



September 2025

The warm weather has continued for most of the summer, but we have had timely rains this year. Whether walking around the area or taking a pontoon ride on the lake, all the yards I see look great, and we haven't had to take out a loan to pay the water bill.

For the most part all the properties are in good to great condition. As fall approaches, please take a minute to look around your property for any area that may need a little extra attention.

I occasionally get an email/letter or a phone call from a concerned resident that I don't have a good answer for. They are asking why the board is not enforcing the By-Laws - but we are trying. Most of the time it's about trailers, campers and trash cans, simple problems easily corrected. If you get a violation notice, please comply with the request and don't just pitch it in the trash. Our UR Committee works hard trying to keep everyone aware and informed of the by-laws so you are not in violation. A neat and good-looking Candlewood makes us all proud to be a resident of this beautiful area.

The change of management companies from P J Morgan to Sage HOA Services has gone pretty smoothly. We are working on getting the resident list updated with current email addresses and phone numbers. Communication for the most part will be by email and not by USPS. If you have not updated your information, please go to the website or call Sage with updates. The website will be used for Newsletters and Board Meeting Minutes. The site is easy to use, take a minute and get familiar.

Site address: candlewoodnehoa.com
Sage phone number: 402-249-4003

There are fall activities coming up! Read the complete newsletter for more information. Food trucks will be back again this year on Tuesday evenings.

Our next Board Meeting will be September 8th at 7 PM at the Phoenix Bar & Grill, 120th & Blondo. Everyone is welcome.

Our Next Newsletter is November 1st .

Steve

Candlewood HOA President

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Introducing Candlewood's New Social Chair: Jessica Dembinski Committee News

Hello Candlewood neighbors! My name is Jessica Dembinski, and I'm excited to serve as your new Social Chair. My family and I have called Candlewood home for just over two years, and we chose this neighborhood because we love its central location and the family-focused energy that makes it so special.

I'm a realtor with Berkshire Hathaway, and my husband owns a local hauling business. We have two wonderful kiddos in 4th and 1st grade, along with two lovable golden doodles - and we LOVE camping in the fall in our family camper! You may also often spy me on my daily walk around the neighborhood!

As Social Chair, my goal is to help foster the amazing sense of community that makes Candlewood unique and continue building on our reputation as one of the best neighborhoods in Omaha.



Our new social chair, Jessica, and her two children

Candlewood Use Restriction Committee News

This has been a great summer for outdoor activities. Our committee has found that many homes have sold in our area in recent months, which has brought many young families to our beautiful area. We see many children riding their bikes and fishing in the lake, and we see young parents pushing strollers with their little ones, enjoying their new neighborhood. Please be sure to trim back bushes along the sidewalks and the trees with branches hanging down from above so that pedestrians can safely walk.

We are excited to have Sage, our new management company, helping us better educate new and current residents about our covenant rules and the importance of making sure that everyone is compliant with them. The new website now has all the HOA Documents placed on the opening page for a quick reference for questions or concerns that come up. It includes a Candlewood Map, HOA Bylaws, HOA Board Meeting Minutes, Newsletters, and Quick Links to Sage offices to report or request something. Please take some time to visit candlewoodnehoa.com

There is still a little summer left for us to enjoy, but remember to complete outside projects that you want done before the cooler weather gets here. It always feels good when everything is cleaned up and put away before winter arrives. The Social Committee is planning some fun activities in the park this fall. Hope to see you there.

Best, Linda Hamilton

Candlewood "End of the Season" Lake Bonfire September 13

When: Saturday, September 13 from 5-7:30p

Where: Candlewood Park

What: Join neighbors for hamburgers and hot dogs as you listen to musical duo Joe and Tay. You won't want to miss this neighborhood time celebrating the end of the summer!

NOTICE TO ALL RESIDENTS: Exterior Projects in Candlewood

Candlewood bylaws require pre-approval of all exterior projects. The purpose of these laws is to retain the original, traditional appearance of Candlewood and, in so doing, preserve (even increase) our property values. There seems recently to be a lot of exterior project activity but only a few pre-approval requests. Some of that is surely due to new residents being unaware of the requirement; some is long-time residents just forgetting about it.

