



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

We've had an overwhelming response to last month's article about Farnam Street traffic. I received over 50 emails, texts, calls, and posts online.

I shared many of the highlights with City Councilman Chris Jerram. He is working to get the City of Omaha's Public Works Department to investigate further. I have no doubt that Chris and our City leaders will take our concerns seriously. What do we want the city to address? 1) Safety is a problem on Farnam Street; 2) There is no need for the street to be one way – ever;

Safety Some of the stories were pretty scary – like Craig Moody's call at 4:45pm in August, on a Thursday after he and other neighbors witnessed a school bus going the wrong way on Farnam Street. Or, another neighbor who called to share that just after moving to Dundee, he witnessed a deadly accident at 52nd and Farnam. Children getting to school also topped the list of concerns. Farnam is a dangerous street to navigate in the morning as traffic moving through the neighborhood is often approaching 50 miles an hour. What about bicycles and walkers?

Two Way 100% One lane of traffic enters Farnam on either end – at Dodge Street and at Saddle Creek Road. Why then do we need Farnam Street to be two lanes, moving one way to accommodate traffic? What's the point? Is the City trying to speed traffic up through Dundee? Two of the state's largest universities, UNO and UNMC are at either end of this section of Farnam Street. Out of town students, professors, patients, and guests frequent this stretch of road – and need to go against the traditional "commute". Do they know about "convertible" roadways?

Our neighbors, who are taxpayers and residents of the City of Omaha, are calling for some changes on Farnam Street. In order to show the strength of our concern, we have built an informal petition. The petition can be found online at: <https://www.change.org/p/city-of-omaha-convert-farnam-street-to-2-way-24-7> We will link it on our facebook and website pages too. Other neighbors are securing hand written signatures. Let me know if you want someone to stop by – or send me an email and I'll print it off.



DMPA Meeting

Next DMPA Meeting
September 14th

City Council Updates
Pete Festersen
Chris Jerram

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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President's Message

Continued from front page.



Dundee Bike Rack Poems

You may have noticed the mini poems posted on the bike racks in the downtown area of Dundee. The poems were written by students from Dundee Elementary School. The students were challenged to write short poems with active living or healthy food as a topic. The results of their efforts were posted on the bike racks this spring. Please take some time to read all fifteen poems.

Thanks to Dundee Elementary School principal, Kaye Goetzinger and sixth grade teacher, Julee Niemants, in cooperation with DMPA member David Corbin for making this project happen. The funding for this project came from Live Well Omaha Kids.

Walking Tour Updates

Elias Witte who is a senior at Westside High School this coming year revamped our walking tour map for our website. He contacted our website board chair, Sara Nelson and asked if he could take that on as a senior project. It looks great – now marked with more sites, information, and better pictures. Check it out on our website at www.dundee-memorialpark.org/map

My “friend” Bill Stott talked me into running another ½ marathon this year, so, I’ll be out on the trails quite a bit through September. Heike’s treadmill isn’t working, so she’s out there too. Please say “hello”. And keep your eyes out for the Whistle Pig (Marmot) down near Happy Hollow and California. There’s a popular ski resort named after him. Guess which one? Think Canada. BC. Near Vancouver. Happy trails!

For more on our neighborhood history, events, important contacts, check out our website at www.dundee-memorial-park.org. For up to the minute action – “like” our facebook page – www.facebook/Dundee Memorial Park Neighborhood Association.

Dundee Walking Tour

Distance:
2.94 Miles

Approximate Walking Time:
1 hour 15 Minutes





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Dundee Community Garden



Above: Pulling carrots and making a watering can at our children's workshop



Right: A bucket load of carrots for donating!

Below: Native prairie wildflower workshop



Dundee Community Garden



Above: Children at a children's workshop

Right: Releasing 4500 ladybugs during a children's workshop

Below: Donating 52 pounds of produce on a Saturday morning



Good News for the Grounds of Sorensen Library & Recreation Center

Sorensen Recreation Center reopened in the spring after undergoing an extensive updating of the facility. Mr. Brook Bench, Parks and Recreation Director for the City of Omaha, has announced that in keeping with the renovation, the exterior of the main entrance to the building will be landscaped. The plan includes a stone path that will lead from the east parking lot to the main entrance. The plan also includes a new patio area west of the front entrance. Work should begin about the middle of August. The DMPA Library Committee will have more specific information later about how members can help be good caretakers of this property after the work is completed. The Committee hopes to help maintain the property with some regular clean up days. Watch for the new look soon and information about how you can help!



