

# The LEAVENWORTH EXCHANGE

*Celebrating together as friends and neighbors*

Volume 33 Issue 10, October 2018



## President's Letter

In previous issues of The Exchange, we've discussed landlords and absentee landlords with LNA boundaries. We are a densely populated part of the metro and many of our neighbors dwell in rental properties. Properties stand in differed degrees of upkeep and occupancy. With the recent Yale Park Apartment inspection, conversation has been sparked in our neighborhood as well.

Opinions vary. Some neighbors think the idea of registering landlords would bring long-overdue accountability to those own in Midtown but reside out-of-state. Local municipalities such as LaVista and Council Bluffs have such an ordinance on the books; this allows City officials to inspect the condition of rental units to ensure sanitary and safe conditions.

Those opposed to the proposal say many of Omaha's landlords are just neighbors who a few properties and are simply trying to better themselves and the neighborhoods. Adding another level of government red-tape would be costly and intrusive. There would be an annual registration fee and both owners and tenants would need to comply with city officials.

If you have any insight into this, come to our meeting

*Jack Henry*

***Reminder!*** The next LNA  
Membership meeting will be  
**October 18, 2018.**

7:00 PM

**NOTE THE CHANGE  
IN LOCATION:**

**We will be meeting at  
First Central  
Congregational Church,  
36th & Dewey**

Come to the south patio  
doors on the west side of  
the church. The parlor is  
to your left.



## Car Break-ins

By Jennifer Knoff

If you have the NextDoor app, you undoubtedly have read the numerous posts lately about people's cars being broken into. I admit I used to read those posts and silently be thankful it wasn't us – until it happened to us and we woke up one morning the first week of October to discover we were now victims. Items from the glove box had been strewn all over the front of our SUV and everything had been gone through. The thieves made off with our vehicle registration as well as a backpack full of personal items and a USPS work bag. It's frustrating and feels like a violation to know that someone was in our driveway while we were home, going through and taking our belongings. And the worst part? It happened because of a simple mistake. The one time we forgot to lock the car doors...

So what can you do to prevent it from happening to you too? Lock your doors. I've heard of people who say they don't lock their doors because they don't want thieves breaking their car windows. Don't make it easy for them! Don't leave items in plain sight in your car, especially loose change. If you have to leave items in your car, put them in the trunk. Most thieves won't stick around long enough to try to find the trunk release. Most of the time they are in and out of your car in less than 30 seconds. Install external motion detection lights outside of your home. Or if you have to park in the street, try to park under a street light. Thieves hate light – it makes it too easy to be seen.

Mostly, be alert. Not only when it pertains to yourself, your house and your vehicle – But be alert of your surroundings and your neighbors as well. You never know when you might see something that could turn out to be important even though you thought it was nothing in the moment. This last part might be our greatest defense. There is strength and protection in numbers. We might not personally know all of our neighbors, but we can be neighborly and watch out for them.

### *Editor's Post script:*

On Monday, 1:30 PM, I was heading west on St. Marys and observed an individual checking doors on parked cars next to the Triangle Apartments at 31st St. I pulled into Fashion Cleaners and observed him heading to the cars parked in front of Ekard Court. The police showed up quickly and caught the guy; however he only had a pocket full of change. The officer told me it was not a crime for carrying change. Unfortunate I did not actually witness the theft, if in fact there was any. Of course it was understandable but I hope he got the message to stay away!! When you see something, say something....

Jim T.

## Board Elections Coming in November

The annual meeting is always held in November, on the 15th this year. At that meeting we will elect two Board members. The terms of John Costanzo and Andrew Flater expire. Consequently, we will elect two people to the two-year term.

Our by-laws state, "A Board member must live, own property, or own/operate a business within the boundaries of the Association during their whole term." After elections are held, a caucus shall be held by that Board to determine the officers.

At this point we do not have any nominations for the vacancies. Both John and Andrew have stated they will not be running for re-election. Jack Henry, Janelle Domeyer and Ben White will be continuing in their second year of office.

If you are interested in serving on the Board of this dynamic association please attend the meeting and receive a nomination. The work can be very rewarding and with any volunteer organization, does take a certain amount of time.

**DOOR PRIZE TO BE  
GIVEN AT NEXT MEETING**  
**Come to the meeting on  
October 18th and you will  
have the chance to win a nice  
door prize, courtesy of  
Midtown Crossing.**

**Happy Halloween**



## Landlord Registration and Inspection

By Jim Thompson

The Omaha City Council will be considering a change that will significantly impact property owners in Omaha. The recent discovery of severe code violations at the Yale Park Apartments in North Omaha have triggered a consideration of applying landlord registration and City inspections for all rental property in our town. For sure, the behavior of one will penalize all.

