

Fall 2024 | Issue 3

The Woodcliff News

Official newsletter of Woodcliff Nebraska

402-753-0247

Office@woodcliffakes.com

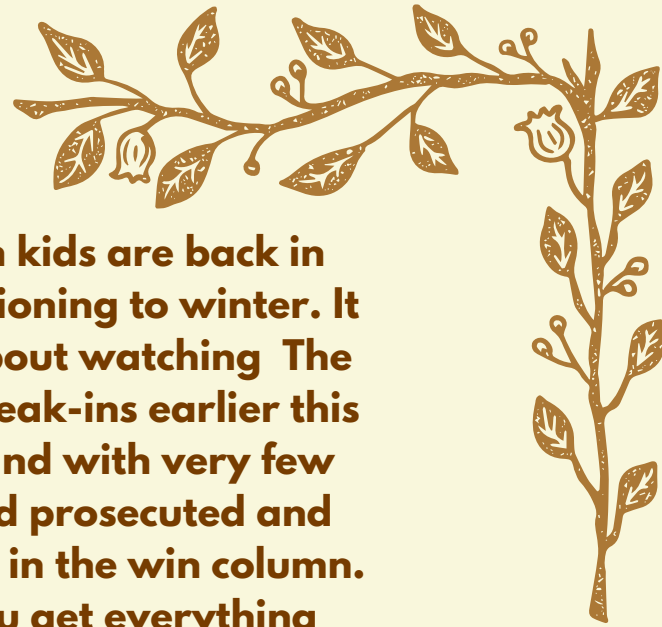
Calendar Of Events

Aug 29th	SID # 8 Meeting 5pm
September 1st	Lion's Fireworks
September 4th	Lions Meeting 7pm
September 9th	HOA Board Meeting 5pm
September 18th	Veterans Meeting 7pm
September 21st	Lion's Road Clean-up 9:30am
September 30th	Last Day to sign up for the rules committee
October 2nd	Lions Meeting 7pm
October 7th	HOA Board Meeting 5pm
October 12th	RePlant Poker Run
October 16th	Veterans Meeting 7pm
October 17th	Charity Poker 6:30pm
October 27th	Lions Trunk Or Treat 4pm
November 4th	HOA Board Meeting 5pm
November 6th	Lions Meeting 7pm
November 20th	Veterans Meeting 7pm



Security Update

Fall 2024




It is getting to that time of year again, when kids are back in school, and everyone is thinking about transitioning to winter. It won't be long and the weekends will be all about watching The Huskers and not boating. Other than a few break-ins earlier this year we have been pretty much crime free, and with very few accidents. Our burglar has been arrested and prosecuted and will soon be sentenced, so we can put that one in the win column.

As you close up for the winter make sure you get everything secured and let Security know if you are going to be away for an extended period of time so we can get you on the House Watch list. Let your neighbors know, and you neighbors keep an extra eye out for any suspicious activity and report it immediately to Security. We have a couple cameras around the entrance gate that are showing their age, and I hope to get them updated and upgraded soon. The gate has been working pretty well lately judging by the amount of calls I have been getting at all hours of the night to help people get in and out. Make sure you have your codes, and if not, get with the HOA office and get one. I have already started working on the Safety Fair for next year, and I hope it will be as successful as this years was. I have been working on the woodcliffsecurity.com website, trying to get it up and running and current, but with my limited IT abilities it has been a challenge. Hopefully when things slow down this winter, I can get that accomplished. As I head into my 29th year at Woodcliff Security I hope to make next year as safe and enjoyable as this year was. Have a great winter and as always thank you for your support, it is greatly appreciated.

C. GeorgeWolsleben Chief of Security





News From the Board

June Ballots Results

Woodcliff Board of Directors

2024-2025

President- Lonnie Mahrt, S35

Vice President - John Menning, S118

Treasurer- Tom Gesell, S114

Secretary- Dick Jepsen, T10

Director -Sean Kenney, S1204

Director- Greg Mooney, S51

Director - Mike Herring, PR2

Special Thanks to Les Hileman for all his years of Service.




2024 Rules Committee


A volunteer committee led by a Woodcliff Board Member will review rules & regulations this fall. Usually one or two meetings are needed. The committee submits recommendations for the revisions to the board for approval. If you would like to volunteer for this committee please contact the office at 402-753-0247 or email office@woodcliffflakes.com before October 1st.

Fall is coming don't forget to?

