

DUNDEE- MEMORIAL PARK ASSOCIATION



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Dundee-Memorial Park Association Newsletter

"Dedicated to Preserving the Community"
www.dundee-memorialpark.org

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Letter From the President

Adam Langdon

402-290-8084 aalangdon@cox.net

Extraordinary!

What a start to the year –

Did you hear? Our neighborhood branch of the Omaha Public Library – the Sorensen Branch, received a \$1 million donation. In the 1960's, that would have saved the world from Dr. NO. Even today, it's a heck of a lot of money. The gift was provided by the late Virginia Schmid via the Omaha Public Library Foundation. Ms. Schmid apparently lived in the neighborhood sometime in the past and loved the Sorensen Branch.

In case you're wondering, the funds are intended to be put towards books, capital expenditures, and other branch improvements. The money is not to be used by the city for normal operations of the branch. We are in good hands with Matt Couch, Branch Manager working for us – securing input from DMPA's Fran Teply and Kay Bashus. I just hope they get a subscription to Flying magazine!

Next, a local benefactor comes to the rescue of our historic Dundee Theater, purchasing the entire block of property at 50th and Dodge Street. It's no secret that the purchase was made by Susie Buffett through her property company, RH Land Management Co. This "save" is a multi-million dollar investment in our neighborhood. Thank you Susie!

I've received many calls and emails about the Dundee Theater property – inquiring "what's next"? Most people are really hopeful that the Theater will be preserved and some updates are made. There's certainly peace of mind knowing ownership stays local – and with a Buffett. The property isn't going to be a Walgreens or Walmart. So, for now, Imagine....

Oh, and just to cap off a great month, our neighborhood University, UNO, had a once in a lifetime visit from a sitting U.S. President. Board member BJ Reed and his UNO team should be very proud. I guess UNO hockey or Cheap Trick weren't enough. The Baxter Arena has certainly been broken in!

49th and Dodge Redevelopment

Want more exciting news? Aaron Moser, President of Sage Capital Investments announced plans for a \$10.8 million investment into the Dundee neighborhood. The Sage team gave our DMPA board of directors a preview in early January. While design is not yet completely finished, the concept is exciting.

The proposed mixed use project would eliminate all the current structures on the south side of Dodge Street from Children's Physicians at 4825 all the way up to 49th Street. Dundee Flats, as it would be known, will be 3 stories tall with 70 apartments, proposed adequate parking on the main level, and 3,000 square feet of commercial space.

DMPA Meeting

**Next DMPA Meeting
February 8th**

Backyard Chickens

With Steve Probst, owner of NW Feed and Grain Co, and Kate Bodmann, founder of the Omaha Chicken Talk Facebook group

Learn the hows and whys of raising your own backyard chickens!

Location and times:

Dundee Presbyterian Church
53rd & Underwood Ave

7:00 Social

7:30pm Meeting

Bring a friend or two.

**Meetings are always held
the second Monday
of the month.**

Jan - May and Sept - Nov.



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To join as a business member, send dues with the form on the inside back page. Please send to Elizabeth McNichols, address below.

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President's Message

Continued from front page.

There certainly is demand for affordable living space near UNMC and UNO. Both universities are thriving and our neighborhood is a hot spot for an easy commute. I wonder if anyone's told them about Farnam Street being one way on occasion? Maybe we will have new allies in that discussion. (To join over 500 petitioners hoping to convert Farnam St, see www.change.org/p/city-of-omaha-convert-farnam-street-to-2-way-24-7?)

It's important that our friends at Sage keep design elements in mind as they build this property out. Our goal is to build a long standing, solid relationship with their team. Sage is planning to present the final plans to our neighbors at a neighborhood meeting in February or March. They still need approval of the Omaha Planning Board and City Council as this project will request taxpayer support through TIF. Please let us know if you have any specific questions or concerns.

Valentine's Day and Leap Year

Happy Valentine's Day... sweetie. Mark's, Avoli, French Bulldog, J Coco, OR the Underwood Bar. Take your pick. For dessert – don't forget about Cupcake Omaha – at 50th and Dodge. I know a few places selling trendy local gear – Denim Saloon, Hello Holiday, and Scout. For flowers – please see Dundee Florist: 402-551-2442 or Voila Blooms: 402-991-1970. Don't come home empty handed!! Support your LOCAL business owners!

In case you forgot, 2016 will have 366 days. February has an additional day this year making 2016 a "leap year". February 29 is "leap day" and for people with birthdays on February 29, it's a big deal. They only get to celebrate their birthday every 4 years. Just so you know, a person born on leap day can be called a "leapling" or a "leaper".

Later this year, Dundee Day has been locked in – Saturday, August 27.

