



# Lake News

Volume 1 • Issue 12

Capitol Beach Community Association, Lincoln, Nebraska

December  2007

## CBCA Board of Directors

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Terry Wittler – 475.2843

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## More on Home Security

*From the Capitol Beach Board*

We continue to read in the paper and hear on TV and radio that home break-ins are taking place in Lincoln in record numbers. According to the media, apartments are a primary target, but it's happening to homes as well. The Capitol Beach neighborhood is no exception – break-ins have continued, both on the lake and off. One of the big problems is that intruders don't necessarily "break" in – instead, they simply "walk" in through doors or garage doors left unlocked (and help themselves to your valuables).

Sliding doors are a big problem. Placing a large dowel or broom stick in the track to prevent the door from being opened helps prevent entry through sliding doors (see below). A recent news story related an example in which the resident assumed he left his sliding door ajar and did not even realize items were missing until later

We are reprinting below some home security hints we have received from the Lincoln Police Department.

- ***Exterior doors should be of solid core or steel construction and have a dead bolt lock.***
- ***Failure to close and lock garage doors presents the most serious security problem in the home. Walk in doors (from the garage) should have the same security as any other door leading into the house,***
- ***To improve the security of a sliding door, cut a broom handle or PVC pipe to the same length as the door width and place it in the channel behind the door to prevent it from being slid open.***
- ***There should be lighting above entrances. Check lights periodically to ensure they are working properly. Consider having the inside lights on a timer while occupants are gone.***
- ***Keep shrubbery trimmed below window level to eliminate hiding places.***
- ***Keep the yard clear of papers or other periodicals that may alert someone to your absence.***

It is very important that we look out for each other on the lake. Keep an eye on your neighbor's home and report any suspicious activity. If you see anything that seems suspicious or out of place, please call the police. The emergency number is 911 and the non-emergency number is 441-6000.

## It's a party! (at least it will be a party!)

On Friday, December 14, Capitol Beach members will celebrate the holiday with dinner and fun at the Nebraska Club, 233 South 13<sup>th</sup> Street, 20<sup>th</sup> floor. Hope you've made your reservation! If you have any questions, please contact Harvey Schwartz, Ann Willet, Sue Thelen, or Pat Young. See you there! And Happy Holidays to all!



## **CBCA Annual Membership Meeting**

The Annual Membership Meeting of the Capitol Beach Community Association will be held on Sunday, January 13, at 2:00 pm at Lakeview Elementary School. Mark your calendar and plan to attend!

At its December 17 meeting, the CBCA board will continue to discuss the 2008 budget and finalize the agenda for the annual meeting. If you have ideas or suggestions you'd like the board to consider, please contact a board member (listed on page 1 of this newsletter) prior to the December 17 board meeting, or email your suggestions to the CBCA office ([cbca@CapitolBeachLake.com](mailto:cbca@CapitolBeachLake.com)).

At the annual meeting we will be electing four members to the CBCA Board of Directors. Terms expire in January for Steve Folsom (appointed to fill a vacancy), Jean Jordan, Steve Kinsella, and Ann Willet. Ann has decided not to run again, so as of this writing, there will be at least one open seat on the board. If you are willing and able to serve your lake neighborhood as a board member, please contact CBCA President Ken Bradshaw. Nominations will be accepted at the meeting as well, and nominees will be asked to speak briefly about their interest in serving on the board and their qualifications for the position.

## **Water Quality**

*From the CBCA Board*

One of the challenges we continually face with our lake is the salt content of the water. In recent years, to help reduce the salinity, the board has lowered the lake level and then refilled it by pumping water from Oak Creek during the winter months when the ground is frozen and the creek water is at its cleanest. The process has begun for this winter, as you have probably noticed by the water level. Last winter this was done three times, and weather permitting, that is the plan for this winter as well.

As the lake is refilled, residents should monitor their docks. If there is a thin layer of ice, dock posts could be lifted by the rising water. Bubblers used appropriately can prevent dock damage. Remember to adhere to the bubbler guidelines (found in the CBCA Membership Directory and on page 3 of this newsletter) and make sure open water does not extend more than ten feet beyond the dock or boat lift.

## **Skating on Thin Ice?**

*From the CBCA Board*

Did you ever wonder when it is safe to step on lake ice? Below are the guidelines from the City of Lincoln Park and Recreation Department. These guidelines are generally accepted as minimum safety standards on clear, blue ice. Remember that Capitol Beach Lake does have springs, residents do use bubblers, and we are draining and refilling the lake, all of which can create air pockets and/or thin ice. Use EXTREME CAUTION!

- 2 inches, one person
- 3 inches, a group in single file
- 6 inches, large group, small snow blower
- 8 inches, a 2 ½ ton light truck/tractor
- 10 inches, 10 tons
- 20 inches, 25 tons

Other general safety reminders:

- Never go out on the ice alone.
- Be careful in areas where springs are known to feed the lake
- Watch for weak spots along the edges and near snow piles.

You can have fun on the ice and enjoy the lake in the winter too!

## **Snowmobiling Caution**

*From the CBCA Board*

Due to the use of bubblers by residents, because we have natural springs in our lake, and because we are continually changing the lake level, snowmobiling on the lake is not approved by the CBCA board. Bubblers and the changing lake level may cause thin ice or inject air under the ice which can cause thin spots to appear anywhere on the lake.