The LNA has more rental units than single family houses. The question I have for those landlords: is your property up to code?? Years past we have had slumlords who, for the most part, have sold their units to other investors. Years past I would have welcomed this type of ordinance. But today, especially with the re-development that has occurred in many corners of our neighborhood, I am not convinced such an ordinance is necessary.

For our readers out there, both landlords and tenants, what your thoughts? As a former landlord I took pride in my investment and maintained it well. Was it 100% up to code? Only a nitpicky code inspector would know. But I provided a warm and safe, best to my knowledge, comfortable abode. As one travels the 'hood, it becomes obvious who the conscientious landlords are and those who are only in it for the bottom line. Sure, I'm picky too - I want the City to go after only the absentee landlords!! Clearly you cannot pass an ordinance just for these slumlords. Consequently, the City has evolved into a complaint driven, checklist system. Tenants complain, City inspects. Let's get real folks, tenants who enjoy low rents (assumed, because slumlords don't spend money to repair) do not want to face eviction nor increases in rent. So, their standard of living is subsequently lowered. Too low. But I can drive by and recognize the slumlords from the outside of the property. Doesn't that count?

Wait..... I have to admit, a lot of those properties might not be rental units!!! But from the outside, they look like crap and we all know, code violations are highly likely. So the where do we, as a City, check the boxes on what constitutes an acceptable standard of living? Does it count that ANY property within the jurisdiction of Mr. Code Enforcer requires attention?

Is a complaint driven system simply based on good faith Mr. Landlord reacts "reasonably to repairs? With the exception of brand new housing, is there *any* property,

rental or owner occupied, that is up to code? I believe the landlord registration/inspection ordinance is a gut reaction to a relatively isolated incident of mass housing. I do know of property in our neighborhood that generates a very low standard of living. Can I complain, as a passer-by, and have the City inspect? Guess not, primarily because they have "real" complaints to work on, i.e., those that come from within the dwelling.

In a recent Public Pulse letter someone from the OTOC organization criticized the way tenants are making the mess on properties. I wondered how these folks can be so blind to think that owner occupied houses are exempt from their wrath. In fact the Yale Park issue had OTOC blaming the landlord for the mess. Whose responsibility is it to educate/train tenants on how to live?

The Code Inspection Department has been maxed out for decades. Too many complaints, not enough resources. They know which properties are bad, they are indeed the experts in this process. The question is how tight are the ropes that bind them on taking positive action? Is there room for subjectivity in this process? The ultimate goal is to provide safe dwellings so positive, quality of life happens. Shame on those landlords who ignore this goal. One thing we all need to work on is defining what quality really means. And to work towards a quality value includes ALL dwellings.

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- Community Partner with several businesses and charities



[www.dinosstorage.com](http://www.dinosstorage.com)

402.916.4015

## Quick Snips.....

Retired undercover, narcotics officer **Mark Langan** has a new book out called **Busting Bad Guys**. Officer Langan assisted the Leavenworth Neighborhood area often while employed with the OPD. The book consists of true crime stories of bookies, drug dealers, and ladies of the night. Please check out his website at [www.bustingbadguys.com](http://www.bustingbadguys.com) for details.



There are too many properties in the neighborhood where the owners continue to fail in keeping the height of their lawns in compliance. So winter will get here, and with it will be snow. Will these same properties comply with the ordinance to shovel their walks?



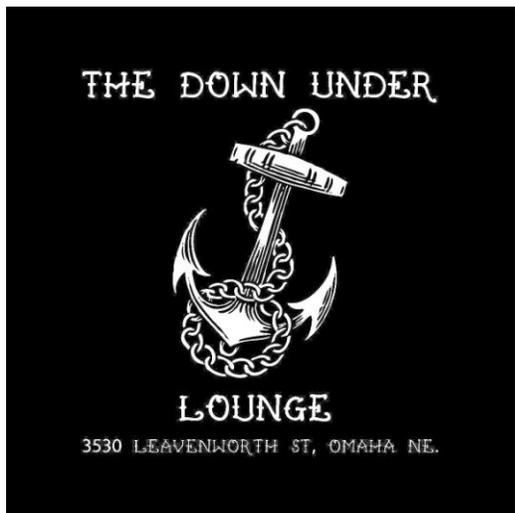
Recently a neighbor complained about the large amount of nails found in the street and in her tires, from the vast amount of construction on 31st/33rd/Mason. The LNA contacted the developer, Dial Development, and were assured they would have their contractor run a magnet around the construction zones.



