wayne Gunnels, Trustee*

It's hard to believe that Thanksgiving is already here and gone! I hope everyone was able to spend quality time with friends and family over this past holiday.

LBVCA financials look good through October and the outlook for the year is very promising. Total income is ahead of budget by +16% and our expenses are also on track for the year (-3%). We've experienced unexpected expenses with the pool and maintenance truck this year, but we've been able to absorb these expenses within the overall LBV budget. The board is currently budgeting for 2022 and continues to focus on plans to invest back into our amenities. 2022 budgets will be finalized and in place before year end.

When I step back and reflect on the holiday, this quote by Gandhi really resonates with me. I also included a quote from Steve Jobs that provides a glimpse of the genius and entrepreneurial mindset that made Apple one of the most influential companies in the world.

--*"Live as if you were to die tomorrow. Learn as if you were to live forever."*-- Mahatma Gandhi

--*"Here's to the crazy ones. The misfits. The rebels. The troublemakers. The round pegs in the square holes. The ones who see things differently. They're not fond of rules. And they have no respect for the status quo. You can quote them, disagree with them, glorify or vilify them. About the only thing you can't do is ignore them. Because they change things. They push the human race forward. And while some may see them as the crazy ones, we see genius. Because the people who are crazy enough to think they can change the world, are the ones who do."*-- Steve Jobs

Stay safe and try to find the silver lining every day!

Wayne Gunnels, Treasurer/Secretary &  
Legal & Insurance Trustee

### Tennis Court Update:

Discussions are ongoing for the sale of the tennis courts. We are working to create a document that not only complies with our covenants but also the business terms that we need. We do continue to have legal counsel involved. No sale agreement has been entered into at this time.

A real estate firm has been engaged to conduct an updated value assessment of the tennis courts. That assessment is underway and is one of the key elements of this transaction. The appraiser has already been to the property and we are awaiting the paperwork.

A survey has been performed on the lot by the rec center that is the proposed site for the new multi-purpose court, as well the parcel between the Lost Bridge Office and Whitney Mountain Lodge. We are waiting for the paperwork from that as well.

We are in the process of selecting the Tennis Court Special Committee members.



## CONSTRUCTION PROJECT *From Lost Bridge Water & Sewer*

Construction will be starting mid-November for a new treatment plant to replace the existing one. There will be additional trucks, equipment, and traffic on: **West Airport, Oak Leaf Drive and Black Oak**. This is the designated traffic route.

*Please be aware of these additional traffic volumes and drive safely.*

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

- **MONTHLY LBVCA BOARD MEETINGS**— The LBVCA Board of Trustees meets the **third** 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 4:00 Pm in the LBVCA Village Hall.
- **CRAFTERS UNLIMITED** — Meet every 2nd Monday morning, 10:00-2:30, year round, in the Village Hall. Bring your lunch. Call Beck Adair 479-253-9728 for information.
- **YOGA** — Tuesdays at 8:30 am, Village Hall. Contact Becky 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** — **July-August Only**. Monday, Wednesday and Friday 10am-11:30am.

**2021 Phonebooks are available.  
1st one is free to Property Owners!**



## BookTalk

by Pat Testut

The Christmas season seems to start earlier each year (especially when they start playing Christmas music before Halloween!) As the New Year approaches and we say goodbye to 2021, lets to look forward to 2022 with the hope that it will be a healthier and happy new year for us all.

The holiday season is the perfect time to slow down a little during the hectic schedule we all seem to keep. Read a new author, watch a great movie, take time for yourself. Some new books you might want to check out include, John Grisham's latest, "The Judge's List," Mitch Albom's "The Stranger in the Lifeboat," and John Le Carre's last novel "Silview."

If you have grandchildren visiting bring them to the Library to check out movies or books just for them. Our Library provides access to the latest books and movies without having to drive to town. This is the perfect time to thank all of you for your continued support and use of our Library, especially during these last two years. We are fortunate to have a Board that understands and appreciates the benefits our Library provides to the Village.

Wishing you all a very Merry Christmas and a healthy and peaceful New Year.

