

# *The Candlewood*

*Newsletter of the Candlewood Homeowners Association, Inc.*

**June 2026**

Hello Residents,

Summer is officially here. It doesn't seem right that the days are now getting shorter. Hopefully you have been able to get out and enjoy our beautiful area this spring.

The park has been and will continue to be a busy place through the month of July. Last month, we had the Garden Walk with lots of people moving around the area. On Father's Day we had to cancel the Pancake Man because of rainy weather. Luckily we were able to reschedule and enjoy some good pancakes the following week. The work on the shade structure is almost complete. The area is roped off, for your safety. Please stay out of the construction zone. While we couldn't quite enjoy it, it was fun to see the progress at the Fourth of July parade.

We also have a **new park bench** in the northeast corner of the park overlooking the lake. Thank you Dowd Family for the donation of the bench in Memory of Annette Dowd.

**There has been a new Facebook page set up by our Social Chairman.** You must have permission to join it by giving your name and address. Only residents can be on this page.

Here's a link to the new Facebook group! Spread the word!  
<https://www.facebook.com/share/g/1EWrsTJT2W/?mibextid=wwXlfr>

We also have a webpage that you should be checking for the area news [www.sagehoaservices.com/candlewood-hoa/](http://www.sagehoaservices.com/candlewood-hoa/)

We still have 33 neighbors that haven't paid their yearly dues. Two weeks ago, we filed 24 new liens so everyone that is delinquent now has a lien on their property as per the Candlewood Homeowner yearly dues procedure. Dues are reviewed at the January Board meeting. If deemed necessary to increase, it's voted on and approved then. New invoices are sent out on the 1st of February, due on March 1, and delinquent on April 1. By April 15 all records will be updated and liens will be filed on all delinquent accounts. A 14% interest and a \$100 filing fee is added to each account. In the past this policy and procedure have not been followed. **Starting in 2027 this procedure will be followed.** Pay on time and save some money.

The board is also going to start **reviewing our By Laws** for the changes needed, and at some point, we will have them updated. We have set up a four-person committee to do the reviewing and then bring possible changes forward to the board. If you have any questions, suggestions, or changes you would like to see, contact any Board Member or come to a monthly meeting.

We have a very nice lake that can be enjoyed by all residents, and I hope  
(cont'd on p. 2)

## **PRESIDENT**

**Steve Hamilton ('29)**  
402-680-9218  
sijjhamilton@cox.net

## **VICE PRESIDENT**

**Troy Schmidtke ('28)**  
402-850-0772  
tschmidtke@immanuel.com

## **TREASURER**

**Dorothy Beer ('27)**  
402-493-1927  
dot12394@gmail.com

## **SECRETARY**

**Doug Amen ('28)**  
402-709-3153  
dougamen@gmail.com

## **LAKE COMM CHAIR**

**Craig Bassett ('27)**  
402-496-0729  
gangstaNB@aol.com

## **GROUNDS**

**Craig O'Connor ('27)**  
402-496-3729  
Cocon53@cox.net

## **SOCIAL CHAIR**

**Jessica Dembinski ('29)**  
402-290-4735  
jessica.dembinski@bhhsamb.com

## **AT LARGE**

**Tom Mulligan ('28)**  
402-493-8217  
mulligan0909@gmail.com

## **Mike Mason ('29)**

813-407-7330  
mase1330@gmail.com

## **USE RESTRICTIONS**

**Linda Hamilton**  
402-680-6439  
hamiltonlinda@cox.net

## **ARCHITECTURAL CONTROL**

**Dale Inglis**  
402-490-5430  
dinglis@cox.net

## **NEWSLETTER EDITOR**

**Sara Breetzke**  
402-216-8645  
sarmarras@gmail.com

(President's Letter, cont'd from p. 1) all of you are able to use it. We may be a private lake, but **we need to follow Nebraska boating rules.** Life jackets save lives, if you're using a water toy or riding in a pontoon, a jacket for everyone should be available. Children 12 and under are required to wear a life jacket. If boating at night, please turn on your running lights. Spotlights or docking lights are to only be used when docking. See the article below for more information on how to safely use boat lights.