Sarah Troia, owner of Denim Saloon and President of the Dundee Merchants Association, will be working with Sara Jensen, DMPA board member to coordinate this year's event. We are currently looking for 5 sponsors (a bargain at \$1,000) and event volunteers. Please let Sara Jensen know if you are interested in supporting this great event: sjensen0917@gmail.com.

I'm excited to report that Kevin Mahler of the Omaha Conservatory of Music (OCMI) is very interested in participation at Dundee Days and more. Kevin is the Development Director – and reached out to connect OCMI with Dundee as much as possible. Molly Romero and I are planning a tour of the facility and conversations around OCMI's engagement. I'm excited. I always think of OCMI as Omaha's version of FAME (the movie). I hope that's ok!

Groundhog Day has come and gone. It would be nice if Phil missed his shadow. We would welcome an early spring and some warmer weather. For our body, we need a run or two outside. Heike and I hope to see you on the trail or in the neighborhood. Be sure to say "hello".

For more on our neighborhood history, events, important contacts, check out our website at www.dundee-memorialpark.org. For up to the minute action – "like" our Facebook page – [www.facebook/Dundee Memorial Park Neighborhood Association](http://www.facebook/Dundee%20Memorial%20Park%20Neighborhood%20Association).



DMPA Meeting Schedule



February: 8th Backyard Chickens

March: 14th Matt Couch, director of the Sorensen Library. He will present a program that will highlight the history of Sorensen Library and promote the celebration of the 40th year of the Library. The celebration is planned for the the fall.

April: 11th To be announced

May: 9th To be announced



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It's that time of
year again!

Friday, May 13th
Saturday, May 14th
Sunday, May 15th

→ Deadline to sign up is Monday, May 2nd

DMPA Annual Garage Sale Weekend will be here before you know it. Start going through your closets, storage room, attic, garage and wherever else you have "stored" all those goodies.

Make 2016 the year to get organized!

→ www.dundee-memorialpark.org

If you don't have Internet access & can't sign up online, please email me the information w/ the subject line "**DMPA SALE**" or fill this out & mail it to me @ 312 S 54th St. Omaha, NE 68132

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What are you selling:

Any questions, please contact Raquel Ahlvers #402.301.7653 - raquel.ahlvers@cbshome.com

Dundee Community Garden Photos

Just to remind you that July will return.



Photos from the garden include neighbors enjoying ice cream and picking strawberries.



DMPA Online
www.dundee-memorialpark.org
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Do you have any idea how many metal fasteners are holding together your old house? Okay, neither do I, but I know there are a lot of them. And it is a given

that any bolts, screws, and nuts you need to remove to advance your renovation project are frozen solid with rust and corrosion. (This is one of those perverse laws of the universe--like jelly bread, if dropped on the floor, always falls jelly side down.) The fasteners for plumbing fixtures like sinks and toilets are especially likely to be frozen solid.

So what is the best solution to coax those rusty fasteners loose? The first rule to remember is that brute force is not likely to persuade a recalcitrant piece of hardware to cooperate. Brute force is almost sure to cause a lot more damage, so think it through first and then try a little finesse and these techniques. (As you apply these various methods try tightening the fastener as well as loosening it. Moving the fastener in either direction is a good start.)

Use a proper wrench. Open end wrenches, vise-grips, and adjustable (Crescent) wrenches are all bad choices because they are likely to round off the flats of the bolt or nut making it even harder to remove the hardware. Your best choice is a six-point socket or wrench, because it provides the maximum surface contact with the nut or bolt. Twelve-point sockets or wrenches are fine for removing a bolt or nut that is already loose or tightening new fasteners but not for well-aged old house fasteners.

But even with a six-point wrench resist the temptation to beat the handle with hammer, instead try to loosen the bond of the rust first. And the opening salvo in your offense is to try to loosen the bond chemically. Liberally spray the fastener with penetrating oil like "Liquid Wrench". The key to this technique is patience. Let it soak for an hour or more. (Hey, it's a good excuse to go watch sports on TV.) For a really rusty fastener let it work for a week with a fresh squirt of penetrating oil every day.

If the rust isn't too bad and you don't happen to have a can of penetrating oil handy, you can try some other liquids you probably have around the house. Coca-Cola (or Pepsi-Cola for those who like to think young), lemon juice and even Tabasco sauce all have enough acid in them to dissolve rust. Tap the nut with a hammer and a center punch to break the rust loose. Make sure you don't hit the threads.

If one of these liquids doesn't work, try heat. As the metal in the fastener expands from the heat it will often break the rust bond. Usually though, it takes a very concentrated source of heat like a propane (Bernzomatic) torch or an oxy-acetylene torch (just in case you happen to have one of those babies lying around the house). Try to turn the nut or bolt before it cools. Use caution and good sense when applying heat. Keep the flame away from anything flammable like wood framing. If you applied penetrating oil, mop up all the oil because that's flammable, too. Protect yourself with heavy gloves and eye protection.

