



Dundee-Memorial Park Association Newsletter

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

Published by Shurson Publishing, Omaha, NE 68131
 Vol. 26, No 4 April 2016

Letter From the President

Adam Langdon

402-290-8084 aalangdon@cox.net

Clear as MUD?

MUD gas meter relocation is happening in our neighborhood. Right now, the MUD contractors are on Cuming, IZard, Nicholas, and Western Streets. The main lines will be replaced as well as the connection to our homes. For safety reasons, the meters are being moved outside the home. This means lines need to be moved inside the home and routed out to the side where they will connect to a meter.

With driveways on one side of the home or in the case of a totally remodeled basement, there aren't many options for where the meter will go. Please, in your conversations with MUD, make it clear that the LAST resort would be to locate the meter on the front of the home. We hope you will agree that a gas meter on the front of the house is not attractive or historic in nature.

We have contacted MUD to reiterate our desire to have the meters located on the side of the home. I want to thank Gwen Howard, MUD Board member for helping us clear up some questions. The MUD team was very helpful and receptive to our requests. Don't hesitate to call any of these contacts at MUD:

- Dave Peters, MUD Field Service Inspector (402-504-0873)
- Sean Guinzy, Design Engineer P.E. (402-504-7718)
- Scott Whalen, Project Superintendent Q3 contracting (402-730-7868)

FOB

Friends of the Bridge (FOB), has been established and organized under the leadership of Nick Manhart, Peter Manhart's Cousin. I've known Nick for a long time and am glad to see him own this role for our neighborhood. He's enlisted the help of many friends including Larry Roland, Jeff VanRoy, Andrew Manhart, Pete Manhart and Pete Festersen.

Speaking of Pete, our city councilman, Pete Festersen has been a huge help working with the city and engaging donors to make this project happen. Of the \$300,000 needed to refurbish the bridge, the City of Omaha has only committed \$75,000. We think our neighborhood donors can generate about \$25,000 in funding – leaving about \$200,000 to be funded by generous, private donors. Our councilman is leading the charge in helping us to find donors and foundations who understand the value of this bridge. You can donate now – on our website: www.dundee-memorialpark.org
 Thanks for your support!

DMPA Meeting

**Next DMPA Meeting
 April 11th**

Northwest Precinct Police
 Captain, Captain West and Jim
 Hubbard, Crime Prevention
 Specialist for the NW Precinct

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.



**Dundee-Memorial Park
Association
Board of Directors**

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Rodney Olden, Treasurer
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NoDo (North of Dodge)

Jared Schademann, 402-658-8122

SoDo (South of Dodge)

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Mary Green megreen4@cox.net

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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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Questions call 402- 551-5246 or email: elimci@cox.net



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President's Message

Continued from front page.

Sunken Gardens

The vision is becoming reality. The restoration of the Sunken Gardens is going to happen. Last month, your board of directors agreed to support Matt Dwyer and his team with the Sunken Gardens plan for Happy Hollow Blvd – north of Underwood Ave. This project will be a \$2.5 million investment in our neighborhood with a significant endowment established to maintain and care for the property. We are pleased that Connie Spellman, Adam Goutierre, and John Royster have all be involved to solidify the vision into a true plan of action.

DMPA's board of directors voted to support this effort directly in two ways: 1) we have agreed to provide oversight to the maintenance of the property and manage annual distributions of funds from OCF who will be managing the endowment, and 2) we have agreed to serve as a grantee for funds received outside OCF which will be used towards the project.

Other Tidbits

DMPA also agreed to support InCommon and artist Watie White in their effort to produce and erect a mural at the Dundee Towers, 49th and Underwood Ave. We will apply for grants and organize volunteers to fundraise for the project. I want to thank both Watie and Jennifer Taylor (OHA Board of Commissioners Chairperson) for attending our last neighborhood meeting and providing support. The value for us is simple: the Mural will bring Beauty, build Pride, and Connect us.

Lyman Richey, the Cement Company, is selling their property at 46th north of Dodge Street. Recent conversations indicate an interested developer is close to securing the property. The developer is from out of state and plans to build 200-300 unit apartment complex at the location that spans from Dodge all the way up to California Street. It's no small project, with the investment estimated at over \$30 million.

Our City Councilman, Chris Jerram has been involved in the discussions. We were also pleased to know AO was immediately engaged in conversations with the out of state firm on plans and architecture. Bill Stott and team have a long history in protecting Dundee and the historic culture that is so valued. We plan to sponsor a neighborhood meeting at UNO Thompson Alumni center in April or May to give everyone a preview of the project.