Now it's time to play Jeopardy, as in "Is your old house in jeopardy or is just the natural old house aging process?" That's what Todd White, a Dundee resident, wanted to know in a recent letter. He

wrote:

Here is my question, which has two parts.

I have owned my home near 51st & Burt Street for a little over two years. During that time it seems to me that the house has subsided along an east west mid-house line, or even sagged inwards towards the middle of the house. This may be my imagination, or it may be the result of living here for two years. I am aware from being in my neighbors' houses that this is not a problem unique to my house; still it concerns me. I have had the estimator out from Thrasher base-ments and he says the foundation is in great shape. He thinks there may some compression on the main support beams under the first floor, and he also says that subsidence in these houses has resulted from the prolonged drought in Nebraska.

In any event, I would appreciate your comments, but I would also appreciate either a specific recommenda-tion for someone to come inspect the house, or a general recommendation as to the firm or individual who would have expertise in this area.

I am a member of the association, and read your column in the newsletter regularly. Thank you for this serv-ice.

As Todd has discovered a sagging floor is a com-mon problem with an old house. Does floor sag need to be repaired? Well that depends on two things: Your personal temperament and whether or not the structural integrity of your house is threatened.

Just like people who are a little bent over, sagging can be the natural result of old age or it can be caused by some sort of trauma. The kinds of trauma that a house can suffer are ill-advised removal of support structures, floor joists that have been hacked up, or rot and deterioration.

Is there evidence that floor posts or load bearing walls have been removed? Typically, old house basements are divided into several small rooms. Perhaps some well-meaning, but misguided previous owner tore out walls or removed floor posts in an attempt to "open up the space". So you'll have to do a little detective work. Look for beams or joists with unpainted sections where a post formerly stood. Or look for the outline on the floor where a missing wall might have been. If the basement ceiling is open, look for botched repairs or add-ons. For example, I have seen joists deeply notched by plumbers to add a new run of pipe. This is a poor practice that can lead to cracked joists and cause floor sag. Plumbing leaks and termite infestation can be traumatic, too, causing a decline of supporting members. I would classify all of these as serious problems that can jeop-ardize your home. Cracked or rotted joists need to be

repaired or replaced. Support posts need to be replaced. And if a whole load bearing wall has been removed then you may need a wood or steel beam and support posts to prevent further degradation of the house's "bones". (By the way, generally speaking, load bearing walls are the exterior walls and any wall that is perpendicular to the direction of the floor joists. Walls that run parallel to the floor joists are not load bearing walls in most cases.)

Absent any evidence of serious injury to the struc-ture of your house, then the floor sag is the result of old age. Wood fibers, over time, naturally compress and bend--espe-cially long joists--but even hefty support posts can distort under the task of holding up a big old house for decades. This is the situation where personal temperament plays a role. That is, can you live with a little sag? Some old house owners just chalk this up to "character" and leave well enough alone.

It is possible, though, to "jack" the floor to correct sag. I don't recommend this for the do-it-yourselfer, because the process is tricky and you can cause more damage than what you are trying to correct. Here's what's involved: Jacking requires setting a series of steel lally columns or hydraulic jacks under the floor and using heavy beams, called cribbing, under the joists. Because the weight of an old house is enormous, even a 4 inch thick concrete floor can't stand up to the pressure, so pads of concrete 24 inches square and 12 inches thick have to be poured to sit under each lally column or jack. A level and taut string is stretched under the joists and measurements taken in several places to determine how much the floor has to be lifted. Because it's not likely the basement floor is exactly level, measuring from the floor won't produce accurate measurements. Separate measurements need to be taken by running the string in several directions to know exactly how much the floor needs to be pushed at various points to restore it to level. Then the screws on the columns are turned very slowly. And I mean very slowly, about a quarter of a turn per week. But even at that slow of a pace, you risk cracking plaster and distorting window and door frames. Once the floor is level, permanent posts must be added to support the new position of the floor. So, you can see this is a job best left to professionals. And, I am sorry to say, it also involves those two words old house owners hate the most: difficult and expensive.

So where to start on project like this? I would start by paying a structural engineer to evaluate your situation. A quick "Google" search produced a list of more than 20 struc-tural engineering companies in Omaha. While I am sure many of them only work on big construction projects, I would think with a few phone calls someone in this field could point you in the direction of a competent, reliable engineer who will offer residential consulting. A home inspection company should also be able to offer advice. After the evaluation your engineer or home inspector should be able to refer you to a knowledgeable contractor to imple-ment their advice.



