



Lake News

Volume 2 • Issue 1

Capitol Beach Community Association, Lincoln, Nebraska

January  2008

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Terry Wittler – 475.2843

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CBCA Office Manager

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CBCA Annual Membership Meeting, January 13

Ken Bradshaw, CBCA President

The Bylaws of the Capitol Beach Community Association, Incorporated, call for an annual membership meeting to be held at 2:00 pm on the second Sunday in January of each calendar year. The 2008 meeting is set for January 13 at 2:00 pm at Lakeview Elementary School, 300 Capitol Beach Boulevard. You are urged to make these annual meetings a regular part of your January schedule in order to familiarize yourself with the business of the Association, cast your vote for members of the Board of Directors, offer your ideas and suggestions on lake-related topics, and get acquainted with your lake neighbors.

The meeting packets have been mailed to members. Please take time to read the meeting information. If you can't attend the meeting, please sign the proxy form that is included, and give it to a friend or neighbor who is a member in good standing so your voice is heard.

This year's meeting will include action on the proposed budget for 2008 and election of four members to the Board of Directors. The four board members whose terms expire (Steve Folsom, Jean Jordan, Steve Kinsella, and Ann Willet) are willing to serve another term and will be nominees for their respective positions. Additional nominations will be accepted, either in advance of the meeting by contacting Rose Wiese, CBCA Office Manager, or from the floor during the meeting. Nominees should be prepared to speak briefly at the meeting about their qualifications for the position and their interest in seeking the position.

We will also hear a presentation by Herb Angell, Boating Law Administrator with the Nebraska Game & Parks Commission. Bruce Younglove, president of Nebraska Lakes Association (of which Capitol Beach Lake is a member) is working with Herb to arrange this presentation. All state statutes and Game & Parks regulations apply to all bodies of water in the state, whether public or private, and there is no one in Nebraska better informed about those rules than our guest speaker, Herb Angell.

I look forward to seeing you on January 13 at 2:00 pm at the school!



Holiday Party Thanks

A giant holiday **THANK YOU** to the Party Planning Committee – Harvey Schwartz, Diane Tegtmeier, Sue Thelen, Ann Willet, and Pat Young – for planning a wonderful CBCA Holiday Party. The Nebraska Club served a delicious dinner (thank you to Dick and Vicky Powell, whose membership enables us to use that gorgeous facility). The committee gathered great door prizes (thank you to all who donated items). Harvey Schwartz served as Master of Ceremonies and gave away all those great door prizes (super job, Harvey!). All in all, 99 people enjoyed a fantastic evening on December 14. The snow falling during dinner just added to the ambience!

***Next year the Nebraska Club is reserved for our party on Saturday, December 20.
Mark your calendar!***

Wintertime Use of Bubblers/Aerators

From the CBCA Board

Given the recent weather, an article regarding the appropriate use of bubblers on our lake seems timely.

The use of bubblers/aerators during the winter is not recommended by the CBCA. If a member chooses to use these devices, the following rules should be followed (as stated in the CBCA membership directory):

- 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 an area, not to exceed 10' beyond the dock or boat lift.
- Ice should be allowed to reform to a depth of approximately ½ inch before the bubbler is reactivated.
- Bubblers should be monitored and managed effectively to comply with these requirements.
- Extreme caution should be used by anyone who goes on the ice in any part of the lake at any time.

Given the fact that the water level is always changing, you can consider having a small hole (approximately 4 inches in diameter) in the ice near your dock. This can be accomplished by simply chipping a hole in the ice (no bubbler needed).

For safety and water quality reasons, please abide by these bubbler rules. Allowing large amounts of open water will invite our unwanted geese friends. Reported violations of these rules will be reviewed by the board.

Thank you for your cooperation regarding our CBCA bubbler rules.

Water Quality

From the CBCA Board

Remember that the lake level is continually changing during the winter months as the board works to reduce the salt content of the water. It will be lowered and then refilled by pumping water from Oak Creek as long as the ground is frozen and the creek water remains clean.

As the lake is refilled, residents should monitor their docks. If there is a thick 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 elsewhere in this newsletter) and make sure open water does not extend more than ten feet beyond the dock or boat lift.

WELCOME to Capitol Beach Lake

to new CBCA members
Robert and Cheryl McEwen
322 West Lakeshore Drive.

Skating on Thin Ice?

From the CBCA Board

Is it safe to skate on the ice? Can I cross-country ski across the lake? Below are excerpts from guidelines of the City of Lincoln Park and Recreation Department that will help answer those questions. 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 continually draining and refilling the lake, all of which can create air pockets and/or thin ice. ALWAYS USE EXTREME CAUTION when stepping on the ice!

- 2 inches will support one person.
- 3 inches will support a group in single file.
- 6 inches of ice is needed to support a large group.

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 recommended by the CBCA board. Bubblers and the changing lake level may cause thin ice or may inject air under the ice which can cause thin spots to appear anywhere on the lake.

You've got mail!



Newsletter by email: If you haven't been getting the newsletter by email but now have an email address (or if your email address has changed), please let Rose Wiese, CBCA Office Manager, know (402-477-9501 or cbca@CapitolBeachLake.com). At the 2007 Annual Meeting the membership voted to send the newsletter electronically, but Rose is still mailing 26 copies, which results in copying costs and expenses for her time and for postage. Obviously we will continue to mail to anyone who does not have a 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 Membership Directory: The CBCA office has obtained email addresses from as many residents as possible in order to send the newsletter electronically. 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. Be sure to let Rose know of any changes/corrections in any of your directory information.

Gone for the winter? If you change your residence and your mailing address temporarily during the winter, please notify Rose so you do not miss any important Capitol Beach information. Thanks!

Board Meeting Update

Jean Jordan, CBCA Secretary

The Capitol Beach Board of Directors met Monday, December 17. Topics discussed at the meeting (that are not part of other articles in this newsletter) include the following:

The cash flow from residents who have paid off their lake assessments has enabled the Treasurer to make additional payments on the CBCA bank loan. This will reduce the total amount of interest owed over the life of the loan. Members are urged to attend the January 13 annual meeting for a full financial report from Treasurer Greg Osborn.

The CBCA Bowling Tournament has been scheduled for Saturday, March 1, beginning at 3:00 pm, at Sun Valley Lanes. Additional details and registration information will be in the February newsletter or contact Bruce Younglove for more information.

The next board meeting will be Monday, January 21, at the Capitol Beach Office.

Dates to Remember

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

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

March 1 – CBCA Bowling at Sun Valley Lanes (3:00 pm)

May 3 – CBCA area garage sales

May 16 – CBCA Spring Fling (date is tentative)

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) or the Newsletter Editor (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.



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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.



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