It's been so nice out recently. Thanks Bill Randby. We'll take it. That means that the rest of the Dundee Subway mural will be installed shortly. Thanks to Dave Schinzel for coordinating this effort – and thanks to you the donors and volunteers who supported the project. Take a walk under Dodge Street sometime and check it out!

Eli McNichols, our Membership Director recently sent an updated volunteer list. I was amazed to see we have over 312 signed up to help. There's plenty to help out with

this spring and summer. Tom Craig, tcraig@tenaska.com / 402-612-1444 (Elmwood Park) and Mike Walenta mwalenta@cox.net / 402-659-5231 (street islands) could use some help. Give them a call or email if you would like to pitch in for our beautification efforts. 21 street islands could use some help with flowers, planting, weeding, and general sprucing up.

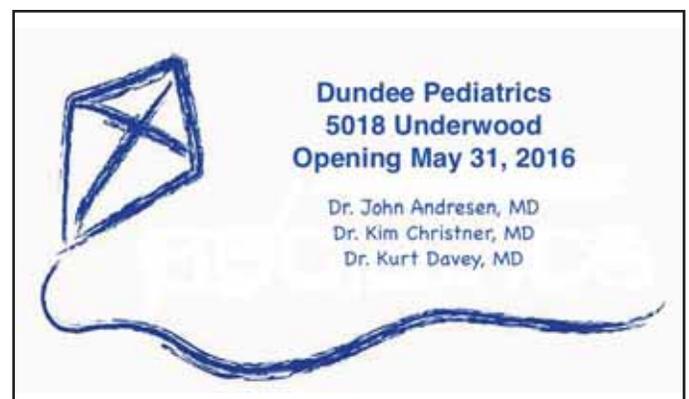
Most of you have heard the exciting news of Filmstream's plans to convert our beloved Dundee Theater into an additional screen to expand their programming. Through a generous gift from the Sherwood Foundation, and the many FilmStream's supporters, this development offers the possibility for many positive impacts on the 50th and Dodge neighborhood.

As an important early step in the planning process, Alley Poyner Macchietto Architecture will be hosting a series of community workshops with the goal of gathering thoughts and dreams for what this block can become, and forging a shared vision for its possibilities. The first of the community workshops will be held at Pageturners Lounge on Saturday, April 9 at 10:00 am. We hope you can be with us! Thank you to Rachel Jacobson and Meagan Lutz for dropping by our meeting in March to tell us about it.

Don't miss the Spring Clean-up event this month – back at Brownell Talbot. Wiff Farrell will be hosting the event on Saturday, April 30 from 9am to 2pm. Please give him a call or email him if you are able to volunteer, help out, or just have questions: wiff@cox.net / 402-551-7686

Sending a Happy Birthday wish to my grandfather, Dr. Edward Langdon, who turns 94 this week. He's been connected to this neighborhood for a very long time – first through the Huff family who built the Schrage's home on 56th and Farnam and now through Heike and I. See you on the trails. Please 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.com/Dundee Memorial Park Neighborhood Association](http://www.facebook.com/Dundee%20Memorial%20Park%20Neighborhood%20Association).





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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

Name: _____

Phone # _____

Address: _____

Email: _____ *please note email is best & quickest for me, please include

Days (circle) **FRI** **SAT** **SUN**

What are you selling:

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



DMPA Meeting Schedule

April: 11th The new northwest precinct police captain, Captain West and Jim Hubbard, Crime Prevention Specialist for the NW Precinct

May: 9th Matt Couch, director of the Sorensen Library, will present a program to highlight the history of Sorensen Library and promote the celebration of the 40th year of the Library.

Fundraising Appeal to Restore the Dodge Street Overpass

Have you noticed the deteriorating condition of the green Dodge Street Overpass lately? After nearly fifty years of service some restoration is required. Fortunately, your Dundee – Memorial Park Association is gearing up to help the City of Omaha raise funds to refurbish the overpass so it can serve our neighborhood for another 50 years! Local parents initiated the idea of a pedestrian bridge over State Route 6 (Dodge Street) in the early 1960s with the intent to provide a safe route for their children as they crossed the busy street on their way to and from St. Margaret Mary School. Completed in 1968 at a cost of \$66,085, the Dodge Street overpass eventually became one of 19 overpasses built by the City of Omaha between 1962 and 1979, and stands out for its distinctive design and color(Omaha’s only green pedestrian bridge—the rest are brown)!

