



Hanson Lake 3 News

Hanson Lake 3 Association

Hanson Lake 3 News
Winter 2009-2010

Winter Safety Rules for Lake 3

Lake safety is a year-round concern. There are winter activities that many lake residents have come to enjoy such as ice skating, hockey, and ice fishing. To ensure the safety of all lake users in the winter months, the Hanson Lake 3 Board of Directors would like to remind you of the following winter safety rules:

The dumping of trees and other debris is no longer permitted. This includes Christmas trees used as fish habitats. Improperly anchored trees and other debris pose a potential safety risk.

The use of water aerators (bubblers) is not permitted during the winter months when ice is present on the water. Aerators create undefined areas of thin ice jeopardizing use of the frozen lake.

The feeding of migratory water fowl, including ducks and geese is not permitted. This activity interferes with the natural habits of migratory water fowl. Large and growing populations of wild fowl pose a potential health risk.

These rules are also a result of our growing concern about the lake water quality. In addition to the fact that it is illegal to purposely attract and feed migratory waterfowl, they are carriers and vectors for a number of diseases that affect humans adversely.

These diseases include West Nile Virus, Salmonella, and Campylobacter bacterial diseases causing severe intestinal cramping and diarrhea through contact with bird feces or baby ducklings, chicks or goslings (these symptoms can be especially severe in children), and birds also can spread Lyme disease by dispersal of infected ticks. Aquatic waterfowl are also asymptomatic (do not

become sick themselves) carriers of influenza A virus. There are many more, these are just the most well known diseases that humans can contract from the bodies and feces of wild birds especially when they are encouraged to stay longer than normally due to opportune environments.

Feeding of waterfowl needs to stop immediately so the birds will migrate.



Ladies of the Lake

Ladies: You are invited to join in the fun and meet your neighbors. Membership is made up of ladies from all of the Hanson Lakes as well as Chris and Betty Lakes.

The Ladies support the local community through donations to the Bellevue Food Pantry, LaPlatte Road Cleanup, and by providing gifts and a hot meal for a family in need at Christmas.

Meetings are held the second Tuesday of the month, dues are \$10 per year. The calendar is available on the lake website.

Inside this issue:

| | |
|--|---|
| <i>Winter Safety Rules</i> | 1 |
| <i>Ladies of the Lake</i> | 1 |
| <i>Fishery Committee Report</i> | 2 |
| <i>Lake Safety</i> | 2 |
| <i>Proposed RV Park at 36th & LaPlatte</i> | 3 |
| <i>Looking for a Way to Serve?</i> | 4 |
| <i>Dredging Update</i> | 4 |
| <i>Meetings and Mores</i> | 4 |

Fishery Committee Report

In the spring, we stocked 187 10-12" bass. Stocking is only one part of the plan to improve the fishing. Here's what we can all do to improve the fishing in our lake.



"Do me a favor-- put your hand down this fish's throat and get my lure."

- Continue to support catch and release on all predator fish (bass, wall-eye, and wipers)
- Remove all junk fish caught (white perch, gar, carp, shad). Please note that wipers and white perch are very similar in appearance. If you need help identifying what you caught please refer to the Nebraska Game and Parks fish identification guide which can be found at <http://www.ngpc.state.ne.us/fishing/guides/identification/>
- Build approved fish habitat that can help fish spawn as well as help bass and other predators hunt their prey. I have made

some that have been installed under my dock and I put together instructions on how to make this type of habitat which is posted on the lake's website. There are many other types of fish habitat that can also be effective. The lake association recommends using only habitat made of inert material such as PVC, rock, or concrete. Please remember, trees are not to be used they decompose and can become a safety hazard.

- Inappropriately constructed or installed fish habitats must be removed from the lake. If you have questions regarding the design and installation of an approved fish habitat, contact me at 894-5716.

Help track the fish population, by documenting your catches on creel sheets (available on the lake's website or from Kevin

Eastman). Record the number, size, and type of fish that are caught and whether they were kept or released. Turn these in to Kevin Eastman and the results will be compiled and posted on the association's website. I am currently compiling the data collected for this year and a detailed report will be posted on the website soon.

If you have any comments or suggestions on improving our fishing, please contact:

Kevin Eastman (lot 67)

Fishery Committee

894-5716

kevinandluci@hotmail.com

Safe Boating Season in 2009

Once again we have completed an accident free boating season; most of it due to the safe practices of our residents. In light of the deaths that occurred on two area lakes this past summer, this is indeed an accomplishment of which we can be proud as a community. We all need to remember that safety on and around the lake is everyone's responsibility.

It is everyone's job to give that reminder to our friends and

neighbors when someone is breaking a regulation that puts all of us in danger of accident and injury. If you are not comfortable speaking to the offending party directly, then it is your responsibility to notify a Board Member to handle the situation.

We need to ensure that members of our families and our guests use our lake responsibly. It's a great place to live and we all want to continue to enjoy it.

The Lake 3 Safety Rules are available on the lake website at www.chrisandhansonlakes.com



RV Park Proposed for 36th & LaPlatte Road

From the January 5, 2010, Omaha World Herald, www.omaha.com:

"An Omaha real estate developer wants to put a campground for recreational vehicles in a secluded area of southern Sarpy County near the Platte River.

Frank R. Krejci plans to construct a family-themed outdoor recreation site south of La Platte Road between 38th Street and Paradise Road.

Plans call for 159 pad sites for recreational vehicles, plus some ballfields and other recreation areas.

