



Neighborhood Newsletter

Published by the Stone Creek HOA
Julie Olson, Editor

September 2025

STONE CREEK EVENTS

Sunday, September 14, 8:00 am to 11:00 am: Pancake Breakfast, Stone Creek Clubhouse
Sunday, October 26, 6:30 pm: Stone Creek HOA Annual Meeting, St. John's Lutheran Church, Bennington
Sunday, December 14, 3:00 to 4:30 pm: Santa & Mrs. Claus at Stone Creek Clubhouse

SILVER STONES EVENTS

Wednesday, September 10, 5:00 pm: Dinner at Surfside Club, 14445 N. River Drive
Wednesday, October 8, 5:00 pm: Dinner at Sean O'Casey's
Wednesday, December 3, 5:15 pm: Christmas Party at Farmer Brown's, 2620 River Rd Dr, Waterloo



ANNUAL MEETING by Don Hanson

The Stone Creek Annual Homeowners' Association Meeting will be held on Sunday, October 26, 2025, at 6:30 pm. The meeting will be held in the Fellowship Hall of St. John's Lutheran Church in Bennington (322 N. Molley St, Bennington). We look forward to seeing you there!

PANCAKE FEED by Sue Swartzbaugh

The annual Stone Creek Pancake Feed event is on Sunday, September 14, from 8:00 am to 11:00 am at Stone Creek Clubhouse. This event is sponsored by the Stone Creek HOA and is free to all Stone Creek residents. Come enjoy pancakes, sausage, orange juice and coffee. (*Editor's Note: A special thank you to Sue and Kirk Swartzbaugh for organizing this event.*)



NEW TO THE NEIGHBORHOOD & WANT TO RECEIVE NEIGHBORHOOD INFO? by Helen Heller

It is important that if you are new to Stone Creek that you contact Helen Heller 402-571-5059 (landline), so that you will receive Stone Creek neighborhood communications such as Safety Alerts and other information about Stone Creek events and also the quarterly Stone Creek Newsletter. This phone call will only take a couple of minutes.



IMPORTANT REMINDER: NO FISHING IN GOLF COURSE PONDS

It has come to our attention that some individuals—particularly children—have been seen fishing in the ponds located on the Stone Creek Golf Course. We want to remind all residents that these ponds are the private property of the golf course, which is a separate entity from our HOA. **Fishing in these ponds is strictly prohibited by the golf course.** As a community, it is important that we respect the property rights of our neighbors and partners. Unauthorized fishing not only violates the golf course's rules but could also pose safety risks and potential liability for both the course and the HOA. By following the established guidelines, we help preserve the positive relationship between our HOA and the golf course and ensure a safe and respectful environment for everyone. Thank you for your attention and cooperation.

SANTA & MRS. CLAUS – SAVE THE DATE! by Jen Hodgson

Santa & Mrs. Claus are coming to the Stone Creek Clubhouse! Be sure to save the date for this upcoming event - Sunday, December 14, 3:00 to 4:30 pm. Watch for more details in the December newsletter.



HAVE YOU PAID YOUR 2025 HOA DUES?

The annual HOA dues are \$160 for 2025. Upon review, we are showing a fair number of accounts that are overdue. While this is not top on anyone's priority list, it is important the HOA receives these fees for the continued successful management of the neighborhood operations. Going forward, we will send a reminder at 90 days overdue and another at 150 days. If still not paid after 180 days, we will send notice with the potential for a lien being placed on the property. Be assured, this is that last thing the HOA would like to do and would only be used as a last resort. Realty One Group Sterling, our HOA Management Company, coordinates the collection of dues. Invoices will be sent via mail and email. Contact Realty One Group Sterling by phone at 402-934-0074 or by email at stonecreekhoa@rogsterling.com with any questions.