Fall Clean Up Reminders



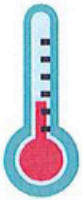
*Leaves are to be bagged and disposed of in your trash or hauled away. Burning of leaves or dumping in the lake is prohibited.



*All "toys" should be secured to avoid fall winds or theft; they are best stored inside garages.



*Shut off the water service at the main.



*Set the inside home temperature high enough to avoid frozen pipes, at least 50 degrees.



*Arrange for snow removal so it looks like someone is there.



*Call Security at 402-721-3000 to be placed on the House Watch List when the house is empty.

hello
FALL

REMODELING

Planning on doing some work on your lake house this winter ?

Please remember to let the office know of your plans.

RESTRICTIONS

- 1. Residential Single Family Dwellings**
All lots, except for Tracts 1 through 7, shall be used exclusively for residential purposes and the use thereof shall be limited to single-family dwellings, except the residence of Woodcliff Security personnel shall be allowed, at the discretion of the Board, to maintain a security office at their residence. Single-family dwellings shall mean a detached building designed exclusively for occupancy by one family.
- 2. Leasing**
No residence shall be leased to another person, firm, or corporation.
- 3. Building Size Specifications and Lot Placement**
All new construction of buildings used as a residence that are created and/or altered on any lot must contain at least 1,200 square feet of living area. All newly constructed buildings must comply with all governmental laws, including Saunders County zoning laws, which currently require all portions of the new construction to be at least 20 feet from the road, 10 feet from side lot lines, and 25 feet from Lake Ski-Di, Lake Tirawa, or the Platte River.
- 4. Approval of Construction Plans**
No building, fence, wall, or other structure shall be commenced, erected, or maintained upon the property, nor shall any exterior additions to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same are submitted to and approved in writing as to the harmony of external design and location in relation to the surrounding structures and topography by the Board or its designee. Change or alteration refers to any structural changes; it does not refer to regular maintenance and upkeep. If there is any question as to whether something is a change or alteration in structure, or a regular maintenance or upkeep, the decision of the Board, in its sole discretion, shall control. The Board or its designee will mail notice of approval or disapproval of the application to the last known address of the applicant within 40 days of the date of submission. An expedited approval may be requested and may be granted at the discretion of the Board.
- 5. Construction Sites**
For the period of new construction, it is permissible for the builder to maintain facilities required, convenient, or incidental to the construction including but not limited to a storage area, construction yard, and signs. Builders shall be required to make a deposit to Woodcliff Lakes, Inc. and maintain a clean construction site including port-a-potty facilities and the collection of construction debris in adequate dumpsters. The deposit will be returned to the builder on completion of the structure and a satisfactory site inspection by the Board or its designee. The appropriate deposit amount shall be determined by Rules and Regulations promulgated by the Board.




Please make sure you review all plans with the office to get approval.

Zebra Mussels



Here are a few simple actions you can take to prevent aquatic invaders from spreading:

CLEAN		DRAIN		DRY	
<p>After boating, before you leave the launch:</p> <p>Remove all visible plants, animals, and mud from your boat, trailer, and other equipment and dispose of in a suitable trash container or on dry land.</p>	<p>After boating, before you leave the launch:</p> <p>Pull plugs to drain water from boat motor bilges, live wells, ballast tanks, and any other locations with water before leaving the launch. Exercise outboard motors up and down to aid in the draining process.</p>	<p>Before you arrive at the launch to go boating:</p> <p>Dry your boat, trailer, and all equipment completely for at least 5 days. If you are unable to do this, dry them as well as possible. Soaking equipment, engines and live wells in vinegar for 20 minutes can kill zebra and quagga mussels. Vinegar can be used more than once.</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Zebra Mussels</p> </div> <div style="text-align: center;">  <p>Eurasian Watermilfoil</p> </div> </div>		
BE AWARE!	BE AWARE!		BE AWARE!		
<p>It is illegal in Nebraska to arrive at or leave a launch area with aquatic vegetation attached to watercraft, trailer or vehicle.</p>	<p>It is illegal in Nebraska for a boat to arrive at or leave a waterbody with water from other than domestic sources.</p>		<p>High pressure hot water (greater than 140°) kills zebra and quagga mussels.</p>		



INSPECT. CLEAN. DRY.