The project encompasses about 230 acres of undeveloped land south of Bellevue with two existing sand-pit lakes on Krejci's property.

The proposed Leisure Village would employ a caretaker to manage the site year-round. The project is directly west of a single-family housing development at Chris Lake and the Metropolitan Utilities District's water treatment plant.

Krejci said his project is meant to appeal to outdoor enthusiasts and families seeking weekend getaways for summer and fall.

"I guarantee I will do it to the best of my ability, like I try to do with all of my developments," he said.

Krejci is president and chief executive of Century Development and has been involved in projects such as Oak View Mall, Brentwood Square Shopping Center and the Old Mill office area.

Krejci recently paid \$1.6 million for the Rod Kush mansion north of Gretna, then donated the house, a caretaker home and 25 of 35 acres to Catholic Charities for a youth addictions and recovery facility.

Krejci said the RV development would not be a detriment to the surrounding waterfront properties at nearby Hanson's, Chris and Betty Lakes.

"I will have real strict covenants on what people can have," Krejci said.

Krejci said the campground would be designed as a long-term land use. He said he doesn't envision building single-family waterfront homes there.

Officials from MUD, along with several homeowners at Chris Lake, have expressed concern about the RV park's potential impact on surrounding property.

In response, the developer asked the Sarpy County Planning Commission to delay discussion of the project until its Jan. 20 meeting.

Krejci needs the county to approve a flood plain development permit and a spe-

cial-use permit, along with preliminary and final plats.

County Planning Director Rebecca Horner has recommended project approval, provided that the developer comes up with a post-construction storm water management plan and alleviates any concerns raised by MUD.

The Planning Commission is an advisory panel. The five-member County Board has final say on any project approval.

Sarpy County Board member Rusty Hike said several home-owners at Chris Lake want assurances that the RV park won't hurt water quality there.

Questions about septic systems and groundwater contamination have also arisen, Hike said.

"I know questions about the management of it are extremely important," said Hike, who represents the district. "What kinds of clientele will it attract? Are we talking about somebody pulling up a trailer and leaving it out there for a year, or people coming and going every week?"

Jeff Loll, MUD's director of engineering design, submitted a letter to the county in November outlining several concerns, including about the sanitary sewer treatment facilities.

"Any contamination of these lakes has the potential to affect groundwater quality," Loll wrote Sarpy County. "Will lubricants and exhaust from powered boats be allowed? The (MUD) District is very concerned about contamination, given the direct connection between the lake and the groundwater."

Krejci hired a local engineering and land surveying firm, Thompson, Dreesen & Dorner, to assess his development's potential impact.

Engineer Jeffrey Thompson indicated that the RV campsite would not cause any contamination or generate other related problems for the area."

A meeting was held for SID 101 residents on Weds. January 6th at the LaPlatte School. Approximately 50 residents were in attendance. This development will require Special Use and Floodplain Development permits which must be approved by the Sarpy County Commissioners. The first step in obtaining these permits will be a public hearing with the Sarpy County Planning Commission on 20 January 2010. Information about this project is available online at http://www.sarpy.com/pcommission/documents/PCPacket_000.pdf All residents are encouraged to attend this meeting.

Hanson Lake 3 Association

17101 Perch Drive
Bellevue, NE 68123

Board of Directors
Kathy Vires - President
Marie Losole - Vice President
Carolyn Hopp - Treasurer
Cindy Sand - Secretary
Members-at-Large
Kellie Kouba
Wanda McDonnell
Tom McKeone

www.chrisandhansonlakes.com

Meetings and More

Hanson Lake 3 Association Board meetings are held the first Monday of the month during the months May through September. These meetings are held at the La Platte Church at 7:00 p.m. Association members are encouraged to attend. If meetings are required during the months of October through April, notices will be placed on the lake website and signs posted at the lake entrances.

The Annual Meeting is March of each year. You will receive written notification of the annual meeting by mail. Please ensure that the board secretary and treasurer have your current mailing address. Notices are mailed to the registered property owner as reflected by the Sarpy County Assessor's Office.

Annual dues are \$100 and are due by March 31st. The Special Assessment is \$500 and is due in two installment payments of \$250 each by June 1st and October 1st. Late fees are applied as well as liens on delinquent accounts.

Dredging - What's Next?

The results of the SID Engineer's study on flood control measures to protect all of the lakes within SID 101 as well as the wetlands and sewer system were made available at the SID meeting held 21 Sep 2009. It was determined that expenditures related to correcting drainage from the hills to the north into the lakes would not be considered valid SID expenses. Therefore, the responsibility of preventing drainage problems and providing solutions resides with each lake association board.

As a result, the Lake 3

Association Board has re-established contact with Pinnacle Bank regarding the financing options available for a dredging project.

Some of the actions that were previously approved by the Association membership included the purchase of outlot 30A for the purpose of having a place to dispose of dredge material, approving expending up to \$60,000 for a silt containment pond, and approval of an additional \$250 special assessment to better position the Association for the expenses associated with dredging.

Tom McKeone, Dredging Committee Chairman, has worked very hard to research the different options available for dredging our lake. He has continued to contact dredging companies to check on pricing. Additional details will be presented at the board meeting in February 2010.



Looking for a way to serve?

Elections will be held for the Board of Director positions as well as one member-at-large position at the 2010 Annual Meeting in March.

More information regarding the elections and annual meeting will be sent to all lot owners in February 2010.