The overpass was designed by William H. Durand and constructed by Foster-Smetana Company, opening in April 1968. A final seal of approval occurred the following year when the American Institute of Steel Construction awarded a “Prize Bridge” to the Dodge Street Overpass in 1969—one of six such designations selected from 153 entries in the national competition.

Today, the sturdy overpass remains a vital connector between two of Omaha’s most iconic public spaces; Elmwood and Memorial Parks. Pedestrians of all types use the overpass every day: joggers, dog walkers, grade school and university students, and summer concert attendees. A secondary (but equally useful) function of the overpass is as a public bulletin board and sometimes soap-box.

As we approach the 50th anniversary of the Dodge Street overpass in 2018, City Councilman (and neighbor) Pete Festersen and DMPA steering committee, “Friends of the Bridge” have embarked on an effort to restore the green gem to its original condition. Results from its most recent City of Omaha Public Works inspection in 2015 determined the overpass remains structurally sound but will require the removal of its lead-based paint and a new coat of green applied. Public Works has estimated it will cost approximately \$300,000 to complete this task.

Festersen has secured \$75,000 from the City’s bridge maintenance fund as well as begun the process of submitting grants to various local philanthropic foundations. And for its part, the DMPA has committed to helping Festersen raise the balance of the cost. We need to secure all restoration funds by 2016 so the work can be completed during 2017 in preparation for the April 2018 re-dedication ceremony.

We encourage you, our loyal neighbors, to help support these efforts to restore this Omaha landmark by making a tax-deductible donation via the DMPA web site www.dundee-memorialpark.org. Most of us agree, this iconic award-winning overpass is an essential asset for our entire community and worth preserving. Will you please help?

Nick Manhart 402-556-6192 cheyhart@hotmail.com



From the Omaha World Herald Photography Collection at the Durham Museum. Dodge Street Overpass, January 28, 1968. Construction of new pedestrian overpass.



Too much moisture can be damaging to your old house whether it comes from outside or inside. This email I received from Jean, an old house owner, is a case in point:

We live in a brick Tudor built in the 1930's. The main bath is located on the first floor. Our problem is there is no fan in that bathroom and condensation from the shower is causing the ceiling above the tub to bubble. The master bedroom is right above the bathroom and there are bedrooms on either side. There is a window in the bathroom, but we always have it closed since it looks directly into our neighbor's house. What can we do? The steam is ruining the ceiling. Any suggestions you may have would be appreciated.

The best solution is to get the moisture out of the bathroom and that means an exhaust fan. Even if privacy wasn't an issue, the window is not going to be an effective way to get the moisture out of the room because there still needs to be a way to create an air current that will exchange the air in the bathroom. (Plus who wants to open a window in January?)

The exhaust fan has to expel the air to the outside of the house (not into a wall cavity or an attic). Because there is a bedroom above the bathroom venting through the roof is obviously not a workable solution. Maybe you could go sideways, though. Install (or have installed) a duct between the ceiling joists and vent through the side of the house. The downside to this plan is that you'll have some sort of exhaust fan grill showing on the outside of the house and you'll have to cut out chunks of the ceiling to install the duct. But as it often is with old houses, you have to "grin and bear it".

Also, I would strongly consider a timer switch for the exhaust fan. People typically turn on the fan when they get into the tub or shower and turn it off when they are done. But when they leave the bathroom the room still has lots of moisture in the air. Setting a wall timer to run for a few more minutes will help keep your bathroom dry and your ceiling in good repair. Simple springwound timer switches are available that fit into a standard electrical box. Our old house has an electric heater in one bathroom wall and because I knew it could be a very bad thing if we forgot and left in on for hours racking up a huge electric bill. I installed a timer switch that works like a champ.

I would also recommend using vapor barrier paint on the ceiling. Vapor barrier primer is available from several manufacturers including Glidden and Sherwin Williams. A vapor barrier primer applies and costs about the same as an ordinary primer. If you have any stains on the ceiling from the moisture you will want to

apply a stain blocker first, then the primer and then the top coat. For a top coat, a semi-gloss paint will resist moisture better than a flat paint. And if you don't like the look of semi-gloss paint, an eggshell finish is still a little better than a flat paint. I favor an acrylic latex top coat for its durability.

Another option would be to wallpaper the ceiling with vinyl wallpaper. Just check with the wallpaper retailer or the manufacturer to be sure the product is suitable for a moist bathroom environment before you paper the ceiling.