As someone who cares about our lakes, rivers and wetlands, I pledge to protect them from aquatic invaders. To help stop their spread:

- I will remove plants, animals and mud, then drain and dry before I leave a water access.
- I will follow AIS laws and regulations.
- I will dispose of all unwanted bait and fish parts in the trash.
- I will share this information with others.

What are AIS?



Aquatic invasive species (AIS), such as zebra mussels, silver carp and Eurasian watermilfoil are organisms that do not naturally occur in our waters. Once established in a new body of water, they can do lasting damage to our environment, outdoor recreation and Nebraska's economy.

How do they spread?


Often easily overlooked, the main way these aquatic invaders spread is by hitching rides on boats, trailers and gear used by anglers, boaters and other recreationists. If you leave a water access site without taking precautions, you may be transporting these harmful organisms from one body of water to another.

What can you do?

The good news is that many of Nebraska's lakes, rivers and wetlands are not yet infested with invasive species. With a few simple but effective steps, you can help protect our valuable waters.

Zebra Mussels



By working together and taking responsibility, we can help protect our waters!

In our ongoing effort to keep our lake free of Zebra Mussels, the boat ramps will remain locked after Labor Day Weekend.

You will need to call 402-720-7807 to make arrangements to remove your watercraft from the lake.

If you are pulling your watercraft out for maintenance and wish to put it back in for the fall, you will need to make arrangements to have it tethered to the trailer to ensure it was not put in at another body of water.

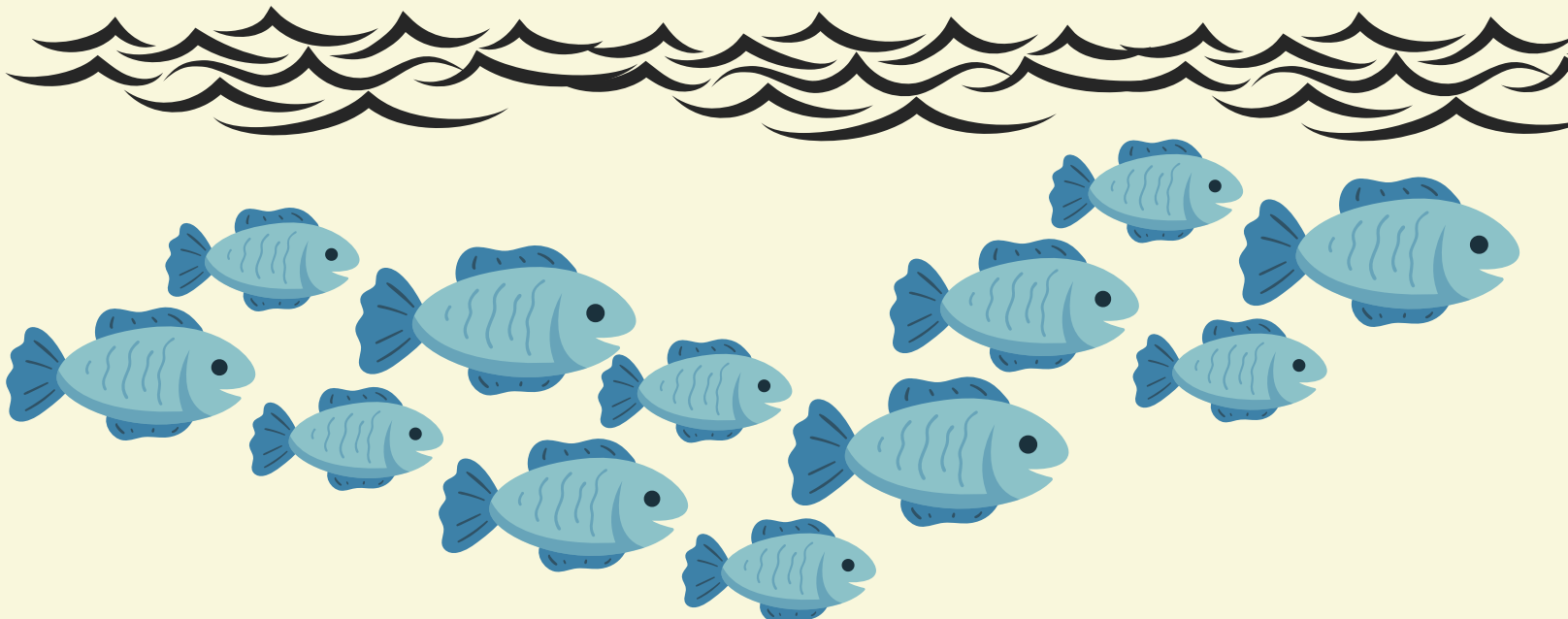


Lake Health

In May of this year, the lake health committee installed three ultrasonic algae prevention units in the fishing lake to prevent the growth of blue-green algae blooms. As a result, we have achieved clearer water and we've not had to use any of the chemicals that we previously used to treat the lake. We've not added any copper sulfate or blue dye to the fishing lake since July of 2023!