UPCOMING SILVER STONES EVENTS *by Helen Heller*

- **Weds., September 10 at 5:00 pm:** The Silver Stones will have dinner at Surfside Club, 14445 N River Dr. Since there are no reserved tables, please come at 5:00 pm when they open, so we have adequate seating for everyone. If you plan to attend, please contact Helen Heller at 402-571-5059. In case of rain or excessive heat, we will plan to eat inside.
- **Weds., October 8 at 5:00/5:30 pm:** The Silver Stones will have dinner at Sean O'Casey's; with cocktails at 5:00 pm and dinner at 5:30 pm. We have the party room reserved. If you plan to attend, please contact Helen Heller at 402-571-5059.
- **Weds., November 12:** To be Announced.
- **Weds., December 3 at 5:15 pm:** Silver Stones Annual Christmas Party at Farmer Brown's, 2620 River Rd Dr, Waterloo. If you plan to attend, you must RSVP by November 24 to Helen Heller at 402-571-5059 (Landline). See note below for additional information about the Christmas Party.

SILVER STONES CHRISTMAS DINNER DECEMBER 3 AT FARMER BROWN'S *by Helen Heller & Natha Tabor*

The Christmas holiday season soon will be here. It is time to start talking about the 2025 Silver Stones Christmas Party at Farmer Brown's, 2620 River Road Drive, Waterloo, on Wednesday evening, December 3. Cocktails will begin at 5:15 pm and seating around 6:00 pm. Food, cocktails and/or other beverages for the evening will be paid by attendee(s). **Each participant must RSVP by no later than November 24,** so we can have name tags for you, you will be put in gift drawing, and we can give an accurate count to Farmer Brown's. If you have never been to a Silver Stones event, this is a great opportunity to meet a lot of Stone Creek's seniors. Please RSVP early to Helen Heller 402-571-5059 (Landline).



Want to donate a gift card or gift item for the Christmas Party? If you would like to donate a gift card and/or gift for the Gift Give-A-Ways given out at the Christmas Party, please contact Natha Tabor 402-630-0420. Gifts or Gift Cards should be given to Natha Tabor after November 1 and prior to November 21.

COFFEE ANYONE? *by Helen Heller*

Seventeen Silver Stones ladies went to the new Stories Coffee on 156th & Spaulding Plaza on July 30th. The noise level went up a bit in the coffee house as a lot of new acquaintances were made and old acquaintances renewed along with neighborhood news discussed. The Silver Stones Women's Coffees is a great event to meet ladies who live throughout Stone Creek. Thank you, Deb Kubik and Dianne Young, for coordinating this event.

If you are not on the Silver Stones email list and want to be sent emails about different Silver Stones events, please contact Helen Heller (402-571-5059).



REMINDER: NEW STONE CREEK TRASH PICK-UP AFTER ANNEXATION

Reminder: As of August 1, Stone Creek became part of the City of Omaha through annexation. Trash collection day for Stone Creek is now Friday. Recycling is collected every other Friday. The following changes to Stone Creek's trash pick-up was outlined in the information Stone Creek residents received from the City of Omaha Planning Department in May regarding the annexation:

“Solid waste collection for single family and duplex households will be provided once a week by the City’s collection contractor, FCC Environmental. There is no charge for this service. Collections will begin the week of August 1st 2025.”

Name	SID	Census Population	Council District	Council Representative	Trash Collection Day	First Day of Collection	First Day of Recycling
Stone Creek/ Copper Ridge	427	3,549	7	Aimee Melton	Friday	August 1	Group A August 8

CITY OF OMAHA FALL CLEANUP PROGRAM

The City of Omaha Fall Cleanup program is a joint effort between the City of Omaha and participating neighborhood or homeowner associations. The annual free event provides Omaha residents with the opportunity to recycle or dispose of large or bulky items that are not accepted through curbside waste or recycling services (such as old furniture, appliances, tires, and mattresses). Fall Cleanup is open to all City of Omaha households. Residents do not have to be a member of a neighborhood/homeowner association to participate. Only residential/household items are accepted (commercial waste is prohibited). Residents must unload their own vehicles; no assistance will be provided. The 2025 Fall Cleanup will take place on the four Saturdays of October. When sites are assigned, the information will be posted via the City of Omaha's Wasteline website <https://www.wasteline.org/general-information/fall-cleanup/>. You can also call the Omaha Fall Cleanup Hotline at 402-444-4636 for more information.

