

# From the President



by John Buhr



LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION

# LBVCA UPDATE

Winter replacing fall has started its transition, which includes the time zone change, resulting in shorter daylight hours, and colder temperatures. The foliage has been changing and fall colors have for the most part come and gone. The colors this year did not seem as vivid, most likely based on the excessive heat and extended dry periods of summer. There were some spectacular spots filled with color, which were beautiful to experience before the leaves fell and with the help of the wind were shed from the trees, leaving us with mountains of leaves to clean and clear up.

## LBV Tips and Clips

### 1. 2023 Budget:

Gary has done a fabulous job developing the 2023 Budget which will be reviewed and approved during the November board meeting. Each month by account code has been forecasted and then totaled for an annual budget amount.

### 2. Roads and Maintenance (R&M):

Joe has done a super job filling the open R&M position and working with Ryan transitioning into the position. They are doing a great job pre-checking equipment for winter and ensuring all our tools and equipment is operating as designed. This is also a busy time of year requiring workload flexibility. There still is much to do preparing for winter.

### 3. Rec Center:

#### A) Tennis Court:

The tennis court site has been cleared therefore anyone wanting to see where it will actually be located can take a look. The next step will be leveling the site as that will provide accurate slope data for the retaining walls and French drain placements.

#### B) Playground:

The playground will be slightly relocated/expanded but remain in it's general area which somewhat abuts the tennis court. We will be looking for donations and volunteers, so that new equipment can be purchased and installed.

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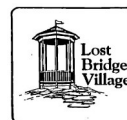
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**Phone:** 479-359-3204

**Email:** 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...



## **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**

- Fair, Joseph FHS B2 65-66
- Bennet, John & Ashleigh LBS B1 63-65
- RKT Farms, LLC MOU S4 19-20
- RJD Properties, LLC LBS B1 100
- Hyneman, Jared LBS B1 79 & 88
- Giese, Lindy Mae MOU S3 38
- Kyles, Joshua & Misty LBS S4 19-20

### **New Village Land Owners**

- Keefer, Paul PMR U7 284
- WEN Investment Group WMT S2 15-17 & 21-24
- Cerchie, Heather & Jason MOU S4 74-75
- Swenson, Kent FHS B1 82
- McLeod, Eric PMR U12 533-539
- Carter, Coby & Sarah WMT S2 1
- Wilson, Coby & Sarah PMR U1 15
- Bramstedt, Jeffery & Ihnfeldt, Robin MOU S5 9-10
- Maish, Corey & Roxann PMR U8 249
- Arthurs, Ted PMR U4 49
- Stimpson, Norris PMR U4 83
- Hogle, William & Victoria CAC S1 43-44A & 63-64
- Badilla, Diego & Aguilar, Andrea WMT S2 1-2



## Airstrip Report

by Steve Bray



The 2022 Fly-in was successful. Although we had good weather and served a larger number of meals than last year, we only had about six aircraft fly in.

I attribute the low aircraft turnout to competing with at ArkanSTOL landing competition and being held on a football game day. For these reasons the 2023 Fly-In is being scheduled for September 23, 2023. Mark your calendar. I don't have any numbers as to how the fly-in did financially as the figures were not available at the last BOD meeting.

I will now begin to share my vision, which I alluded to in the last newsletter, of what our airport could be if the membership were to get behind it. As I mentioned before, in 2013 a vocal group of property owners pressured the existing BOD to adopt a strict privacy policy regarding the runway usage. Since I was the airport TA and a pilot, I drafted a corresponding policy which was approved by the BOD. This seemed to quell the uproar and has remained in place since then.

The basis of my vision is the Arkansas HB1020 2013 bill, which once it was passed and signed into law as Act 84, added "Aviation" to the Arkansas recreational use statute. I would like to see our airport opened to the public under this law for recreational use.

Before going into the nuts and bolts of this law (not an attorney) and how it could benefit LBVCA, I want to share some feedback and experiences I have had as "Airport Manager" and pilot over the years. Although our usage policy is detailed on the lbvca.com website and referenced in various sources pilots use, I have always received phone calls from pilots wishing to land here for various reasons. As Northwest Arkansas has built-up, these calls have become more frequent. To these calls, I have always adhered to the published policy which I reluctantly drafted in 2013. Sometimes, the reason for using the airport conformed to the policy and I was able to confirm they could use the airport. Unfortunately, many of the calls followed the pattern that the pilot wished to land, visit with non-LBVCA family or friends who would pick them up, and then leave with the plane after being dropped off by their non-LBVCA hosts. Because their purpose did not benefit a LBVCA member, I had to convey that existing policy did not permit them to use the airport. In one recent gut-wrenching contact, I was forced to reject a pilot who was married 41 years ago at the Lodge, but had no current friends or family to visit, and wanted to land briefly purely for sentimental reasons. Folks, I believe we can be better than this.

In the next newsletter I will start to explain why opening the airport to the public is not just the right thing to do but is also a smart and fiscally responsible thing to do.



\*\*\*\*\***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.
- **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 located at 12772 Lodge Drive. Interdenominational; all are welcome. Hugh Wagner, Pastor
- **WATER AEROBICS AT THE POOL** — **June-August Only**. Monday, Wednesday and Friday 10am-11:30am.



## **Garden Club**

*by Patti French*

**CALL FOR VOLUNTEERS** - To help maintain the Gazebo flower garden and Lodge Dr. entry landscaping.

Strong backs and willing workers are needed to help rework the gazebo garden across from the pool in the park. The deer broke in this May and ate down the plants before they bloomed so we will need new fencing (or netting), beds dug up and dirt added and new plants. Two beds have been taken over by bermuda grass if anyone has a solution for that problem. Our "old" crew of Larry and Peggy Webster, Phil and Judy Williamson, Kate O'Donnell and Patti French could use some new helpers.