Given the success we've seen with the new system, the board has approved the purchase of the same system to treat the ski lake. Twelve units have been purchased and will be installed at strategic locations around the lake this fall. Our goal is to kill any new growth that develops late in the season and get a head start on 2025. The units from both lakes will be removed before the lakes freeze and stored for the winter.

Fishing has been great this year with many reports of 22" walleye and bass being caught in both lakes. This year we plan to stock 2,000 wipers, hybrid between white and striped bass. These fish will be split between the two lakes and will go in mid-October.



What Does No Wake Mean!

A “No Wake” zone means that boats must reduce to the slowest speed they can travel at while still maintaining the ability to steer and make forward progress. When vessels move at these speeds, they produce a minimum wake. These are common in crowded, narrow areas like channels or confined harbors.



**Please respect the
coves and the
residents that live
in the coves.**

**Please keep the
speed at the
slowest possible
rate of speed.**



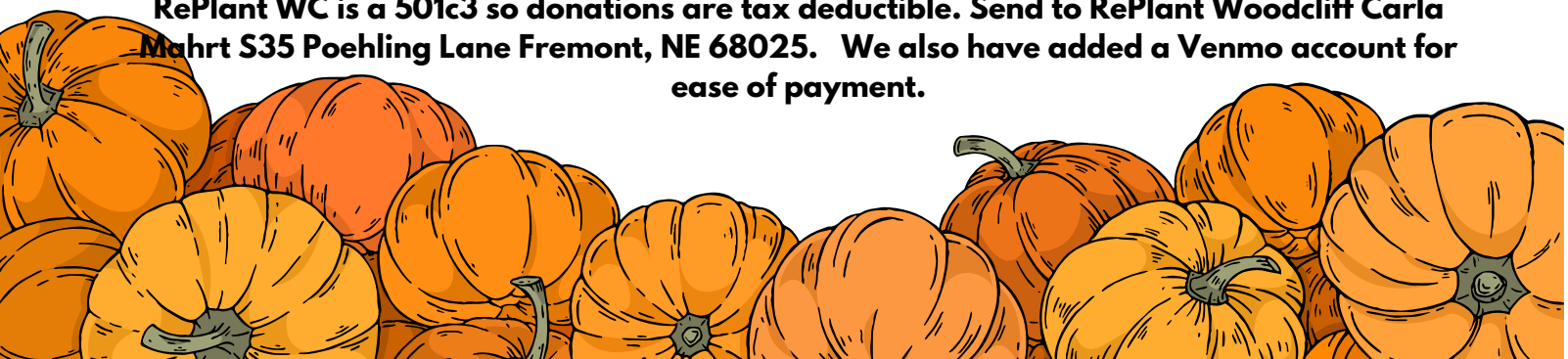
Thank you to all who came out to the RePlant Woodcliff parade of pools on July 21st. We had a great turnout to tour 7 pools along with some potent refreshments!!

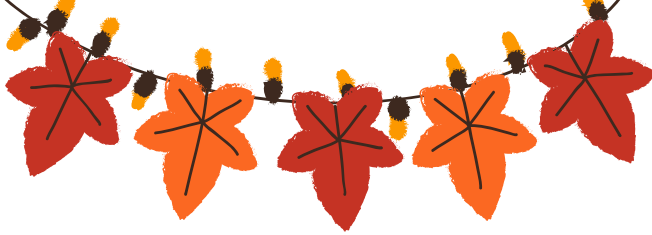
RePlant Woodcliff's annual ATV Poker Run will be held Saturday, October 12th. Start time will be 1:00 PM at The Backporch Marina. It is a Husker football bye week. For those new to this event, it is an afternoon to get those golf carts, ATVs and UTVs out for a fall poker run. Entry fee is \$25 and there will be a total of 5 stops around Woodcliff where you will be given another card. Prizes awarded for the best poker hand at the end of the day. All will meet back at the The Backporch Marina where the RePlant ladies will provide walking tacos for all participants. It is a great chance to get to know your Woodcliff neighbors.

