

# The LEAVENWORTH EXCHANGE

*Celebrating together as friends and neighbors*

Volume 32 Issue 1, January 2017



## President's Letter.....

Resolve To Be Bold In 2017.

This is the first edition of The Exchange this year - coming at a time when people think of resolutions for the New Year and how to live better lives in the coming 365 days. The leading culprits in America are reducing debt, losing weight and/or faithfully hitting the gym, consuming fewer cocktails or even finishing that backyard project that we started two seasons ago. However, stats show that less than 10% of the resolutions are kept and a staggering 43% fail completely (most by the end of January), the balance of society either didn't make a resolution or achieved infrequent success. This begs the question is there a secret to successfully keeping a resolution?

I'm not particularly surprised that the internet is full of life-coaches and guru's who proclaim they know the 'secret'. Hours of podcasts exist with self-help wizards espousing their brilliance and guiding us serfs to make 'realistic' resolutions and offering all kinds of ways to stay on track with them. On and on they go; the din of their counsel is brain-numbing!

**But the Wizards and Gurus are correct** - people who explicitly make resolutions are 10 times more likely to attain goals than people who explicitly *don't* make

*President, Continued on Page 2*

## LNA Master Plan

A few years ago we changed our "goals for the year" to a Master Plan. The intent was to have a set of plans that is more than just a yearly checklist.

In previous issues we have outlined what the membership has desired in the ongoing quest to make this neighborhood a great place to live, work and play. The current plan may need to be refined and at the February meeting we will work on that. Some of the items listed are relatively achievable, especially with energy and some funds. Some, however, are a huge wish. But either way, it is going to take all of us to get together and decide the priorities. Of course if you have an item you personally want to "sponsor", not necessarily in financial terms, but energy level, do not be shy.

Please come to the next to meetings to discuss the direction in which this association wants to move.

**Reminder!** The next LNA Membership meeting will be **Jan. 19, 2016, 7:00 PM**, at Dewey Park Building, Turner Blvd & Dewey.

*President's Letter, from Page 1*

them. But it's not for me.

**Resolution** is the noun form of the verb **resolve**, which derives from Latin word *resolvere*, 'to **settle**'. Rather than making a resolution, I want to live *resolved*. Being resolved is an *action* – living resolved means living deliberately and approaching every day with purpose. Being settled with who you are and the goals you are working towards.

Living a full life isn't about making some woolly, half-hearted decisions that don't really mean anything. That's not what truly confident people do. By living resolved you can expect to achieve your hopes. In American Sign Language, those two words - hope and expect – are the exact same sign. They are synonyms. In English, we think of one as more fickle, and the other, more substantial. But it's true, they are very closely linked.

A prime example of this is our own LNA. Some of our hopes were almost beyond what we could expect but in the last year we moved to our new HQ in Dewey Park, a years-long goal of the organization. We also did a lot of behind-the-scenes work on the website and email domain, held an off-cycle board election and enjoyed a great Christmas Party. The only things that are truly completed are the Board elections and the Christmas Party. There's a lot to be accomplished yet but that doesn't mean we haven't been resolved or witnessed huge successes or enjoyed the hell out of our neighbors and neighborhood. We moved into last year resolved to do what was best for our Association and as opportunities presented themselves we took action. This simple formula allowed our hopes to be realized. We will be just as resolved this year – focusing on VALUE and MEMBERSHIP.

Be bold this year and make confident choices based on what really matters to you. Jump into 2017 with both feet! Our behavior is perhaps the strongest indicator of what we believe and what we value. In the words of John F. Kennedy, "As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them."

*Jack Henry*

## Ekard Court

By David Kane

Here's a little info on the building at 617 S 31 St Omaha NE 68105:

I had owned the old building since 2002 and have had rental property in the community since 1997. I spent several years trying to put together a rehab but the old building was too far gone. It was not that well-built, constructed fast during a housing boom in 1915. The north structure had no footings, the concrete base was poured on the ground. Replacing the old building was the only practical option.