If all of this fails then you'll have to cut the fastener loose with a hacksaw or a reciprocating saw. Try cutting through the nut vertically and then split the nut apart. If you have one of those handy Dremel tools, they make short work of cutting through a rusty old fastener.

Removing rusty old house parts is one of those skills you have to master as an old house owner, but if you remember to proceed deliberately, think through the situation and resist the temptation to use overpowering force, you're well on your way.

Connections

For an online archive of previous articles go to: <http://www.dundee-memorialpark.org/>

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Flower Basket Planting: Call for Volunteers

Lots More Volunteers Needed for Flower Basket Planting!

Spring is just around the corner! And we've got a way to make it come even sooner. Join your neighbors to create the beautiful flower baskets that brighten our neighborhood and make it one of the best neighborhoods in Omaha.

We need about 35 volunteers each day to join us at Indian Creek nursery as we plant the 450 baskets. Volunteers insert 40 tiny begonia plants around the perimeter of the basket, then turn the baskets over to the Indian Creek staff, who fill the baskets with soil and add more begonia and ivy plants to the top.

We've got some great food from our local Dundee restaurants lined up to keep volunteers happy! There's no better way to meet your neighbors, do a good turn for the neighborhood, and sample food from neighborhood restaurants. Please sign up to help out this year!

Date: Friday March 18
Saturday March 19

Time: 10-3 (both days)
Lunch provided by local Dundee restaurants!

Location: Indian Creek Greenhouse
303 N. Saddle Creek Road
(Greenhouse is on the SE corner of the property)

To volunteer for one or both days, sign up on the DMPA website at www.dundee-memorialpark.org, or at the next DMPA meeting on Feb. 8, or e-mail Mary Green at megreen4@cox.net, or call 402-556-1830, and let her know which day you can help.

Mary Green, Flower Basket Chair

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48th & Cass Streets

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Tues & Thurs 10 am - 8 pm Wed, Fri, Sat 10 am - 6 pm Closed Sunday & Monday

Recreation Center info: 444-5596 www.cityofomaha.org/parks

Saturday 8:30 am - 12 pm Mon - Thurs 8:30 am - 8:30 pm Fri 8:30 am - 5:30 pm

Omaha Public Library announces top circulating titles from 2015

Regular library users will tell you that waiting for a highly anticipated read that you placed on hold can be tough. Some readers skipped the wait by utilizing Omaha Public Library's Bestseller Express, and others took advantage of the materials in their various available formats. Omaha Public Library has prepared a list of top circulating titles from 2015. Find these selections and more at omahalibrary.org.

Top adult fiction title in print books:

The Girl On The Train by Paula Hawkins
All The Light We Cannot See by Anthony Doerr
Gray Mountain by John Grisham
Memory Man by David Baldacci
The Stranger by Harlan Coben
The Nightingale by Kristin Hannah
Go Set A Watchman by Harper Lee
Last One Home by Debbie Macomber
Leaving Time by Jodi Picoult
14th Deadly Sin by James Patterson & Maxine Paetro

Top adult nonfiction titles in print books:

The Life-Changing Magic of Tidying Up by Marie Kondo
Pioneer Girl by Laura Ingalls Wilder
Yes Please by Amy Poehler
Killing Patton by Bill O'Reilly
Guinness World Records
Unbroken by Laura Hillenbrand
American Sniper by Chris Kyle
Wild: From Lost to Found on the Pacific Crest Trail by Cheryl Strayed
The Wright Brothers by David McCullough

Top eBooks – fiction & nonfiction:

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Phone _____ E-mail: _____

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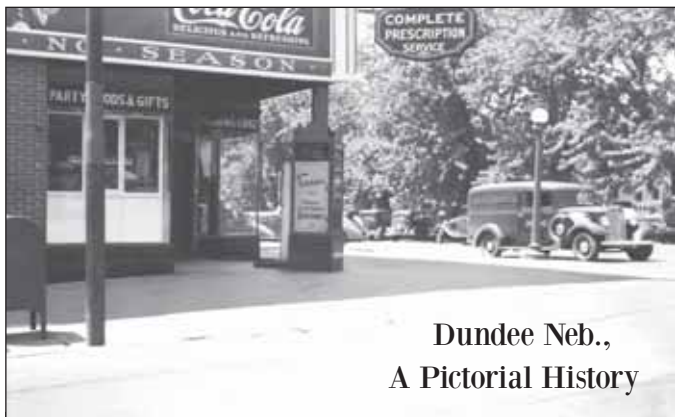
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