"A Library is not a luxury but one of the necessities of life." Henry Ward Beecher

*Pat Testut, Librarian and Brittany Cox, Trustee*

# UPCOMING EVENTS

**COOKIES**  
for  
**Santa**

**SATURDAY, DECEMBER 18TH**  
**3-5 PM- FAMILY EVENT**  
**6 PM- ADULT SOCIAL- BYOB**  
**Join us for cookies, cocoa,  
crafts, and letters to Santa**

Village Hall @ Lost Bridge Village  
Office, 12477 Lodge Dr, Garfield AR  
ph: 479-359-3204 office@lbvca.com

Made with PosterMyWall.com

**Family Event 3-5pm:** Christmas Crafts, Cookies & Cocoa, Letters to Santa Station, and more!

**Adult Social 6pm:** Bring your own beverage and an appetizer and/or finger food to share!

## December 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<b>1</b> 11:30am Hobbits Christmas Lunch	<b>2</b>	<b>3</b>	<b>4</b>
<b>5</b>	<b>6</b> 4pm ACC Mtg	<b>7</b> 8:30am Yoga 	<b>8</b>	<b>9</b>	<b>10</b> 2022 Maintenance Assessment Invoices Mailed to Property Owners.	<b>11</b>
<b>12</b>	<b>13</b>	<b>14</b> 8:30am Yoga	<b>15</b>	<b>16</b>	<b>17</b>	<b>18 SOCIAL</b> 3-5pm Family Fun: Cookies for Santa 6-10pm Adult Social
<b>19</b>	<b>20</b> 6pm Board Mtg	<b>21</b> 8:30am Yoga	<b>22</b>	<b>23</b> <i>Office Closed</i>	<b>24</b>	<b>25</b> 
<b>26</b>	<b>27</b> <i>Office Closed</i>	<b>28</b> 8:30am Yoga <i>Office Closed</i>	<b>29</b> <i>Office Closed</i>	<b>30</b> <i>Office Closed</i>	<b>31</b> 	

## January 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						<b>1</b> 
<b>2</b>	<b>3</b> 4pm ACC Mtg	<b>4</b> 8:30am Yoga	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>9</b>	<b>10</b>	<b>11</b> 8:30am Yoga	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
<b>16</b>	<b>17</b> 6pm Board Mtg  M L King Day	<b>18</b> 8:30am Yoga	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>
<b>23</b>	<b>24</b> 10am Garden Club	<b>25</b> 8:30am Yoga	<b>26</b>	<b>27</b>	<b>28</b> 1pm Book Club	<b>29</b>
<b>30</b>	<b>31</b> <b><u>REMINDER:</u></b> 2022 Assessment Invoices Due Today					

## LOST BRIDGE VILLAGE NEIGHBORHOOD WATCH PATROL

Zone	Area Coverage	Captain	Phone
1	Lodge, Timberline, and LBV Community Bldg.	<b><i>OPEN—If you are interested, call Brittany @ 316-214-3137</i></b>	
2	Dogwood, White Oak, and Rec Center	Tyson Ashcraft & Kati Hofstra	479-366-5088
3	Dogwood to White Oak and Maple	<b><i>OPEN—If you are interested, call Brittany @ 316-214-3137</i></b>	
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	Bill Beavers	479-359-1318
7	Cedar Forest, Cedar Ridge, and Cedar View	Dean Adair	515-570-0912
8	Posy Mountain	Randy Haley	479-633-3022



## BUILDING NEWS

*By Pete Lawlor, Chairman*

### **Architectural Control Committee BUILDING PROJECT GUIDELINES**

The ACC has been very busy with increased interest in building and remodeling projects as of late. We have great appreciation for residents who desire to improve their properties and by doing so, enhance the value of all properties in Lost Bridge Village.

Currently, the Committee is monitoring 29 projects. All the applications that have been submitted have been approved by the committee indicating that we are cooperative rather than villainous as some may fear.

The committee's obligation is to help residents with their projects to ensure that lot lines are not encroached, utility easements are not involved and that basic building and/or remodeling criteria is met according to the covenants governing our community. We do not believe that anyone wants their neighbor to do something to their property that will cause financial harm to the rest of the neighborhood.


Please contact the office or myself if you are thinking about a project for your property to verify if you need a permit from us and/or Benton County. We will help with that process.

The committee regularly meets on the 1st Monday of each month @ 4pm at Village Hall in the Community Building.

Thank you again for being supportive of the ACC and we look forward to working with you.

Pete Lawlor  
ACC Chairman  
316-209-7386  
[pete.lawlor@live.com](mailto:pete.lawlor@live.com)

Office:  
479-359-3204  
[office@lbvca.com](mailto:office@lbvca.com)



May your Holidays be filled  
with happiness, health,  
good cheer and the warmth  
of family.

*LBVCA Board*