VOLUNTEER NEEDED - WELCOME COMMITTEE *by Helen Heller*

Since Covid, Stone Creek no longer makes Welcome Visits to new residents. We have simplified the process. I am looking for a volunteer to send a preprinted Welcome Form Letter and New Resident Form to new Stone Creek residents when they move in. The HOA will pay for postage, envelopes, and printing. Estimated time involved is 5-10 minutes a month. If you are interested in volunteering to do this, please contact Helen Heller at 402-571-5059. Thanks for your consideration.

NEW NEIGHBORHOOD WATCH BLOCK CAPTAINS *by Helen Heller*

Marikay Schwaller has volunteered to be Block Captain for 6300 & 6500 N. 157th St. including 157th Avenue Circle off 157th & 158th St. and Kellie Nabity has volunteered to be Block Captain for 163rd Street (between Hartman to Nebraska Ave.) and including Himebaugh Cr. If you are in either of these two Neighborhood Watch Groups, they will be forwarding to you any Safety Alerts and other important Stone Creek information. Thank you, Marikay & Kellie, for your willingness to help to keep our neighborhoods safer.

IMPORTANT INFORMATION - STONE CREEK NEIGHBORHOOD WATCH *by Helen Heller*

If you have not yet joined a Neighborhood Watch Group or think you have signed up for Neighborhood Watch and are not getting emails on safety alerts in the area, please call Helen Heller at 402-571-5059. Joining Neighborhood Watch is no work on your part other than keeping an eye out on your neighborhood. Over 90% of Stone Creek belongs to a Neighborhood Watch Group.

VOLUNTEER NEEDED - STONE CREEK CITIZEN’S PATROL *by Helen Heller*

We want to take this opportunity to thank Robert Rakoczy for coordinating Citizen’s Patrol in Stone Creek. Unfortunately, the Rakoczy’s moved out of town. Please consider being a volunteer to take over the coordinator position of Stone Creek Citizen’s Patrol. This job involves going to a meeting at the Omaha Police Department once a month. This is a great way to be proactive in keeping our neighborhood safe. If you are interested, please contact Helen Heller at 402-571-5059.

THANK YOU – STONE CREEK NEIGHBORHOOD WATCH BLOCK CAPTAINS

Larry & Gladys Ahlers

6600-6700 N. 159th St.

John & Tricia Albeck

159th Avenue Circle off of Bauman Ave.

Dawn Bailey

Ogden Circle off of 167th St.

Linda Brablec

Mary St. between 159th St. & 160th Street: & 6800 block of N 159 St.

Chuck & CeCe Carlson

165th St. between Bauman Ave. and Nebraska Ave.

Douglas & Jean Dahl

Jaynes Circle off of 167th St.

Jeremy & Jen Dick

Bauman Circle & Bauman Ave. to 163rd -165th Street

Randy & Yvonne Durr

162nd St. between Bauman & Ida St.

Deb Gustafson

163rd St. from Bauman Ave. South to Nebraska Ave. & Including Curtis Cr.

Ryan & Sarah Hanson

164th Street between Hartman Ave. and Jaynes Street

Jeffrey & Kristi Jacobs

166th St. North of Kansas St.

Gerard & Tina Jansen

Curtis St. East from 160th Avenue to 158th St.

Mark & Julie Jorgensen

159th St. Circle (South of Curtis)

Gail Lawrence

160th Avenue North of Jaynes St. and South of Hartman Ave.

Billy Leanord (Temporary)

163rd St. from Hartman Ave. South to Fort

Russ Mandel

6300-6600 N. 158th St.

Jodi Marasco

15900 Newport Ave.

Julie Matheny

166th St. North of Kansas Ave. and South of Nebraska Ave.

Perry & Katherine Mettling

160th Avenue Circle South of Jaynes Street

Dave & Sue Miller

157th Avenue Circle (South of Curtis)

Tom & Susan Morrissey

166th Street from Kansas South to Hartman including Laurel Circle

Kellie Nabity

163rd Street (between Hartman to Nebraska Ave.) & including Himebaugh Cr.

Patti Plumb

Townhomes on N. 167th Avenue Cr.

Curtis Reiter & Helen Heller

6400 & 6500 N. 159th Street

Joseph & Connie Ricchini

Jaynes Street between 163rd-164th Street

Jason & Julie Robertson & Helen Heller

Vernon St. between 159th and 160th Street

Steve & Rhonda Ronspies

158th Avenue Circle off of Curtis Avenue

Marikay Schwaller

6300 & 6500 N. 157th St. including 157th Avenue Circle off 157th & 158th St.