Also the Lodge Dr. entry to LBV needs some new plants after the dry summer killed a few. if you have a landscaping vision for that area please speak up. Many thanks to the Websters and Grady and Paula Allen for maintaining that area for years. Contact Patti French if interested at 479-359-3521 or [pgfrench15@hotmail.com](mailto:pgfrench15@hotmail.com)



## December 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 <i>National Pie Day!</i> 	2	3
4 Winter on Whitney Mountain Holiday Party at Village Hall 4-8 pm	5 4pm ACC Mtg International Volunteer Day 	6 8:30am Yoga	7 11:30 am Hobbits ★ REMEMBER ★  PEARL HARBOR	8	9 National Christmas Card Day 	10
11	12 National Poinsettia Day 	13 8:30am Yoga	14 Retirement Party for Tamy Niernberger 2:00 in Village Hall	15 International Tea Day 	16	17
18  Hanukkah Begins	19 6pm Board Mtg	20 8:30am Yoga	21 First Day of Winter	22	23	24  Christmas Eve
25  Christmas	26  Kwanzaa Begins Office closed	27 8:30am Yoga Make Out Out Snowflakes  Office closed	28 Office closed	29 Office closed	30 National Bacon Day 	31 

## JANUARY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 	2  World Introvert Day	3 8:30am Yoga	4	5  National Bird Day	6	7
8	9	10 8:30am Yoga	11	12	13	14 Dress up your pet day 
15  Nation Hat Day	16 M L King Day 6pm board Mtg	17 8:30am Yoga	18	19  Popcorn Day	20	21  National Hugging Day
22  2023 Chinese New Year	23	24 8:30am Yoga	25  OPPOSITE DAY	26  NATIONAL SPOUSES DAY January 26	27  National Chocolate Cake Day	28
29	30	31 8:30am Yoga REMINDER: 2023 Assessments Due	1	2	3	4

UPCOMING EVENT

JOIN US TO SAY

*Happy  
Retirement*

HONORING

*Tamy Niernberger*

At Village Hall

WEDNESDAY  
DECEMBER 14TH  
AT 2:00PM

## BookTalk

by Ellen Rinard

The latest books for October and November are on the shelf, and include some favorite authors' newest: Vince Flynn, James Patterson, Patricia Cornwall, John Grisham, David Baldacci, John Sandford, and Nicholas Sparks, among others. And the Elvis movie is also a recent addition.



I've placed an order that will use up much of the rest of the yearly budget; these books (and a couple of movies) will arrive later in November. And I plan to obtain some good used Large Print books from Friendly Bookstore, using credits that we earned by donating books during our recent purge of books. Thanks to those who've suggested books they want to have available.

I've been keeping the Little Free Library (near the pool) stocked with duplicates and paperbacks that have been donated. And have also taken a few duplicate donated children's books to the Little Free Library at Garfield School.

Many thanks to the Frenchs for their efforts in inventorying movies, and removing ones with no recent history of use. It's a monumental job. I foresee perhaps buying less movies going forward. The usage/checkout rate has dropped from 773 in 2019 to just 120 so far this year. This drop is probably attributable to three reasons: more people streaming things, Covid of course, and a higher percentage of rental properties instead of permanent residents in Lost Bridge.

Have a safe and warm Holiday season (curled up with a good book)...



## Presidents Report

continued.....by John Buhr

C) Master Plan: The master plan has been completed integrating several amenities at the Rec center. We are moving forward with developing presentation boards that will be displayed in the community building entry and also be electronically distributed via Facebook and email blast.

D) CORPS of Engineers property lease:

The lease, extending LBV's access and use of the property south, east and west of the pool has been executed providing for a 10 year term. In addition to continued use of several amenities it also provides us access to the lake. LBV will be able to maintain this area for the use of our owners.

4. Record Owner Past Due LBV Assessment Payments:

If you are a LBV record owner with past due assessments please contact the office to schedule payment. The LBV annual budget is 100% funded from LBV assessment payments. There is no other funding sources. Failure to make your assessment payment when due impacts us all as services and amenities must be reduced/adjusted. It also adds additional workload on the office maintaining records.

# UPCOMING EVENT



SUN  
DEC  
4th

LBVCA Village Hall  
12477 Lodge Dr  
Garfield AR 72732  
RSVP 479-359-3204

4P  
to  
8P

CHILI & SOUP COOK-OFF CONTEST\* | COOKIE & RECIPE EXCHANGE | ORNAMENT EXCHANGE | KIDS' CORNER | MUSIC | TREE LIGHTING

**\*\*BRING YOUR OWN BEVERAGES\*\***

**\*PRIZE WILL BE AWARDED FOR 1ST PLACE\***



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## LOST BRIDGE VILLAGE NEIGHBORHOOD WATCH PATROL

Zone	Area Coverage	Captain	Phone
1	Lodge, Timberline, and LBV Community Bldg.	<b>OPEN—If you are interested, call Brittany @ 316-214-3137</b>	
2	Dogwood, White Oak, and Rec Center	Tyson Ashcraft & Kati Hofstra	479-366-5088
3	Dogwood to White Oak and Maple	<b>OPEN—If you are interested, call Brittany @ 316-214-3137</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

### Upcoming Event Dates to Remember:

*12/4/22 4 pm – Winter on Whitney Mtn.*

*12/14/22 2 pm – Retirement party for Tamy Niernberger*

### LB Water & Sewer Information



If you notice water leaking from a lift station at any time, please call Office at 479-359-3697

Monday-Friday 9am-4pm.

After hours and/or emergencies call 479-330-2123 and someone will return your call.

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