**Asian clams (similar to zebra mussels) have been found in area lakes.** Some companies will no longer haul your pontoon boat for fear of spreading these clams. Please be aware of this if you move your boat to a different lake or if you plan to have your boat transported by a local company this year.

We have received concerns about electric bikes and minibikes operating in our area. **Parents, please review with your kids what the rules and laws are for riding these bikes.** Read more in the article on the next page.

Our next board meeting is **July 13, at 7 pm at the Phoenix Bar & Grill, 120th & Blondo.** Everyone is welcome to attend. Come meet your neighbors and find out what's going on.

*Steve*, Candlewood HOA President

---

## For Sale: Fun on the Water!

- Two inflatable kayaks: one two person, the other a single person.
- A rubber "docky", approximately 6' x. 12' x 2", used 4 to 5 times.
- 4 stackable metal patio chairs (we used for extra seating.)

Interested?

Contact Ron and Karen Burmood  
12261 Hamilton Circle  
402-651-2939



## When to Turn On Boat Navigation Lights at Night

In the U.S., **navigation lights are required from sunset to sunrise** for all vessels that are underway or at anchor in restricted visibility areas. This means you should turn them on as soon as it gets dark after sunset and keep them on until sunrise, even if you're in calm weather.

### Key points for turning on navigation lights

- **Start at sunset:** Begin displaying your required lights immediately after the sun sets.
- **End at sunrise:** Keep them on until the sun rises, unless you are in a period of restricted visibility (e.g., fog, heavy rain) .... in that case, you must keep lights on until visibility improves
- **At anchor:** If you are anchored at night, you must display a white all-around anchor light visible from 2 nautical miles
- **No other lights allowed:** During these hours, you cannot display other lights that could be mistaken for navigation lights or interfere with their visibility

Thank you for keeping residents safe!

# Use Restrictions Committee Report

Greetings from the Use Restriction Committee.

The end of this last month looks like Mother Nature has found a way to bring us some of the great weather we all look forward to in the summertime. Hopefully everyone has been able to be outside more to enjoy this time of year. As our committee gets together, we talk about how many of our homeowners do such a great job of maintaining their property on a regular basis. We also find that there are so many things to remember to do in a way that protects our water environment and marine life. Below are just a few reminders to think about:

- **Don't Feed the Waterfowl:** If you feed the waterfowl, they may learn not be able to care for themselves in the wild as nature intended.
- **Yard Work:** Think of the lake when you do yard work! Keep leaves, grass clippings,

litter, and debris out of the street and take paints, solvents, cleaners and pesticides to the Waste Collection Facility or find a friend who can make proper use of the material.

- **Plastic Waste:** Cut the plastic waste from our back yards, the beach, and surrounding watershed. It is an increasing concern for our lake: It is a danger to our marine life, a problem for lake users and it looks terrible. Please do your part.

Our committee meets monthly. If you have questions and/or concerns, please contact a member of our committee, a Board member or refer to our website for more information. On the website there are forms you can fill out that will get your concerns directly to Sage, our property manager.

Best, Linda Hamilton, URC Committee Chair

## Safely using E-Bikes in Our Neighborhood

In Omaha, minibikes and dirt bikes (whether gas or electric) are **illegal to ride on public streets, sidewalks, and city parks**. Law enforcement classifies them as strictly off-highway vehicles and regularly enforces these restrictions due to rising safety concerns.

Keep the following specific regulations and requirements in mind:

### Where You Can Ride

- **Public Roads & Sidewalks:** It is unlawful to operate minibikes on any street, highway, or sidewalk within Omaha's corporate limits.
- **City Parks & Trails:** Riding on trails and in municipal parks is strictly prohibited.
- **Legal Locations:** You can only ride these vehicles on designated off-road tracks, private property (with the owner's permission), or authorized recreation areas.
- Local agencies (such as the Omaha Police Department and Douglas County Sheriff's Office) treat complaints about unauthorized motorized vehicles as high priorities.