The new Ekard Court is a 36 unit building replacing the old building which was 28 units. I partnered with Harvest Development ( HD-Omaha) to do the project and they are now part of the ownership. Harvest's team operates and manages the building. We received the certificate of occupancy the week of Labor Day last fall. The Ekard Court has four floors and an elevator.

The stone relief Lion Head sculpture by the front door was mounted on the court yard wall of the original building. It was part of a fountain. Surprisingly, it managed to survive 100 years of spray paint and kids with firecrackers!

William Drake built the original Ekard Court, the name we kept for the new building. Of course he also built the Drake Court which is down the street on Leavenworth. I don't know why we like to do this in Nebraska but "Ekard" is "Drake" spelled backward. I really enjoy newspaper clips about William Drake as he built a lot in our neighborhood.

For leasing information folks can contact.  
HD Omaha, 402-618-6300. [www.hd-omaha.com](http://www.hd-omaha.com).

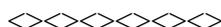


## QUICK SNIPS.....

Anyone out there have a use for old trophies? How about an art project? Plaster them all on a board? Disassemble and screw the pieces down?? Hmm. The Salvation Army commented they don't sell and will likely end up in the trash. Any comments send to [atlarge@LNAOmaha.org](mailto:atlarge@LNAOmaha.org).



Any of our neighbors have an artsy outlook and want to provide some input to the neighborhood? We have a spot for you that can generate some positive rewards. Please come to the meeting and we will discuss.



News on the street: the former National Indemnity building on Harney and Turner Blvd. is going to be developed into a mix of 48 studio, one-bedroom and two-bedroom multi-family units. This is being done by NuStyle Development.



Thank you to John Nosal from the Down Under for your generous donation to Christmas Cheer! Cheers to you!!

## Do You Know Your Neighbor?

By Ashley Flater

You use Facebook to connect with friends and family. You use LinkedIn to connect with coworkers and colleagues. And you can be using Nextdoor to connect with neighbors.

Nextdoor is a free, online platform that was created to bring neighbors and neighborhoods together. Nextdoor's mission is to provide a trusted platform where neighbors work together to build stronger, safer, happier communities, all over the world.

People are using Nextdoor to:

- Quickly get the word out about a break-in
- Track down a trustworthy babysitter
- Find out who does the best paint job in town
- Ask for help keeping an eye out for a lost dog
- Find a new home for an outgrown bike

It's up to us to make the neighborhood where we live and work a safe and connected community. Will you join us?

Hope to "see" you on Nextdoor soon!

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

NOTE to LNA Neighbors: There are 172 of you signed up on Nextdoor. Some of you get The Exchange. Why not ALL of you sign up to receive this newsletter too? See page 7!!!

**WELCOME TO WEST OMAHA, CIRCA 1915.**

**CHRIS KILROY**  
5139 LEAVENWORTH STREET  
OMAHA, NE  
402.558.2111

**Edward Jones**  
MAKING SENSE OF INVESTING

SUPPORTING MIDTOWN SINCE 2001  
MEMBER SIPC

**Have you had your car broken into? Something stolen from your yard or business? Suspicious characters roaming around??**  
**Of course you should first call the police or 911 depending on the urgency of the matter.**

**The LNA as an active "Crime Alert" email listing to share information within the neighborhood. If you have an incident, report it to [atlarge@LNAOmaha.org](mailto:atlarge@LNAOmaha.org) and it will be shared with your neighbors. Communication is an important element in keeping our neighborhood safe.**

**Note that this email listing is not used for any commercial purposes.**

## Christmas Cheer - 2016

By Carol Haas

It was a great year for the LNA's annual Christmas Cheer program focusing on Jackson Elementary School. We are especially appreciative of the help of Kassie Mayo, Pamela Valencia, and Sophie Reimer. It was also great working with Jackson's Principal Mrs. Northcutt and the staff at the school.