Mike & Mary Steffen

Townhomes on N. 167th Cir., Hartman Ave. between 168th & 167th

Sue Swartzbaugh

5700-6200 N. 160th Ave.

Robert & Elaine Urban

165th St. between Hartman and Jaynes; and Hartman Street between 163rd & 165th

Brenda Waters

160th St. North of Bauman Ave. to Mary St.

Deb Prucha

159th & 160th Bauman Ave.

Sue Wright

160th Ave South of Bauman and North of Curtis (6400-6500 North)

Stacy Zaayer

Hartman Avenue from 161st to 163rd; Jaynes Street from 161st to 163rd; and 162nd between Jaynes and Hartman

Harold & Barb Zabel

Villas - N. 166th St., N. 166th Ave. & N. 167th St.
Including Ogden St. & Ellison Ave. between 166th & 167th Streets



NATIONAL NIGHT OUT IN STONE CREEK *by Helen Heller*

A big thank you to Sheriff Aaron Hanson and Deputy Cindi Dmyterko from the Douglas County Sheriff's office as well as Officer Gabby and Officer Hanson from the Omaha Police Dept. for visiting Neighborhood Watch Groups in Stone Creek. What a great opportunity it was for Stone Creek residents to ask various questions and get to know the people who help protect our neighborhood. Thank you also to all the Stone Creek residents that hosted a Neighborhood Watch gathering.



Sheriff Aaron Hanson & Deputy Cindi Dmyterko with the Neighborhood Watch Group on 157th Street and 157th Cr.



Picture of gathering and Stone Creek Town Homes

EXTERIOR HOME IMPROVEMENTS by Stone Creek HOA

All requests for improvements, changes, additions, etc., on all exterior Stone Creek properties, must be submitted to Realty ONE Group Sterling for approval. Homeowner must simply complete a "Home Improvements Request" Form on the Stone Creek website, www.stonecreekomaha.com (then click on Home Improvements). Examples of improvements are: fence installation, swing sets, new exterior paint, shingles, pools, landscaping and basketball hoops. This ensures a consistent appearance to all of the lots and prevents any eyesores which could affect property values. Anything that does not meet the requirements laid out in the covenants will not be approved.



IMPORTANT NOTE: It is important to note Stone Creek Villas and Townhomes have a separate improvement approval and you need to go through both boards for any improvements.

JULY 4th PARADE by Jen Hodgson

This year's 4th of July parade brought our community together in a burst of color and celebration. Children proudly rode their bikes and scooters adorned with streamers, while furry friends trotted alongside in their best patriotic gear. Thank you to the Bennington Fire Department for leading the parade. We can't wait to see you all again next year for another round of red, white, and blue fun! (Editor's Note: A special thank you to Jen Hodgson for all of her work in organizing the July 4th neighborhood parade!)





