

The Candlewood

Newsletter of the Candlewood Homeowners Association, Inc.

September 2026

Hello Residents,

I looked back at previous newsletters, and it seems a lot of them start out talking about the weather, so why change now? I keep getting emails about football starting, so I guess fall is around the corner. We have had a lot of very hot days, so I guess it's time for some cool fall weather. I hope the summer has been good for everyone and the soon-to-be fall will be great for all of us to enjoy the Beautiful Candlewood area we live in.

Our summer project in the park has come to an end. The cover over the picnic tables is complete, and we added one more table for a total of 4 tables. It will make a nice place to sit and enjoy your dinners from the food trucks this fall. The construction went smoothly, with only a couple hiccups which were caught right away and corrected by our project manager. A big shout out and **"Thank You" to Troy Schmidtke** for overseeing the project from start to finish. It was a job well done. To date we have had 29 donations sent in and collected \$439 cash during the Pancake Man event for a total of \$9,407. Thanks to everyone who donated!

On our web page there is now a spot to click on if you would like to reserve the picnic area. Reservations will only be for certain time periods and for table area only. The park will remain open for all residents.

A little progress was made on dues collections this past month, but we have a ways to go. We still have 29 of our neighbors that haven't paid their yearly dues; 8 of these are multiple years behind. We have been advised that we should not publish the names, but Bylaws state a member in good standings can ask to see the records, and we must show them. The total owed to date is \$12,881.69. **If you haven't paid, please do so now.**

For those of us that live on the lake, let's please keep our weeds under control and pick up the trash that finds its way to our banks. When cutting grass and weeds along the lake, please keep the clippings from getting into the water. If they get in the lake, that's like food for the algae, which is not good. Cattails along the dam are very good for the lake's health, but if in front of your lot, they may not be welcome. I heard we had a resident trying to burn them. That's not a great idea, and I believe the city may have rules about open burning. Nebraska Lakes does have the chemicals that will kill the cattails without harming the lake or fish, and they will not drift around to your neighbors. Contact me or Craig Bassett for contact information on Nebraska Lakes.

We've had some rains that have caused the lake to come up. Sometimes it comes up very quick: a 1" rain will cause the lake to come up approximately 13". Occasionally this will cause some items to start floating around the lake.

(cont'd on p. 2)

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(President's Letter, cont'd from p. 1) We ask that you put your lot number on all lake items, so if they are found floating about, we can get them home quickly.

The next Board Meeting is September 14th at the Phoenix Bar & Grill, 120th & Blondo, 7pm. I hope to see lots of people. If that happens, seating will be limited. You're welcome to stay after for a bit of your favorite bar food and some lite conversation. The next Newsletter is November 1. Enjoy the fall!

Steve, Candlewood HOA President

**Wanted:
Used 2 Person
Pedal Boat.**

Text Dave Haggart

402-871-0924.



Candlewood: A great place for a bake sale!

Use Restrictions Committee Report

Greetings from the Use Restriction Committee.

As our committee gets together, we review items of concern that have been brought to our attention by both the residents and our committee members since our last meeting. We know sometimes many residents may be new to our area and other residents may just need to be reminded of The Declaration of Covenants, Conditions, Restrictions and Easements of Candlewood. This section needs to always be followed to help keep our neighborhood standards high and property values in check.

Here are just a few concerns that were noted at our last meeting:

- For the safety of the walkers, runners and bicyclists please check regularly your bushes, tree branches and flowers to be sure they have not grown over or above the sidewalks in such a way that it may cause injury to those passing by.

- Lakeside properties need to be kept in mind that their backyard becomes their front yard when our residents and their guests are using the lake. Please check often to remove fallen tree branches, blown over chairs, and debris that may collect during storms and windy times.
- Driveways that store items for longer than 7 days is always a concern on a regular basis. Trashcans and trailers are probably our number one violation cited regularly.

Your help is always appreciated. If you have questions, 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

🌿 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:

BERKSHIRE HATHAWAY | **AMBASSADOR REAL ESTATE**
HOMESERVICES

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. 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!

Candlewood Neighborhood Food Truck Schedule

Every Tuesday in September and October at the Park 5p-7p!

featuring:

9/1 – Corn Dog Co.

9/8 – Tia Blanca

9/15 – 402 BBQ

9/22 – Tradish

9/29 – Pim's

10/6 – Javi's Tacos

10/13 – The 5th Taste

10/20 – Haven Express

10/27 TBD

See you at our next Candlewood HOA Meeting!

When: Monday, September 14, 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