The program began with book sorting at Terry McMullen's warehouse on December 10<sup>th</sup>. A large group of volunteers participated making this a quick and easy task.

On December 19, the LNA sponsored a program by the Omaha Children's Museum for the entire student body at Jackson. The kids really enjoyed the magic of all sorts of bubbles including bubbles large enough to enclose several of the students. Following the program, each student received their own bubble wand.

Each of the approximately 250 children at Jackson also received a bag containing treats, books, hats and gloves. Participating in assembling the bags and delivering them to each classroom were Jim Thompson, Cindy Mitchell, Dana Thompson, Elyse and Simon Kowalewski; Kassie, Nick, Eloise Mayo and Kassie's brother; Sophie Reimer, her Mom, brother, and friends; Pamela Valencia and friend; Jack Henry and Carol Haas. Once again, with a number of volunteers, the project went quickly and efficiently.

We are very grateful for the friends and neighbors who donated to this annual project – not only cash donations but bags, treats, bubbles, etc. As you know, this project could not continue without your generous support.

Additionally, using funds from the Jim Krin Memorial Fund, the LNA sponsored bagels and juice for the faculty and staff at Jackson on December 21<sup>st</sup>. Approximately 50 individuals comprise this group at Jackson.

We will be sending out individual thank you notes within the next week or so and then Christmas Cheer 2016 will be wrapped up! Thanks again to all you helped make this another successful year.



Christmas Cheer crew at Jackson School

### Information for Contributors

To contribute to *the Exchange*, please contact **Jim Thompson, atlarge@LNAOmaha.org**.

Deadline for the February issue is **February 2, 2017**.

Content submitted may be edited as needed.

The schedule for the monthly publication is to create the newsletter during the first weekend of the month. Final edits, photos, etc. are made and sent off to the printer so readers can enjoy the publication around the second weekend. Most readers will receive their electronic version at this time. We must account for the time to send the mailing via USPS to those subscribers who receive the hard copy. Also, distribution to various drop-off locations must be made during that second week so readers can catch up and plan to come to the meeting on the third Thursday.

Our thanks to all those in the creation/distribution process in achieving the goals of this first class publication.

**A hole has been found in the nudist camp wall. The police are looking into it.**

## Defining Our Neighborhood.....

By Jim Thompson

Look around our neighborhood and see the changes. Check out the steel beams and 2x4's that are rising in the sky above the cracked sidewalks and pot-holed streets. Check out the concrete walls that will be faced with new brick, new vinyl siding, etc. Or perhaps you have noticed some sandblasting of those decades old brick, coming back with new life, new windows and new paint. What is the feeling of the neighborhood now?

Is our neighborhood becoming gentrified??

Look at So 30 and So.31st, and most visibly the "triangle" at St. Marys/Leavenworth. Marcy Street is almost fully rehabilitated, with Mason Street on the cusp. And 36th and Jones continues to take shape. More will be visible as the construction season thaws and machines and men start making more noise. There are a few other spots that are on paper and in due time will start rising.

In my opinion, this has been a most positive change for the neighborhood. I have lived here over 35 years and have put up with the dilapidated appearance of our housing stock for too long. For example, the ownership of properties on my street have changed hands at least two, three, sometimes six times since I moved in. Generally speaking, each change has brought renewed enthusiasm to make the properties look better. New sidewalks too. Throughout the LNA this turnover has also revealed upgrades in the appearance of properties. And of course there are more candidates that can be lined up for improvement.

Some of these houses look like the holes in the sides have been plugged with paper. Some generate curiosity of how many leaks the old roofs truly possess. And further curiosity makes one wonder about the living conditions within. Quality of life is certainly related to the conditions of these structures and we should not allow the slumification of houses and apartments to negatively affect the lives of the residents.