Then Jean sent me this email follow-up:
Do you have any suggestions on how to fix the ceiling where it has bubbled? If we simply paint over it (with the correct paint as you stated), won't the bubbling still show? It isn't paint. We had our ceilings scraped and a skim coat applied a few years ago for smooth ceilings. I never did paint it.

Jean's second email may have changed everything. I assumed the ceiling had been painted. Without paint, moisture will work its way under raw plaster, drywall, and drywall compound.

So here's what I suggested she try. Where the ceiling is bubbled have the ceiling re-scraped and a new skim coat re-applied. Paint it with a vapor lock primer and two top coats of acrylic latex. Then wait and see what happens. It may not be necessary to install an exhaust fan--leaving the door open after a bath may be enough.

We have a shower in our master bath but no exhaust fan. Despite two showers every day for twenty years we've never had a problem with bubbling plaster or peeling paint, because the ceiling is protected by an oil-based enamel (it was painted before acrylic latex paints were available). The risk, of course, is that the ceiling will bubble again and then there will be no alternative but to install an exhaust fan. But I would try painting before I incurred the expense of an exhaust fan.

Connections

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

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Flower Basket Planting Big Success

Almost seventy DMPA residents came together on March 18 and 19 to plant the 480 flower baskets that hang throughout the Dundee neighborhood all summer. While there was sleet and snow outside, inside the Indian Creek greenhouse all was warm and humid for planting tender new plants. Volunteers insert each basket liner with 35 tiny red begonia starts, and ivy and more begonia were planted in the top of the baskets. Basket chains were attached by stalwart volunteers Bob Welk and Dan Rock, and hung in the greenhouse to be nurtured for two months of growth. By the time the baskets are hung from our iconic streetlights in May, the begonias will be significantly larger, and all summer the baskets add a burst of bright red color throughout the Dundee neighborhood.



Thank you to everyone who helped plant! And thanks to Indian Creek nursery that organizes the planting event. Special thanks to the Dundee merchants who donated to keep the volunteers well-fed: we had delicious lunches thanks to Marks Bistro and Pitch Pizzeria, wonderful cookies donated by Great Harvest and Gerda's Bakery, and AB's 66 donated pop and water for the event. Please patronize our neighborhood businesses and thank them for their contributions to the neighborhood beautification!

Thank you to these neighborhood volunteers: Julie Anderson, Jayne Ball, Mary Jo Barbush-Weiss, Bryanna Beckman, Dena Burke, Kathy Clifford, Julie Cobb, David Corbin, Lisa Corbin, Michelle Craig, Tom Craig, Win Finegan, Linda Gibb, Marjorie Gillen, Jerry Hahn, Joan Hahn, KC Halpine, Chris Hammans, Kathy Higbee, Lisa Hobday, Janet Hoffman, Paula Javadzadeh, Max Jensen, Sara Jensen, Ruth Keene, Nancy Kelly, Mark Kitzmiller, Janet Koenig, Marc Kraft, Marie Kubat, Adam Langdon, Mary Lincoln, Anne Macklin, Craig Maher, Kerr Maher, Eileen Manhart, Peter Manhart, Alicia McCarthy, Brittany McClure, Charlotte McClure, Lannie McNichols, Millie Miller, Jodi Nelson, Tukta Newman, Shirley Ochsenbein, Terry Price, Rebecca Reagan, Melissa Rice, Nancy Roberts, Becca Rock, Dan Rock, Larry Roland, Molly Romero, Evy Rosser, Colleen Sariscsany, David Scholl, Patty Sherman, Fiona Sullivan, Frannie Teply, Stephanie Vanone, Rosemary Verzani, Sue Weidner, Bob Welk, Judy Welk, and Chris Wiehl.

Mary Green
Flower Basket Planting Chair





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

Programs subject to change—visit omahalibrary.org for updates.

Kids' Programs

Baby Storytime - Fridays, April 1, 8, 15 & 29 | 10:30 AM

Fit Club - Saturday, April 2 | 2 PM

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

Minecraft Club - Tuesdays, April 5 & 19 | 4:30 PM

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

Toddler Storytime - Wednesdays | 10:30 AM

Lego Club - Wednesdays, April 6 & 20 | 4:30 PM

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

Pete the Cat Storytime - Wednesdays, April 13 | 10:30 AM

Pete the Cat wants to meet the kids at Sorensen Branch, so he is visiting us for a special storytime. We will sing songs and listen to fun stories. Give him a hug and shake his paw. Don't forget your camera!