Completion and submission of a request is a simple, easy process. Just go to our new Sage website, <https://candlewoodnehoa.com>, and scroll down to 'Submit a Request. Or you can go directly to the request form by clicking <https://www.sagehoaservices.com/architectural-requests>. Our replies usually go out within a day or two.

As a resident, you can help. Tell new neighbors about the pre-approval requirement for exterior projects and suggest they contact me or another board member for guidance.

Dale Inglis (dinglis@cox.net or 402-490-5430)

Deer Sighting in Candlewood



Photo Courtesy of Libby Nelson

Isn't it fun? We live on a lake! Candlewood Lake Committee Report

The lake Committee has been monitoring the lake closely this summer. The new ultrasonic system is in place, and we wanted to be critical of its performance. We feel for the most part it has controlled the planktonic algae (green colored water). It seems to have done as well as the prior chemical treatments; however, it doesn't do a very good job on the filamentous algae (the mossy shoreline growth), although this is also weather dependent. Despite the fact that we have had some unseasonably warm days, we have not had to use any chemical treatments. This has resulted in a savings of between \$10 and \$15 thousand dollars and avoided chemicals in the lake.

Bob Beer (Lake Committee member) has not only done a daily inspection but also has cleaned the transducers regularly. We will do a complete end of the year assessment this fall.

The west end fountain continues to be a problem child. Thanks to residents Jane McLeay and Terry Sampson who have continued to try to keep it running. The jury is out whether it is viable for the long term.

I believe most of the fishermen have felt the fishing was good, especially for bass. There hasn't been a large number of blue gill caught, but we did have a large fish kill last year. The plan is to stock with blue gill and walleye this fall.

With the days getting shorter please remember to have your water craft lit when on the lake after dark.

As a reminder, the lake will be lowered on December 1st for the protection of docks and to allow for any needed shoreline repairs.

Depending on the weather, the spillway will be closed at the end of February to allow for refill.

Craig Bassett, Lake Committee Chair

Remembering Candlewood Resident Stan Hale

Stan Hale, a resident of Candlewood for 20 years, passed away in April of 2025. He was 93.

He was born in Tekamah, Nebraska on November 23, 1931 to Jim and Grace Hale.

Stan went to college at Doane University but paused his studies to serve his country in the U.S. Coast Guard during the Korean War from 1952 to 1956. After his service, Stan returned to Doane, where he resumed playing football and basketball and served as Student Body President before graduating with a degree in Social Studies. He later earned a Master's degree and Educational Specialist degree from the University of Nebraska.

Stan dedicated his professional life to education. He taught and coached at Scribner High School for four years before returning to Doane as an Admission Counselor. In 1970, he helped open Millard High School, now Millard South, where he served as Vice Principal until his retirement in 1996. Even then, his passion for education continued as he mentored aspiring teachers for another 24 years.

While at Doane, Stan met the love of his life, Kaye Wilson of Geneva. They married in December 1958 and spent the rest of their lives together. Stan was a devoted family man and an avid Nebraska Cornhuskers fan. Nothing brought him more joy than time spent with his children, grandchildren, and great-grandchildren.

Stan is survived by his four children; ten grandchildren; and nine great-grandchildren.



Let's Eat: Food Trucks at the Park on Fall Tuesdays



Join your neighbors this fall for a Candlewood tradition: Tuesday Food Trucks at Candlewood Park! Here's the schedule so far:

September 2	Pim's Thai
September 9	Corn Dog Company
September 16	Game Time
September 23	402 BBQ
September 30	Sully's
October 14	Greek to Me
October 21	Javis
October 28	The Cheese Life

Candlewood Homeowners Association
12335 Gold Street, Omaha NE 68144
Web site: candlewoodnehoa.com

**Come to Next Month's
Candlewood Homeowners Meeting -
OUR ANNUAL MEETING!**

When: **Monday, September 8, 2025, 7:00
p.m.**

Where: Phoenix Food and Spirits Party Room
(SW corner 120 and Blondo)

All Homeowners & Residents Invited
to learn about neighborhood happenings,
and get to know some neighbors.
Let any board member know about any
concerns you have in advance.

Thanks for Making our 2025 Fourth of July Celebration Grand!