Considering the limitations of space and infrastructure of Midtown, the re-building by various developers has been what this area of town drastically needed. The density issue is here to stay so the challenges faced by these folks becomes more than just a number in an ordinance. We applaud those who can surpass the 1.5 parking spaces per unit. However, with very limited off street parking,

perhaps the design should reflect a minimum of 2 spaces per unit.

Years ago there was a body found in a dumpster behind the building on Park Ave. and Leavenworth. This type of crime was indicative of the conditions of the apartments at the time. I am very glad to see criminal activity dramatically decrease as our area has been revitalized. Aside from the visual improvements, the decrease in crime is a wonderful and welcomed by-product. Add to that the very noticeable decrease in litter and junk.

Time will determine the level of socialization of those living in the structures with existing neighbors. Perhaps then we can answer the question of gentrification and how it may apply to our neighborhood. From my corner, the improvements we have already seen is only the beginning. Additional retail along the commercial road can only help in the economic and social development of the area. Stay tuned to the discussion about Turner Park East!

Decades of decay has seemed to give way to decades of development. It is a welcome change and I look forward to the progress.



**V.F.W. St. Mihiel  
Post 247**

3302 Leavenworth, Omaha Nebraska  
Phone: 402.344.0714

Open to the Public for Food Service

**Sundays at V.F.W. 247**

**S.O.S. Spaghetti on Sunday**  
1<sup>st</sup> & 3<sup>rd</sup> Sundays, Noon – 6pm

**V.F.W. Pancake Breakfast**  
2<sup>nd</sup> Sundays, 8am – Noon

**AMVETS Pancake Breakfast**  
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**Kitchen Open:**

5:00 – 7:00pm Wed & Thu

5:00 – 9:00pm Fri & Sat

*Good Food, Great Prices, Family Friendly*  
Menu available at [www.vfw247.com](http://www.vfw247.com)

## Battling Infertility

By Cassandra Mayo

Did you know that over 38,000 people in Nebraska are experiencing infertility? Chances are, you or someone you know has difficulty conceiving. My husband and I tried to get pregnant for over 10 years and endured several operations each, more medications than humanly necessary, and countless painful moments where we felt alone and lost.

If you or someone you know is battling infertility, please know you are not alone! Conceive Nebraska is a non-profit that supports individuals/couples facing infertility in the greater Omaha. They do this by increasing and improving educational resources and to raise awareness by changing the conversation surrounding infertility. We wish we would have known about them 10 years ago!

We now find ourselves blessed with a beautiful little girl through IVF and believe it is our duty to help others find comfort during this time. So, even if you're not dealing with infertility, please pass the following information on.

Conceive Nebraska's book club will meet once a month starting **Tuesday, January 17th at 7 p.m.** at the Wonder Nook in Rockbrook Village (10804 Prairie Hills Dr. Omaha, Nebraska). We will be reading and discussing the first third of the book (up to page 70) "[The Art of Waiting](#)" by Belle Boggs. Refreshments will be served. Conceive Nebraska is also hosting the "Girlfriends Gala" on March 10th. Check out their event at: <https://www.eventbrite.com/e/girlfriends-gala-tickets-28714256113>

You have to marvel at the unique lunacy of a language in which your house can burn up as it burns down, in which you fill in a form by filling it out, and in which an alarm goes off by going on.

## Annual Holiday Gathering "Down Under"

By John Costanzo

The Leavenworth Neighborhood Association does not have a regular meeting in December. Instead, we gather at a home or local establishment to share holiday cheer and prepare to usher in a new year. This year the LNA Board was again excited to host the holiday party at the **Down Under Lounge**, located at the corner of 35<sup>th</sup> Avenue and Leavenworth.