## Wintertime Use of Bubblers/Aerators

*From the CBCA Board*

The use of bubblers/aerators in winter is not recommended by the CBCA, but is not prohibited. If a member uses these devices, here are the rules:

- Bubblers/aerators when used during the winter months should be used with caution.
- Bubblers should not be operated when the temperature is above 28 degrees.
- Bubblers should be run, only long enough to clear the ice away from the area protected, and that area should be limited to 10 feet beyond the dock or seawall.
- Ice should be allowed to refreeze to approximately ½ inch thick before the bubblers/aerators are reactivated.
- Bubblers should be monitored and managed effectively.
- Extreme caution should be used by anyone who goes on the ice, in any part of the lake and at all times.

### Your email address please!



If you are not getting this by email but now have an email address (or your address has changed), please let Rose Wiese, CBCA Office Manager, know (402-477-9501 or [cbca@CapitolBeachLake.com](mailto:cbca@CapitolBeachLake.com)). At the 2007 Annual Meeting the membership voted to send this newsletter electronically, but Rose is still mailing 26 copies, which results in costs for copying, for her time, and for postage. Obviously we will continue to mail to anyone who has no computer or access to email, but the more who can receive it by email, the more savings we will realize! (NOTE: Annual meeting materials will be sent via the US Postal Service, however, since the proposed bylaws changes, which included allowing for electronic mail notification, did not pass at the 2007 Annual Meeting.)

### Email addresses in the 2008 CBCA Membership Directory!

The CBCA office has obtained emails from as many residents as possible in order to email the newsletter. In order to make certain that we follow your directions about publishing your email address in the CBCA Membership Directory, please notify Rose Wiese, CBCA Office Manager, IF YOU DO NOT WANT YOUR EMAIL ADDRESS PUBLISHED IN THE DIRECTORY. Please do this even if your email address was not previously published. If you do not notify the office, it will be assumed that you want it included in the directory along with your other information. Also, be sure to let Rose know of any changes/corrections in your directory information. Thanks!

Also, if you change your residence and therefore your mailing address during the winter, please notify Rose so you do not miss any important Capitol Beach information.

## Board Meeting Update

*Jean Jordan, CBCA Secretary*

The Capitol Beach Board of Directors met Monday, November 19. Topics discussed at the meeting (that are not part of other articles in this newsletter) include the following:

The last midge sampling for 2007 indicated an average count of 86. This compares very favorable to the end-of-the-year count of 182 in 2006.

The buoys have been picked up for the winter. Board members noted that it will be necessary to replace damaged and missing buoys for the 2008 boating season, and the proposed budget will reflect that.

Signage for the commons is still being pursued. Remember, our commons areas are located within the city limits and all city ordinances apply. It is your responsibility to keep your dog(s) on a leash and to clean up after them.

The tentative date chosen for the CBCA Bowling Tournament appeared to conflict with other events, and Bruce Younglove will pursue a different date. The event will likely be held in February. Watch for more information.

The next board meeting will be Monday, December 17, at the Capitol Beach Office.

### Dates to Remember

December 14 – CBCA Holiday Party at the Nebraska Club (6:30 pm cash bar and 7:30 pm dinner)

December 17 – CBCA Board of Directors Meeting (7:00 pm)

January 13 – CBCA Annual Membership Meeting (2:00 pm)

January 21 – CBCA Board of Directors Meeting (7:00 pm)

February – CBCA Bowling at Sun Valley Lanes (date TBA)

**FOR SALE** – CBCA members/residents may advertise items for sale in the newsletter at no charge. If the item doesn't sell the first month and you want the ad to run again, notify the office ([cbca@CapitolBeachLake.com](mailto:cbca@CapitolBeachLake.com)) or the Newsletter Editor ([gjordan@neb.rr.com](mailto:gjordan@neb.rr.com)). **We're happy to include it as often as necessary – but you need to tell us each month!**

**Business Advertising** – Ads will be accepted from CBCA members/residents only. The cost is \$125 per year (12 issues) prepaid for one-eighth of a page (\$250 for one-fourth of a page, etc.). A print-ready copy must be submitted to newsletter editor electronically by the third Monday of the month in order to begin with the following newsletter.

#### YOUR AD HERE!

*Advertise your business in the  
Capitol Beach Community Association  
monthly newsletter!*





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## Capitol Beach Community Association

The Capitol Beach Community Association (CBCA) was incorporated on January 28, 1986, as a 501(c)(7) corporation. Every person who is a titleholder of a vacant lot or living unit abutting Capitol Beach Lake shall be eligible for membership in the corporation. Once a lot or living unit abutting Capitol Beach Lake has joined the Association, such property shall remain so subject in perpetuity, and may not be separated from the Association. The bylaws and protective covenants, as amended, are recorded with the Register of Deeds. Members of the Association are provided copies of these agreements when they join and upon request. The bylaws of the Association define how the business of the Association will be done, including meetings of the general membership, the election of board of directors at the annual meeting, and monthly board meetings. The bylaws also empower the board to establish rules and regulations of the Association for safety and care of the commons.



*The LakeNews is published monthly by the Board of Directors of the  
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