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Phase 1 Construction Map

49TH AND CALDWELL AREA SEWER SEPARATION PROJECT PROJECT UPDATE

Construction UPDATE – August 26, 2015

To help you navigate the neighborhood as easily as possible, the following provides information about street closings and project progress. All efforts are pending weather.

Current Construction Stage

- 49th Avenue, south of Hamilton Street to north side of Nicholas St to the west side of 49th Avenue will remain closed until about mid-August
- Caldwell Street, from the west side of 49th Ave to 49th Street, including the intersection at 49th Street
- These streets will remain closed until early to mid-September. Traffic will be detoured around the current construction stage during this work.

Next Construction Stage

- Work will progress to the south along 49th Avenue and east along Nicholas Street after current work is complete

For questions contact: Gabe Astorino (402) 206-3205
Jesse Walz (402) 861-1721





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Public
Library**

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A.V. Sorensen Library & Recreation Center

48th & Cass Streets

Library Info: 444-5274 www.omahapubliclibrary.org

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

Childcare groups, please call in advance.

Baby & Me Storytime - Fridays | 10:30 AM

Recommended for ages birth to 15 months, though children of all ages are welcome. Enjoy very simple books, rhymes, music and play designed to promote development and learning. Explore early literacy skills like singing, playing, reading and talking with each storytime.

Lego Club - Wednesdays, September 9 & 23 | 4:30 PM

Use your imagination to build unique LEGO creations. Snack provided.

River City Roundup Party - Wednesday, September 23 | 10:30 AM

Read books, sing songs, play games and make crafts to celebrate the River City Rodeo with the A.V. Sorensen Branch & Rec Center. Fun for toddlers/preschoolers.

Grades 2-5 Robotics Lock-In – Friday, September 25 | 6-9 PM

Enjoy robotic-themed activities and games, as well as food and refreshments at A.V. Sorensen Branch. A signed parental permission slip is required for this activity.

Teens' Programs

Fit Club - Saturday, September 5 | 2 PM

Have fun while working out! Play video games that will get your heart pumping.

Minecraft Club - Tuesdays, September 1 & 15 | 4:30 PM

Have fun playing Minecraft at the Library. Program limited to ages 8-18. Registration required.

Game Time: Super Smash Bros. - Saturday, September 26 | 2 PM

Have fun with your friends while playing Super Smash Bros. on the Wii U.

Adult Programs

Under the Dundee Sun Book Club - Tuesday, September 1 | 4:30 PM

Sorensen Readers Book Club - Saturday, September 5 | 1 PM

Healthy Aging Talk - Friday, September 11 | 11:30 AM

Come hear local experts talk about health and wellness topics of interest to older adults. Refreshments provided.

Plains Pages Book Club - Saturday, September 19 | 1 PM

Fitness Classes At Sorensen

A.V. Sorensen now has daily fitness classes. Beginning September 1 a variety of classes will be offered to suit all fitness levels. Participants can enjoy yoga, Pilates, ballet barre, active older adult, cardio dance and boot camp classes. Every participant is invited to try two classes for free and additional info is posted and available at A.V. Sorensen. They have partnered with Fit In the City, a provider of community wellness programs.

For more information contact renee@fitinthecity.com.

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The 15th of the preceding month for all advertising and article submissions. (check for possible extension.)

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Dundee-Memorial Park Association Membership Form

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Phone _____ E-mail: _____

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Yes, you may list my name in the newsletter as a ___new member ___ renewal.

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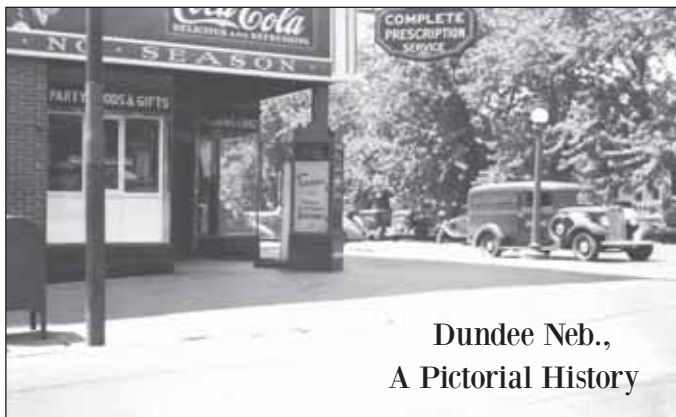
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