We kicked off the celebration on Thursday, December 15<sup>th</sup> with appetizers catered in by Hy-Vee. It was a smaller, more intimate group than last year. But the cold, wet weather did not deter some of our more hardy neighbors from joining in the celebrating the end of a very successful year in the neighborhood. A special note of thanks goes out to **John and Beth Nosal**, the proprietors, for making the Down Under Lounge available to us and to Adam and Spencer for bartending the event. This was a truly meaningful evening, spent in the company of friends and neighbors.

A good time and great memories are what bind a neighborhood together, making our slice of Omaha a wonderful place to live, play and grow. On behalf of your association board, we hope that your New Year is full of bright opportunities! See you in January.

**Family membership: \$15**  
**Business Membership: \$25**  
**Please support the LNA!!**

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**

## Leavenworth Kid's Corner

Contributed by *Kassandra Mayo agapemayo@gmail.com*

It's a new year kiddos and I hope 2017 will be your best yet! Now, I'm talking to the older kids here, but, during New Years you may have heard your parents talking about "resolutions" or making "changes" in their life. There is no reason to change who YOU are- unless you have some bad habits that need to be cleaned up! But it's a great opportunity to organize your room and activities. Here are some tips to help you get started:

\*Clean your room and donate all the things that you don't use, wear, or play with anymore.

\*Create a calendar and hang it somewhere where your parents can see it too. Write down your before/after school activities, make sure to highlight upcoming events or see if you can program them into your parents phone.

\*Designate different bins for different materials- Put all your art supplies in an art bin, all your cars/trucks in a vehicle bin, etc.

\*Set out your clothes and backpack the night before, that way you are not rushing around if you happen to wake up late!

\*Read the following article with your parents and TOGETHER decide which steps you can take to create a more organized space:

<http://organizedhome.com/get-organized/tips-organize-kids-rooms>

### City Elections Coming....

**The warning signs have appeared. Signatures have been gathered to get names on the ballot. Announcements have already been printed in the World-Herald.**

**April 4, 2017 is the primary  
May 9, 2017 is the General Election.**

**You will be voting for Mayor and for City Council, District 3.**

## Want to Advertise in The EXCHANGE?

The expenses of The EXCHANGE have diminished significantly since we converted mostly to an email version. We do, however, print copies for bulk distribution to local businesses and mailing to those who prefer a hard copy. Advertisements not only help us defray these costs, but definitely reflect your support of this organization.

The current format is one price for an ad to cover the full year vs. creating/invoicing for each month or quarter. The rates would not change: \$99/year for a business card size. Additional sizes (quarter page, half page, etc). are also available. And if you have an one-time event, we can accommodate those situations.

Let Jim T. know: [atlarge@LNAOmaha.org](mailto:atlarge@LNAOmaha.org)



**Your ad  
could be  
here.**

### The EXCHANGE by e-mail?

Awhile ago we converted the distribution of the EXCHANGE to primarily electronic distribution. If you are receiving this copy, you are welcome! However, if you obtained a copy from one of the drop-off locations, and want the e-version, simply send an email message to:

[AtLarge@LNAOmaha.org](mailto:AtLarge@LNAOmaha.org) and request that you'd like to start receiving the LNA newsletter. We can also send out a printed copy if you desire that instead.



Jan. 2017



LEAVENWORTH NEIGHBORHOOD ASSOCIATION  
3031 Leavenworth St.  
Omaha, NE 68105

*"Celebrating together as  
friends and neighbors"*

## THE LEAVENWORTH NEIGHBORHOOD ASSOCIATION

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### 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  
Vice-President: Janelle Domeyer  
Email: Vice-President@LNAOmaha.org  
Secretary: John Costanzo 402-699-0048  
Email: Secretary@LNAOmaha.org  
Treasurer: Andrew Flater (515-520-1255) Email: aflater@gmail.com  
At Large: Jim Thompson 402-672-0603  
Email: atlarge@LNAOmaha.org

Join us for our monthly meetings -- the 3rd Thursday of the month, 7 p.m.,

**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.

Each adult 18 or older, 2 max. per family or business who 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.