JULY 3 CELEBRATION & FIREWORKS SHOW



*THANK YOU, STONE CREEK GOLF COURSE AND STONE CREEK HOA, FOR A WONDERFUL FIREWORKS SHOW
AND FUN ACTIVITIES FOR ALL!*

IMPORTANT FRIENDLY NEIGHBORHOOD REMINDERS *by HOA Board*

- **Exterior Home Improvements MUST BE APPROVED THROUGH HOA** - All changes to the exterior of your home and your property, must have approval. If you're going to do any exterior work on your property, please contact: Realty ONE Group Sterling at 402-934-0074, Email: stonecreekhoa@rogsterling.com. It is important to note Stone Creek Villas and Townhomes have a separate improvement approval and you need to go through both boards for any improvements.
- **ALWAYS REPORT SUSPICIOUS ACTIVITIES BY CALLING 911!!** Our Sheriff's Department urges us to do **this!** Let them come to check on the problem. After calling 911, contact Helen Heller (402-571-5059) so that neighbors can be alerted.
- **Garbage Cans/Containers** - No garbage cans/containers are permitted to be stored outside any residence except when placed at the curb on trash day for pick-up. Please put garbage containers inside on non-trash days.
- **Lawn Mowers, Snow Blowers and Other Equipment** - When not in use, store inside/out of sight.
- **Campers/Boats/Trailers** - 20 day limit per calendar year being parked in your driveway.
- **Stone Creek Little Library** (Located in Stone Creek Park) - Donate Books, Read Books, Borrow Books. Please return books so others can enjoy them! Administrator for the library is Kellie Nabity.
- **Dog Owners & Dog Walkers** - Remember to clean up your dog deposits. Help keep our neighborhood clean, healthy and beautiful.
- **Leash Law** - All Stone Creek Residents are subject to the Omaha leash law. All pets must be licensed annually (no later than March 15th (with current rabies vaccination), and must not be allowed to run free.
- **Golf Course Is Private Property** - Do not walk, jog, ride bikes, sled, or allow children to play on the golf course.
- **Absolutely no fishing or ice skating on the ponds of the Stone Creek Golf Course**; the ponds are private property and not for public use.
- **Garage Doors** - For safety purposes, remember to keep your garage doors shut unless you are outside and can see them.
- **Cars Parked Outside** - Keep car doors locked and remove personal items from your car when it is parked outside.
- **Report Street Light Outages** - Call OPPD at 800-554-6773 or go to www.oppd.com and give them the location of outage.
- **Winter Street Parking** - Moving any parked vehicles from the street to your drive prior to snowfall not only enables Douglas County to plow the streets, but also helps keep our neighborhood safer. If there is snow in the forecast, please move your vehicles into your drive.
- **Snow Removal around Fire Hydrants** - In the interest of neighborhood safety, please remember to clear snow from fire hydrants so they are accessible and visible from the street. If there is a fire, the firemen will waste valuable time if the hydrant is covered with snow, so they first have to find it and then dig it out in order to attach their hoses and fight the fire. Come together as a "neighborhood team" to see that fire hydrants are accessible.
- **Stone Creek Facebook Page** - Deb Gustafson has created a Facebook page for Stone Creek. The page shares upcoming events, real estate updates, community events/info, etc. You can follow the page at: <https://www.facebook.com/profile.php?id=61572993645931>.



CURRENT STONE CREEK LEADERSHIP

Stone Creek Homeowners Association Board of Directors

Name	Home Address
Don Hansen, President	5821 N. 160 th Ave.
Kirk Swartzbaugh, Vice President	6205 N. 160 th Ave.
Helen Heller	6503 N. 159 th St.
Derek Hodgson	6536 N. 160 th Ave.
Brett Johnson	6542 N. 160 th Ave.

SID Board of Directors

Name	Home Address	Phone Number	Email Address
Donald Phillips, President	6624 N. 157 th Cr.	402-690-7994	phillips CPA@gmail.com
Kirk Swartzbaugh	6205 N. 160 th Ave.	402-968-5475	kirk.swartzbaugh@yahoo.com
John Estabrook	5515 N. 166 th Street	402-616-9917	jestabrook@cox.net
Teresa Hoffman	5702 N. 157 th St.	402-981-2995	thoffman7@icloud.com

Leadership – Townhomes and Villas

Stone Creek Townhomes Two (Villas on Ogden & Jaynes Circles only)	Darin Jensen	402-618-3957	
Stone Creek Villas Association (Lots 556-600 – on 166 th St., 166 th Ave., 167 th St., Ogden St., Ellison Ave.)	Superior Management Group	402-575-5525	villasatstonecreek@gmail.com
Stone Creek Townhome Association (Townhomes on 167 th Circle & 167 th Avenue Circle North of Hartman & 7 Villas on Hartman)	Sandra Fournier	402-218-3103	huskersan@yahoo.com

Stone Creek Home Improvements

All changes to the exterior of your home and your property, must have approval. If you're going to do any exterior work on your property, please contact: Realty ONE Group Sterling at 402-934-0074, Email: stonecreekhoa@rogsterling.com.

Stone Creek Social Committee

Jen Hodgson, Chair	Bethany Banister	Morgan Boler	Helen Heller	Lauren Kavan	Maggie McGlade	Bobbi-Jo Schram	Amanda Shalberg Mohrmann	Sue Swartzbaugh
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