Additional upcoming events include chili and cinnamon rolls at the Woodcliff Winter Games in January 2025 and back by popular demand, Eckophonic band to kick off the 2025 spring/summer season April 26th.

We've added a GLASS recycling collection site at Woodcliff!!! Located inside the fence in the Community Center parking lot. Remember GLASS only -no trash, cardboard, cans, etc... ONLY GLASS! RePlant Woodcliff pays to haul and recycle the glass at River City Recycling in Omaha. Thank you for S2 for providing the bin.

RePlant funded several projects around the lake this past year including the much needed upcoming bathroom remodel project at the Community Center, painting of the water tower, new video equipment for George, several seasonal light displays for the entrance fence, support for ATV training day, launch & winterization of the splash pad/Community Center water fall and spring mulching of the common ground areas. If you missed your opportunity to contribute, RePlant Woodcliff will be accepting donations through the end of the year. RePlant WC is a 501c3 so donations are tax deductible. Send to RePlant Woodcliff Carla Mahrt S35 Poehling Lane Fremont, NE 68025. We also have added a Venmo account for ease of payment.





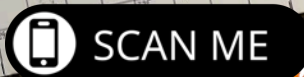
While we don't have any specific events planned for the coming months, rest assured that we continue to support several local projects including the Woodcliff Avenue of Flags; flag retirement ceremonies; our local Fremont Quilts of Valor organization; Wounded Warriors Family Support in Omaha; and Soldier's Angels. Look for us to continue Fish Fry's in Spring 2025. Also, remember we meet the third Wednesday of every month at the Woodcliff Community Center at 7pm. Everyone is invited to attend!!



HOA Dues Raffle



Our current fundraiser is the HOA 2024 Dues Board. One lucky winner will get their HOA Dues paid for 2024 - an approx. \$1300 Value! Squares are available for \$20ea; 3 for \$50; or 7 for \$100 Call or text Mary 402-203-0234 to get your name on the board. You can Venmo Woodcliff Veterans 2 or pay cash / check. Or, you can also purchase at <https://www.woodcliffveterans.com/events/woodcliff-hoa-dues-board> or by scanning the QR code. GOOD LUCK!





**Recycling Metal
Drop Off
Fall clean up**

*Woodcliff Veteran's
have raised over
\$4500.00 to date
on recycling.*

A Metal recycling container is sitting across the street from Pop's pizza. Please put Scrap metal in this container. Thanks to All Metals Market for the container and for the Woodcliff Veteran's for arranging the drop off.

*Woodcliff Veteran's
have raised over
\$4500.00 to date
on recycling.*



**Woodcliff Veteran's are still
collecting and recycling all
aluminum cans.**

Drop off points are the community center by the trash dumpster, and the Woodcliff Office. We ask that you don't put loose cans in the white bins, please put them in tied garbage bags.

Woodcliff Lions Fall News



TRICK OR TREAT

We Serve

The Woodcliff community has one of Nebraska's largest and most active Lions Club. Our motto is "We Serve", new members are always welcome, if you enjoy fun activities that raise funds to support our community and the surrounding area, contact a current member to apply. We meet monthly, the first Wednesday at 7:00 pm, at The Woodcliff Restaurant.

Our Lion's Club wants to extend a huge "THANK YOU" to the Woodcliff community for supporting our events and activities throughout the year. Especially our 4th of July events. This year was very successful and we look forward to carrying on the traditions again next year.

Football books are selling fast, contact a Lion if you still need one or ten! Fall Road Clean-up is on Saturday, September 21th. Please meet at Pop's at 9:30 am for breakfast treats before we start. The more volunteers we have will make the task go quickly, it should only take an hour or two.

Annual Trunk or Treat/Soup Supper will be held on Sunday, October 27th at the Community Center. The activities will begin at 4:00 pm. Please join us either by providing a trunk full of treats or by strolling the parking lot to fill your bag and to see the great costumes. Finish up by coming inside for our Annual Soup Supper. Please join us for a bowl or two of delicious homemade soups and desserts.

Thank you to all the Lions Club members, chairpersons and volunteers that make these events possible.

Happy Fall, and a huge ROAR of thanks for all your support.

John Menning





WOODCLIFF WINTER GAMES

2025

SAVE
-THE-
DATE!

