



From the President



by John Buhr



Since our last news letter, winter has set in with freezing temperatures, snow, and ice. Seems like there has been record numbers of pipe breaks throughout Lost Bridge Village, which adds to the issues we all deal with during this season. Based on the weather reports there are a couple more winter storms in the queue for the upcoming weeks.

During this last winter storm great job by Roads and Maintenance as all of the pre-tripped winter equipment operated as designed and Ryan did a great job getting and keeping our streets as clear as possible. FYI one night because of roadway closures he did not make it home. In addition, there have been several trees needing to be cleared which had fallen over the roadways. Also, there were a couple residents that gave a helping hand as we worked through the storm debris: Thanks to everyone that helped as it represents a great community attitude!!

The Board is actively reviewing year-end financials and preparing for the 2023 Record Owner Annual Meeting, which is scheduled for Saturday, March 11, 2023. Please mark your calendars. We will send out a zoom meeting feed plus plan on opening the format for owners participation.

If you have not yet received your LBV Annual Assessment Invoice or you did not get your Record Owner Ballot — Please contact the office.

LBVCA UPDATE

LOST BRIDGE VILLAGE COMMUNITY ASSOCIATION



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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. (**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/

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

Bellach, Tom & Katharine LBS B1 27-28
Rosendo-Grant, Walkiria & Mikell Jr. PMR U3 620

New Village Land Owners

Master, Steward & Stutzman, Sonja MOU S5 620
Beaver Point Lodge LBS B1 132
Giurfa, Jeynmi & Oliver PMR U11 475-476
Zgut, Joseph & Danielle MOU S4 127
Eden Properties PMR U4 4, PMR U6 69-73
Osburn, Josh & Kling, Danielle PMR U8 221
Pernisco, Claudio & Angela PMR U5 32 & 35
Rogers, Julie & James MOU S5 62
Bernal, Edwin Gregorio MOU S3 73
Pitts, Kevin FHS B2 41
RJD Properties, LLC LBS B1 99
Redford, Ronald & Carolyn MOU S4 71
Landabundance, LLC PMR U12 545-546
Krause, Richard & Mary DWD S1 91-109
Eden Properties PMR U6 70-73, PMR U4 4
Affordable Acres, LLC PMR U9 334
Edgar, Fred LBS B1 47
Pebble Creek Properties, LLC PMR U7 168





Airstrip Report

by Steve Bray

Last newsletter I introduced the idea of opening our airport to the public under the terms of the Arkansas Recreational Use statute. This time, I will discuss the statute itself and what it says and the protections it provides. Nevertheless, I must, of course state that I am not a lawyer and nothing I present here should be construed as legal advice or opinion. That being said, the statute is written in remarkably plain language, and I would encourage everyone to read the complete statute, which is contained in Title 18, Subtitle 2, Chapter 11, Subchapter 3. One online source for the statute text is <https://advance.lexis.com>. Excerpts from the statute will appear below in bold, italic text. Everything else is my verbiage.

In short, the purpose of the recreational use statute is ***“to encourage owners of land to make land and water areas available to the public for recreational purposes by limiting their liability toward persons entering thereon for such purposes.”***. So what is meant by limiting liability? It is really pretty inclusive:

Except as specifically recognized by or provided in § 18-11-307, an owner of land who, either directly or indirectly, invites or permits without charge any person to use his or her property for recreational purposes does not thereby:
(1) Extend any assurance that the lands or premises are safe for any purpose;
(2) Confer upon the person the legal status of an invitee or licensee to whom a duty of care is owed;
(3) Assume responsibility for or incur liability for any injury to person or property caused by an act or omission of such persons; or
(4) Assume responsibility for or incur liability for injury to the person or property caused by any natural or artificial condition, structure, or personal property on the land.

So, in return for opening to the public without charge, the state of Arkansas would protect us from most legal liability with the following exceptions:

(1) For malicious, but not mere negligent, failure to guard or warn against an ultra-hazardous condition, structure, personal property, use, or activity actually known to the owner to be dangerous; and
(2) For injury suffered in any case in which the owner of land charges the person or persons who enter or go on the land for the recreational use thereof, except that, in the case of land leased to the state, a subdivision thereof, or to a third person, any consideration received by the owner for the lease shall not be deemed a charge within the meaning of this section.

In order to be liable, we would need to make a monetary charge for use or maliciously sabotage the property. Non-malicious mistakes or negligence would not trigger liability. ***“an owner of land owes no duty of care to keep the premises safe for entry or use by others for recreational purposes or to give any warning of a dangerous condition, use, structure, or activity on the premises to persons entering for recreational purposes.”***

In addition to the liability limitations, the statute provides additional significant benefits:

“Public” and “person” includes the Young Men’s Christian Association, Young Women’s Christian Association, Boy Scouts of America, Girl Scouts of the United States of America, Boys and Girls Clubs of America, churches, religious organizations, fraternal organizations, and other similar organizations;

This would allow us to confidently engage and participate with other community organizations and groups without liability risks.

“Charge” means an admission fee for permission to go upon or use the land, but does not include:

(A) The sharing of game, fish, or other products of recreational use; or
(B) Contributions in kind, services, or cash paid to reduce or offset costs and eliminate losses from recreational use;

Nothing would prevent us from soliciting donations of money, labor, or equipment to defray costs associated with maintaining the airport property since any use we have is recreational in nature.

Continued on page 7



*******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.



Ballots are due in Office by Wednesday

March 1 at 4:00 PM

If you received a blue card with your ballot, please be sure to return it with your ballot.