Our sympathies to the family and friends of long time, 35th Avenue resident Charlie Taucet, who recently passed away.



The other day I had to drop some old paint and fluorescent light bulbs at Under-The-Sink on 4001 So.120th. I picked up a couple of **green recycling bins** in case any of our neighbors need one. If any of you head out there please grab more and we will make them available at LNA headquarters.



**IT IS TIME TO RENEW YOUR MEMBERSHIP.  
OR IF YOU HAVE NOT JOINED, JOIN US NOW!!**

**Family membership: \$15  
Business Membership: \$25**

Make checks payable to "LNA". Bring to the meeting, give to a Board member, or

**Mail to:  
Leavenworth N.A.  
3031 Leavenworth St, Omaha, NE 68105**

**PLEASE NOTE:** You can also pay directly through PayPal, sending your transaction to:  
**Treasurer@LNAOmaha.org**

**inCOMMON Community Development**

Where we grow up matters. Safe streets, strong schools, affordable housing, active parks, access to jobs, connected neighbors... all this matters because the old saying is true: we're products of our environment.

Because strong, vibrant neighborhoods are so incredibly important, each year inCOMMON hosts the annual Neighborhood Hero Award to celebrate neighbors throughout our community who go above-and-beyond to make their neighborhood amazing. Do you know a Neighborhood Hero? Then be sure to nominate her/him today!

Criteria:

- Neighbor lives within the Omaha-Council Bluffs metropolitan area
- Neighbor consistently demonstrates a commitment to building strong, vibrant, healthy neighborhoods
- Neighbor empowers others into the work of impacting neighborhoods

Deadline: October 31, 2018

Website: <http://tiny.cc/NeighborhoodHero>

**FREE!**  
**GRATUITO!**

**MEET & TREAT**  
**October 27 5-8pm**  
**Southeast Precinct, 25th & Vinton st.**

**SOUTHEAST PRECINCT**

Haunted precinct!  
Candy, games, bouncey house, dance, music,  
Walgreens photo, + safety information!

Visite el recinto de espantos! Habrá diversión,  
dulces, brincolin, foto de Walgreens, música, bailable,  
e información de seguridad!

Come **MEET** the officers  
and receive a **TREAT!**

Graphic: Doreen Blawie/Martin

**Free** **USED TIRE**  
**Collection Event**

**ONE DAY ONLY**

**OPEN TO ALL OMAHA AND DOUGLAS COUNTY RESIDENTS**

**SATURDAY**  
**OCTOBER 27, 2018**  
8AM to 2PM  
No early or after-hours dumping  
*Violators will be prosecuted.*

**Baxter Arena**  
Lot 26 – 2707 S 67th Street  
Car, motorcycle, and small truck tires accepted.  
**NO** tires with rims • **NO** business tires  
**NO** tire retailers or auto shops

Please be prepared to unload your own tires.

**FRED'S**  
**FRIENDLY SERVICE**

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Complete Auto Repairing  
"Stop in Today for the  
Friendly Way"

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**RON & ROB WACKERHAGEN**  
*The FULL SERVICE Guys!!!!*

**ROAD SERVICE**

//I've always had a fondness for Fall  
 Ever since I was small, I remember loving the  
     brilliant colors exploding on tree tops  
 Making the horizon appear to be on fire  
 I recall carelessly jumping into piles of carefully  
     collected leaves  
 My mom had spent hours raking them  
 But only smiled when I dove in  
 Sending streams of greens, reds, and yellows thru  
     the air  
 It would seem that the joy it brought  
     was well worth a little extra time with the rake  
 I know her heart was full too  
 And the smell of Fall air  
 There's nothing like it  
 It's clean  
 But feels like it carries secrets  
 Whispers of what is to come  
 It won't be long now  
 A heavy white blanket will soon exist where the  
     blades of green once stood tall  
 I've never loved Winter  
 But it is beautiful  
 And I think there's a lesson in that  
 You don't have to love something - or even like it - to  
     make it beautiful  
 Sometimes you just have to let it be  
 And you know, just like Winter, you don't need to  
     love me- or like me- to make me beautiful  
     [heart & spirit]  
 I just am.//

Ashley Seeler  
 Oct. 2018

## Change....

By Pam Brown

It's funny how improvements and upgrades in a neighborhood can rid us of some major problems and replace them with some minor ones.

I believe the instances of crime have gone down for the Leavenworth Neighborhood. Major improvements to property are visible throughout the area. But with these certainty welcome events, come new less invasive and less harmful problems.