JANUARY 31TH &
FEBRUARY 1ST

The Woodcliff Restaurant



Wow, time sure does fly when you are having fun! We have had a fun summer season with all of you. I can't believe it's been 14 years! We couldn't do what we do without all of the support the Woodcliff community shows us, so thank you for your continued patronage.

With the Holidays just around the corner it's not too early to book your holiday party with us. We can accommodate parties of any size and budget. We would love to help you with any family, work or neighborhood celebrations.

You can come for the night; you can come for a flash... But you must come to have fun at our Halloween bash! Mark your calendars for October 26th and start creating your costume, you will not want to miss out on this fun night!

We have been missing our local stars and are considering bringing back karaoke but want to hear from you! Let our staff know if that is something you would like to see back.

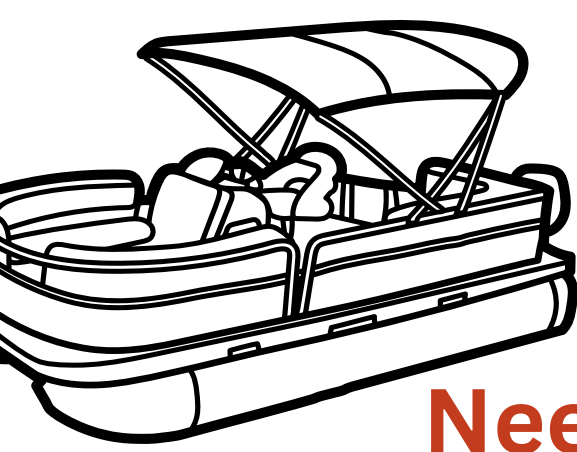
Hope to see you soon!

Brooke and everyone at The Woodcliff Restaurant



the woodcliff
RESTAURANT





Woodcliff Marina

Back Porch Lounge

Open 7 days a week at 5pm.

Need Boat Storage?

Check us out, all buildings have been redone and boats will be safe from the elements!!

Put your red on and show up to cheer on the huskers at the marina!



**Check
out all
our new
TV'S
Parties**



An illustration of a bride and groom from behind, standing in front of a window with light-colored curtains. The groom is on the left, wearing a dark suit, and the bride is on the right, wearing a white wedding dress and holding a bouquet of white flowers. The scene is framed by a golden archway decorated with white daisies and green leaves. The text "Woodcliff Community Center" is overlaid in a large, golden, serif font.

Woodcliff Community Center

SPECIAL EVENT AHEAD??

IF YOU ARE LOOKING FOR A PLACE TO CELEBRATE A GRADUATION, WEDDING, HOLIDAY, OR SPECIAL FAMILY GATHERING, CALL US AT 402-909-3232 OR SEND AN EMAIL TO OFFICE@WOODCLIFFLAKES.COM.

**WOODCLIFF RESIDENTS RECEIVE SPECIAL PRICING!
ADDITIONAL INFORMATION AND PHOTOS CAN BE FOUND
ON FACEBOOK OR ON THE WEBSITE:
WWW.WOODCLIFFCOMMUNITYCENTER.COM.**



SELLING FUN SINCE '71, VICTORY MARINE IS A BOAT DEALERSHIP FOR SEVERAL TOP-OF-THE-LINE BOAT BRANDS SUCH AS NAUTIQUE, SUPRA, & MOOMA WAKE BOATS. LUND FISHING BOATS. AVALON, QWEST, & PLAYCRAFT PONTOONS.

NEW & PREOWNED INVENTORY! THESE CAN ALL BE SEEN BY VISITING OUR WEBSITE OR SIMPLY STOP IN & CHECK THEM OUT!

VICTORY MARINE IS A PLATINUM MERCURY DEALERSHIP & MERCURY REPOWER CENTER SERVING MERCURY OUTBOARDS, PCM & INDMAR INBOARDS, AND MERCUISER STERNDRIVES. FULL-SERVICE SHOP WITH CERTIFIED MECHANIC & TECHNICIANS ON STAFF.

WE ARE ALSO NEBRASKA'S LARGEST AUTHORIZED DEALER FOR SHORE STATION BOAT LIFTS!

WHEN YOU STOP IN, BE SURE TO CHECK OUT ALL OUR WATER GEAR & ACCESSORIES IN THE SHOWROOM AS WELL. LARGE SELECTION OF ITEMS INCLUDING BOARDS, SKIS, TUBES, LIFE JACKETS, SAFETY GEAR & MORE!