Ballot Reminder

BookTalk

by Ellen Rinard

Hi, readers and movie watchers:

Many thanks to volunteers Patti and Bob French, who completed an exhaustive inventory, removal and donation of outdated movies - those which haven't been checked out in many years.

A lot of new books (and a couple of donated ones) were added to the library during the past month - a mixture of fiction and non-fiction. One of the ones I'm looking forward to reading is My Travels with Mrs. Kennedy, written by Secret Service agent Clint Hill. And a nice mix which should interest everyone includes the newest Stephen King novel, Fairy Tale; and books by other favorites such as Michael Connelly, Phillip Margolin, Harlan Coben, Jenny Colgan, Sandra Brown, Barbara Kingsolver, James Patterson.....

Also now on the shelf are 2 recently released movies, Top Gun: Maverick and Mrs. Harris Goes to Paris.

Did you know you can look at the library inventory on LBVCA.com? Log in to your account (or create one). Sign in to the account, then under More (left upper corner), click on Library, then you will see "Book inventory" and "DVD inventory". You cannot check on whether a particular item is in stock, since check-out/check-in is a paper system. But you can see what is owned.



FEBRUARY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1	2 	3	4
5	6	7	8 	9 	10	11
12 	13	14 <i>Happy Valentine's Day</i>	15	16	17 	18
19	20 	21 <i>Fat Tuesday</i>	22	23	24 	25
26	27	28	1	2	3	4

MARCH 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	1	2 	3	4
5 	6	7	8	9	10	11 ANNUAL MEETING
12 	13	14 	15 	16	17 	18
19	20 Spring Equinox	21 	22	23 	24	25
26 	27	28	29	30	31	1



ACC NEWS:

By Kate O'Donnell

As the weather warms, thoughts often turn to home improvements and renovations. Maybe some of our residents are ready to start new construction. Whatever your project might entail, please know that your first step to successfully starting and eventually completing that project should begin with contacting the Architectural Control Committee or the ACC.

Our purpose is to guide & support you through this process. All you have to do is call the Lost Bridge Village Community Association Office at (479) 359-320 to get on the agenda for one of our monthly meetings. We meet the first Monday of each month at the LBVCA Lodge, from 4 PM - 6 PM.

When you contact the Office, you will be informed about what you'll need to bring with you to the meeting so we can begin helping you achieve your building goals.

We look forward to working with you as we all strive to keep Lost Bridge Village a great place to live.



For our neighbors in need,
please visit our free little
pantry at the Community
Building located at
12477 Lodge Dr.



Airstrip report continued:

Steve Bray

But what about the non-aviation uses that folks use the airport for? Well, take a look at what is covered by the statute:

“Recreational purpose” includes, but is not limited to, any of the following or any combination thereof:

- (A) Hunting;**
- (B) Fishing;**
- (C) Swimming;**
- (D) Boating;**
- (E) Camping;**
- (F) Picnicking;**
- (G) Hiking;**
- (H) Pleasure driving;**
- (I) Nature study;**
- (J) Water skiing;**
- (K) Winter sports;**
- (L) Spelunking;**
- (M) Aviation;**
- (N) Viewing or enjoying historical, archeological, scenic, or scientific sites; and**
- (O) Any other activity undertaken for exercise, education, relaxation, or pleasure on land owned by another.**

What is not included in the statute is any requirement to permit or allow any or all of the above or restrict our ability to manage usage as we see fit so long as public is permitted and no use fee is charged. In a later newsletter I will get into how this relates to our assessments and covenants.

For now, I will end with a reminder that as a non-public privately-owned airport, your assessment dues are partially allocated towards the association liability insurance costs; Not just for the airport, but for all amenities, facilities, staff, equipment, and volunteers. The State of Arkansas has joined other states in providing an opportunity for landowners such as LBVCA to shed a portion of our liability costs in return for (in our case) minimal effort and improved options. I have requested a breakdown of how much of our liability premiums are attributable to the airport and will share that figure when it is available.

I would be happy to discuss this topic with any member to get additional thoughts and ideas to include in future newsletters. Please contact me via email, facebook, or phone.



Taking applications for Pool Manager for the Summer.

Pool Open 6 Days a Week

Hours:

Monday, Wednesday, Thursday, Friday and Saturday 12-7pm

Sunday 1-7pm

Pay: \$15 per hour

Responsibilities: *Maintain Pool and Rec Center. Be proactive in finding ways to enhance the visitors experience.*

Contact: Lost Bridge Village at 479-359-3204 or email us at office@lbvca.com

UPCOMING EVENTS

18th Annual NEBCO FIRE & EMS

Chili Cook-off



SATURDAY
FEB
25th

11AM-2PM

@ FIRE STATION #1
14639 Wimpy Jones Rd.
Garfield, AR 72732

\$5 for Adults
\$3 for Kids 5-12
Desserts - \$1

FOR MORE INFO ABOUT THE
EVENT OR TO COOK/ENTER,

CONTACT US:

(479) 359-3134

office@nebcofireems.org

BOURBON RAFFLE FUNDRAISER

7-9 Premium Bottles - to include McKenna, Buffalo
Trace, & Wild Parallel

PLUS - glassware & cube trays.

1 ticket - \$10 or 3 for \$25

Only 300 tickets available!

@ NEBCO Office, Board Members, or Fire/EMS staff



LOST BRIDGE VILLAGE NEIGHBORHOOD WATCH PATROL

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

1/31/23 – 2023 Maintenance Assessments Due

3/1/23 – Ballots Due

3/11/23 – Annual Meeting

9/23/23 – Fly-In

5/26/23 – Pool Opening

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)