

# *The Candleword*

*Newsletter of the Candlewood Homeowners Association, Inc.*

**July 2025**

When the College World Series comes to town it always seems summer comes along with it. Anyway, it did this year with 90-degree days, humidity, and a few strong storms. Hope you have been able to enjoy the great neighborhood we live in, walking around the lake and using the lake and park. When going about the neighborhood if you see anything that you think might be turning into a problem for the area, please send us an email or call. We try to stay on top of things, but sometimes they slip by us. We keep a planning list of projects that need to be addressed and prioritized.

We have had a few problems with sprinkler systems this spring, especially in the park and the Cuming St. roundabout. I think we finally have the park system working correctly. This fall we will have the upper part of our park aerated and reseeded. Three new picnic tables have been put on the new concrete pad, and sand has been added to the beach. Next spring we're looking at getting the tables covered for some shade. The sprinkler system at the Cuming roundabout gave us an unexpected leak under the street. New lines have been pushed, and the system is working again.

The Pancake Man threw us a curve and couldn't make it on Father's Day, so we moved it to the next Sunday. Fortunately, we had a good turn out even with the hot weather and wind. Everyone enjoyed his great pancakes. Thanks to Molly for handling all the arrangements and to all the volunteers that helped out.

The Board has decided to change our management company for several reasons, with the monthly cost being a big reason for the change. As of July 1st, Sage HOA Services will be handling all our management needs. For most of you the only change that will affect you will be the address you send your dues to. See Sage insert.

We have some great neighbors that always will chip in and volunteer their time to help the neighborhood out. The latest volunteer cut up a dead tree on the dam and offered the perfectly cut firewood to anyone passing by that wanted to load it up. Within a couple of days, the wood was gone and everything was cleaned up. Thanks Dale!

Our web page will be changing soon; hopefully we can now update and keep it current. Also, for the balance of 2025, we are only going to print the newsletter every other month due to having some scheduling issues and trying to save a dollar. We are still mailing out 319 copies each time. Maybe we can start using the website and emails for the Candleword and cut down on the mailings.

The next Candlewood Newsletter will be on September 1st. The next Board meeting will be July 14th at the Phoenix Bar and Grill, 120th and Blondo, 7 pm. Everyone is welcome, see you there. No Board meeting in August.

Happy Spring

*Steve*, Candlewood HOA President

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**USE RESTRICTIONS**

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Dear Candlewood HOA Residents:

We are Sage HOA Services and we have been hired by your HOA Board as your new HOA management company. We are here to help manage your community and keep it a great place to live. We pride ourselves in being a local company that specializes in a homeowner centric approach to HOA management.

To streamline communications and save the HOA money we ask that you promptly update your contact information by scanning the QR code below. Please know that your information will only be used for communication in regard to your neighborhood.

How to use a QR code:

1. **Open your phone's camera app** (or a QR code reader app if your camera does not support QR scanning).
2. **Point the camera at the QR code** so the code appears in the viewfinder.
3. **Wait for a notification or link to appear** on your screen (often at the bottom, often in yellow)
4. **Tap the notification or link** to open the Candlewood resident form associated with the QR code.

Please know that this updated contact information is important as we will be utilizing email for invoicing and correspondence whenever possible in an effort to reduce costs and increase communication amongst your HOA.

Be sure to check out your new Candlewood HOA website at <https://candlewoodnehoa.com>. On your website you can check out your bylaws, submit architectural requests, and send any neighborhood concerns directly to us. Should you need to reach us you can do so at: [candlewoodhoa@sagehoaservices.com](mailto:candlewoodhoa@sagehoaservices.com)

All invoices will be emailed to you and you will have the option to pay online via credit card or through your checking account. All payments should be mailed to:

Candlewood HOA  
12335 Gold St  
Omaha, NE 68144

Thank you for this opportunity and we look forward to working with you and your board. See you around the neighborhood!

Truly,  
Sage HOA Services



## Celebrating Fathers in Candlewood: Photos from the Pancake Man



## Get to Know Your Neighbors: What's your Favorite Candlewood Area Business?



**Steve and Linda Hamilton:**  
Taxis Restaurant



**Linda and Willow Reid:**  
Coldstone Creamery



**Nicole Kleffman:**  
Scooters on 133 and California



Candlewood Homeowners Association  
7001 Dodge St, Omaha NE 68132  
Web site: [www.LakeCandlewood.org](http://www.LakeCandlewood.org)

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

When: **Monday, July 14, 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.

**TIME DATED MATERIAL**  
**DO NOT DELAY**

## **Use Restriction Committee News**

This is "high season" for activities on Lake Candlewood and the Candlewood Park. Boating, swimming, fishing, and picnicking are very special activities unique to our neighborhood. We want residents, their neighbors, their families, and their friends to be able to enjoy the beauty of the lake and the yards that adjoin it.

Homeowners on the lake have additional responsibilities in keeping our area looking its best. This includes maintaining their lakeshore properties along with the rest of their yards.

**All lakeshore homeowners are asked to do the following:**

- Remove any weeds along the shoreline
- Repair or replace retaining walls as needed
- Remove any accumulating debris along the shoreline
- Remove unused boats in "storage" on the lake or on their lawns

A big thank you to all our residents that work hard to maintain their property and follow the By-laws we currently have in place that keep our neighborhood clean and presentable.

Enjoy the summer. Best, Linda Hamilton