I find that if I come home after 8 or 9 PM, especially on a Friday or Saturday, I will probably not be able to find a parking space within a block or two of my house if at all.

Mowing the area of my lawn between the curb and the sidewalk had been pretty much been a no brainer .....now I have to check for hamburger wrappers, plastic bottles and yes, dog doo doo. These are annoying but certainly not something to lose sleep over.

I do worry about the four three story row homes being built right next door and how my daily routine of letting my barking dachshund out to rid my yard of squirrels every morning may be a problem or not being able to sit on my ground level deck without the feeling of being watched.

I'm sure there will more things I will need to adjust to and I will. I just have to think back and remember the bad old days.

### What to do if you smell natural gas

1. Get everyone out of the building or area. From a safe location, call us at 402.554.7777 or 911 from a phone not located in the building. There is no charge to check gas leaks!
2. If you smell an odor or know there is a damaged gas line, do not use any matches, candles, lighters, flashlights, motors or appliances. Don't even use the light switch, telephone or cellular phone.
3. If you detect a faint odor of natural gas, check the pilot lights. If the pilot light or burner flame is out, shut off the gas supply to the appliance. Allow ample time for any gas accumulation to escape before relighting.

**Information for Contributors**  
**To contribute to *the EXCHANGE*,**  
**please contact Jim Thompson,**  
**editor@LNAOmaha.org.**  
**Deadline for the November issue is**  
**November 2, 2017.**

Content submitted may be edited as needed.



## Dear Midtown Crossing neighbor,

It's exciting to see so much momentum in our Midtown Crossing neighborhood! I wanted to take a moment to welcome those of you who are new – so great to have you here – and thank those of you whom I've met and done business with. I appreciate and am very proud of our midtown Omaha affiliation.

If my Wohlner's team can be of service, please don't hesitate to stop by or give us a call – whether you need meat, wine, fresh produce or other staples, last-minute or planned in advance. If we don't have a need on-hand, we're happy to order it for you.

Wohlner's has been part of the Omaha community for 100 years now, part of Midtown Crossing since 2010. We are just around the corner, ready and anxious to support your success.

Our best to all of your businesses.

Sincerely,

**Mike Schwartz**

Owner, Wohlner's Neighborhood Grocery & Deli  
(402) 504-1025

**Wohlner's**  
Neighborhood Grocery & Deli  
Celebrating 100 Years  
1898-2018



October  
2018



LEAVENWORTH NEIGHBORHOOD ASSOCIATION  
3031 Leavenworth St.  
Omaha, NE 68105

*"Celebrating together as  
friends and neighbors"*



## THE LEAVENWORTH NEIGHBORHOOD ASSOCIATION

### Who We Are

*A neighborhood association advocating growth and pride for families and business in the heart of the city -- working to provide a safe, attractive, and welcoming environment in which to live, work, and play. The LNA is a 501(c) 3 nonprofit organization.*

### Our Board Members

- President: Jack Henry 402-650-3761  
Email: [President@LNAOmaha.org](mailto:President@LNAOmaha.org)
- Vice-President: John Costanzo 402-699-0048  
Email: [Vice-President@LNAOmaha.org](mailto:Vice-President@LNAOmaha.org)
- Secretary: Andrew Flater 515-520-1255  
Email: [Secretary@LNAOmaha.org](mailto:Secretary@LNAOmaha.org)
- Treasurer: Email: Janelle Domeyer  
Email: [Treasurer@LNAOmaha.org](mailto:Treasurer@LNAOmaha.org)
- At Large: Ben White, 402-346-5700  
Email: [atlarge@LNAOmaha.org](mailto:atlarge@LNAOmaha.org)

Join us for our monthly meetings -- the 3rd Thursday of the month, 7 p.m., Dewey Park Building on Turner Blvd.

**Website: [www.LNAOmaha.org](http://www.LNAOmaha.org)**

**Become a Member of the LNA**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Family membership: \$15 annually  
Business membership: \$25 annually

Name of Business: \_\_\_\_\_

\_\_\_\_\_ New Member      \_\_\_\_\_ Renewal

Make checks payable to LNA. Dues are for Jan.-Dec.  
Mail to LNA, 3031 Leavenworth St, Omaha, NE 68105  
Or send via PayPal to: [Treasurer@LNAOmaha.org](mailto:Treasurer@LNAOmaha.org)

Each adult 18 or older, 2 max. per family or business that pay dues and lives, owns property, or owns/operates a business in the LNA boundaries shall be eligible to vote on Association matters.

LNA boundaries: East - 29th St., North - Dodge St.,  
South - Pacific St., West - 36th St.