VICTORY MARINE ALSO OFFERS INDOOR OFF-SEASON BOAT STORAGE. SERVICE PICK UP & DELIVERY. CONSIGNMENTS.

**AT OUR DEALERSHIP OR ON THE WATER,
WE LOOK FORWARD TO SEEING YOU THIS SUMMER!
1500 West Military Ave | 402-721-1341 | www.victorymarinellc.com**



**Pop's Pizza
Café &
Ron-D-Voo Bar
402-727-8787**

**Stop by and see me
soon!**

WOODCLIFF LAKES
2024 DIRECTORY AND EMERGENCY INFORMATION

Please fill out the form below with your current mailing and contact information and return it to:

Woodcliff Lakes Office,
T1018A North Lake Shore Drive
Fremont, NE 68025.

Fax # 402-753-0247

Email: office@woodcliffakes.com

If this form is not returned, the same directory information will be published as last year.

If the information is for use only by Woodcliff Security and the Woodcliff Office in emergencies, please check the box to the right of the information you prefer to keep unpublished.

if for Emergency Only

Lot # _____

Lot Owner's Last Name _____

Family Members' Names to be published in the directory:

Mailing Address _____

Email Address _____

Alternate Email Address _____

Phone Number @ Woodcliff _____

Alternate Phone Numbers _____

**None of the information above will be sold or given to any person, organization, or company for marketing or any other purpose per Board policy. **

Registration must be completed and all decals affixed before watercraft is placed on the water. Beginning Memorial Day weekend all watercraft AT Woodcliff, on land or water, must have the current Woodcliff watercraft registration sticker affixed. Watercraft not complying with this regulation will be issued a citation and fine.

Name: _____

Lot #: _____

Mailing Address: _____

Watercraft Make / Year / Type: 1. _____ 2. _____ 3. _____

State Registration: ATTACH COPY

State Registration numbers must be placed on each side of the forward half of watercraft, reading left to right, starting with valid state registration sticker.

Proof of Insurance: ATTACH COPY

\$100 Lake Health Fee: ENCLOSE \$100 LAKE HEALTH FEE WITH THIS FORM FOR EACH WATERCRAFT

Lot Number: Lot number must be displayed on watercraft using a contrasting color, measuring 3" in size on the back of both sides of watercraft. Personal Water Craft must display lot number on the rear of watercraft.

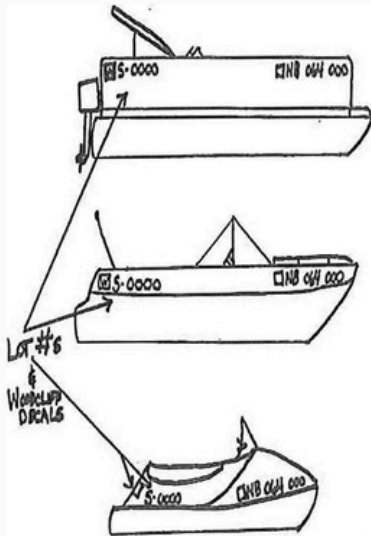
Required Equipment: Please be sure that the following equipment and documents are on the watercraft while underway: state registration, proof of insurance, boater safety certification for anyone under age 27, life jackets, fire extinguisher, throwable cushion flotation device, horn or whistle, paddle or oar, bailing bucket or bilge pump, working navigation lights, and orange flag for downed skiers.

PROPER NUMBER DISPLAY (BOTH SIDES)

The Lot Numbers should be placed as shown above,

3" Numbers in Contrasting Colors !!!

The only numbers allowed on the front half of boats are the State Registration Numbers.



SUBMIT THIS FORM WITH A COPY OF THE STATE REGISTRATION, A COPY OF PROOF OF INSURANCE, AND THE \$100 LAKE HEALTH FEE FOR EACH WATERCRAFT TO THE WOODCLIFF LAKES OFFICE AT:

WOODCLIFF LAKES INC.
T1018A North Lake Shore Drive
FREMONT, NE 68025

WOODCLIFF DECALS WILL BE MAILED TO YOUR ADDRESS AS COMPLETED ABOVE OR CAN BE PICKED UP IN PERSON DURING OFFICE HOURS:

Office Hours:
MONDAYS , WEDNESDAYS & FRIDAYS 8:30AM-4:30PM

WOODCLIFF WATERCRAFT REGISTRATIONS
WILL BE PROCESSED ONLY BY
THE WOODCLIFF LAKES OFFICE