Gr. 2-6 Kids Coding Lock-In - Friday, April 15 | 6-9 PM

Have fun at the Library exploring the wonderful world of coding. Try your hand at an hour of code, Sphero Robots, and Ozobots. Food and refreshments will be provided as well as games on the Library's Wii, Xbox 360 Kinect & Wii U. Registration is required as well as a signed parental permission slip.

Hour of Code for Kids - Thursday, April 21 | 4:30 PM

Join us for an hour to explore the wonderful world of coding on our Chromebook computers. Participants will try their hand at basic coding and explore programs and applications designed to help prospective coders. Registration is required.

Teen Programs

Teen Advisory Board - Saturday, April 16 | 2 PM

Let your voice be heard! Gain leadership experience while enjoying snacks, talking about issues, sharing ideas, planning programs and make friends.

Hour of Code for Teens: Flappy Game - Saturday, April 16 | 3 PM

Join us for an hour to explore the wonderful world of coding on our Chromebook computers. Participants will try their hand at basic coding and create their own Flappy Game. Registration is required.

Adult Programs

Book Club - Saturday, April 2 | 1 PM

Book Club - Tuesday, April 5 | 4:30 PM

Book Club - Saturday, April 16 | 1 PM

Taxes in Retirement - Thursday, April 14 | 6:30 PM

Middle income Retirees can face Federal Tax rates as high as 55% on each additional withdrawal from a retirement account. Joe Elsasser, CFP will show you why taxes are different in retirement and how to avoid key pitfalls in how you harvest income from various accounts. Registration required.

Medicare 101 - Thursday, April 21 | 6:30 PM

Bob Glaze will discuss the ins and outs of Medicare. What are Parts A, B, C, D? What are the costs? What is and is not covered? What is Medigap? What are the important dates you need to be aware of as you consider Medicare options. Registration required.

Long Term Care Planning - Tuesday, April 26 | 6:30 PM

One of the greatest risks retirees face in retirement is outliving their assets and losing their independence as a result of an unexpected extended care event. Linda Arena will provide you with insight on how to properly plan today so you can retain your independence as long as possible and protect your loved ones from having to become your primary caregiver. Registration required.

Estate Planning - Thursday, April 28 | 6:30 PM

We will discuss planning strategies for potential incapacity and death, and why it is important from an emotional and financial perspective to have a Will, Trust Agreement and Powers of Attorney for finances and health care. You will also learn about the probate process, estate and inheritance taxes, and avoiding unnecessary expenses during your lifetime and upon death through proper planning. Registration required.

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Sponsorships for Dundee Day – August 27
We are currently seeking sponsors for Dundee Day and have sent out our first round of requests. Our goal is to get 5 key sponsors who would be the marquee leaders for the event. Please let us know if you or anyone you know would be interested in taking this kind of leadership role. Sponsorships are a bargain at \$1,000. Considering over 10,000 people from around Omaha attend the event, that's pretty cheap advertising!

Dundee Day
August 27th
Plan to Join the Fun!

Dundee-Memorial Park Association Membership Form

Name (s) _____

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Multiple year membership discounts : Family 2 year - \$20, Senior 2 year -\$10, Business 2 yr \$30

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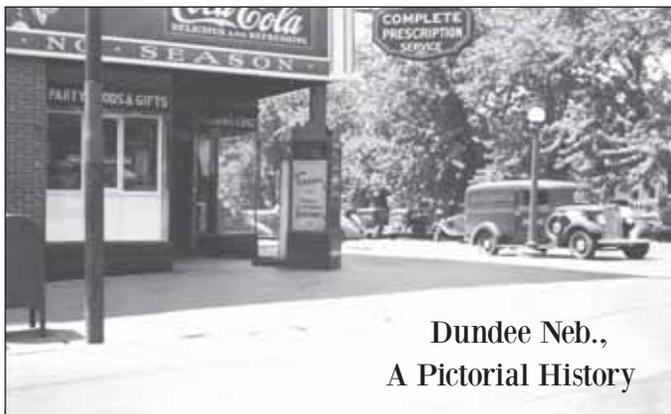
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Eli McNichols 5017 1/2 Cass St, Omaha, NE 68132
(Please DO NOT send to p.o. box.) _____ I would like to learn about volunteer opportunities.

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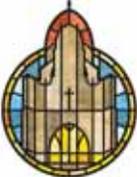


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