- Riders caught operating illegally on public roadways can be ticketed, and in many cases, the vehicle can be impounded. Parents of underage riders can also be held liable and fined.

### Titling & Registration

- **Definition:** Nebraska defines a minibike as a two-wheeled motor vehicle with a total wheel/tire diameter of less than 14 inches, or an engine-rated capacity of less than 45cc.
- **Titling Requirement:** A Certificate of Title is required for all minibikes sold in the state.
- To register, title, or assemble an off-road bike, you must follow official guidelines. Review the full criteria for ownership and titling procedures at the [Titles - ATVs, Minibikes and UTVs - Nebraska DMV](#) portal.

Many of these bikes are being operated unlawfully by young riders in residential areas without obeying traffic signs, local communities have seen an influx of neighborhood safety complaints. Law enforcement actively patrols for off-road vehicle violations.

## 🌿 Introducing Candlewood Yard of the Week! 🌿

Have you noticed a yard in Candlewood that makes you smile every time you drive by? Maybe it's beautifully landscaped, bursting with colorful flowers, or simply shows a little extra neighborhood pride.

Starting this season, we'll be recognizing one **Candlewood Yard of the Week** every Monday!

### Congratulations to Candlewood Neighborhood's

*Yard of the Week*

Sponsored by:

Jessica Dembinski  
REALTOR®

BERKSHIRE  
HATHAWAY  
HOMESERVICES

AMBASSADOR  
REAL ESTATE

Winners will receive a **\$20 Mulhall's gift card** as a small thank-you for helping make our neighborhood such a beautiful place to call home.

Know a yard that deserves recognition? Neighbors are encouraged to submit nominations by emailing [Jessica.Dembinski@bhhsamb.com](mailto:Jessica.Dembinski@bhhsamb.com). You can also keep an eye out for weekly winners, who will be celebrated in our **new Candlewood Neighborhood Facebook Group**.

Find this NEW group (different from the page we have had for a few years) by searching "Candlewood Neighborhood - Omaha, NE" or clicking this link:

<https://www.facebook.com/share/g/1G3k6oynmw/?mibextid=wwXlfr>

Let's have some fun, spread a little positivity, and celebrate the neighbors who help make Candlewood shine!

## Celebrating Dads in Candlewood



## Rain Couldn't Stop Another Candlewood Fourth of July Parade



## See you at our next Candlewood HOA Meeting!

When: **Monday, July 13, 2026, 7:00 p.m.**

Where: Phoenix Bar & Grill, 120th & 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.

## A Few Important Notes From the Board

### Architectural Permissions

Did you know that if you decide to make some changes on the outside of your home, **our bylaws require prior written approval by the Architectural Committee?**

Examples of projects include, but are not limited to, painting (type and color), re-roofing, decks/patios, landscaping, fences/seawalls, etc. If your project is inside only, but requires a dumpster, please notify the committee how long the dumpster will be in the driveway.

If you have such a project, navigate to the bottom of the Candlewood HOA website <https://www.sagehoaservices.com/candlewood-hoa/> and you will see an area titled "Quick Links". Select the "**Architectural Requests**" tab and fill in and submit the information about your project!

As always, thanks for your assistance in keeping our neighborhood beautiful!

### Reminder: Park Rules



**NOTICE**

**PRIVATE PARK**

**CANDLEWOOD HOMEOWNERS ONLY**  
**EXPECT ID CHECKS**

**DOGS MUST BE ON LEASHES**

**NO MOTORIZED BIKES OR SCOOTERS**

**CAUTION**  
SHALLOW WATER  
NO DIVING

**PARK CLOSED**  
**10 PM – 5 AM**

**DANGER**  
**NO DIVING**

**Swim At Your Own Risk**  
Children Must Have Adult Supervision

**LAKE CANDLEWOOD**  
**PRIVATE PROPERTY**

**NO TRESPASSING**  
**NE STAT. 28-520**