

The LEAVENWORTH EXCHANGE

Celebrating together as friends and neighbors

Volume 33 Issue 11, November 2018



Board Elections At November Meeting

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.

At this point we have nominations for the vacancies: Ashley Flater and Laura Green. Continuing in their second year of office is Jack Henry, Janelle Domeyer, and Ben White. Please see the candidate profiles on Page 2. Also there is an absentee ballot on Page 7 if you cannot make the meeting but would like to vote.

After the election is held, the current Board members and the elected members convene to determine the officers.

Reminder! The LNA Annual Membership meeting will be
November 15 , 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.**

A Brush with Fate...

By Jim Thompson

Oct. 17, 2018

It was a most beautiful fall day. Both the Powerball and Mega Millions prizes were in what seemed to be the bazillions. Had to take a chance, thinking SOMEONE has to win. So I walked to the corner Kwik Shop to try my luck. Some of my bet goes to the Nebraska Environment Trust Fund so all is not lost. Tickets tucked away, I proceeded to trek home to continue to play with my grandson Augie.

It was 17:14:09 according to my ticket. Traffic was the usual "rush" for that time of day so I waited at the controlled intersection. Green: Step off curb, proceed. I've been doing that since I was taught as a youngster what the colors meant. Hmmmm, that white car turning left into MY crosswalk is not slowing down. Hmmmm. In that instant, that blink of an eye, the white hood was about three feet away from me. And the driver was NOT slowing down. My brain reacted quickly to send the message: BIG step forward. I think it was the bumper that caught my heel, but for sure it was the driver's side mirror that brushed my back. A *real* brush of what could have been.

The driver pulled over and clearly knew what she had done. Because of her rate of speed, she was still thirty feet away or more so there was no exchange of words. But I did point definitively with three motions which hopefully sent the message. "YOU, YOU, YOU", in as strong of a hand signal as I could muster. Traffic was still "rushing" so the amount of time that this "YOU" violated my space, the Leavenworth Street life resumed. Perhaps the Omaha Police Officer buying something in the Kwik Shop may have witnessed the event and rushed into action. Heck, he never saw it. And if so, I didn't get hit so what could he do? But then there were others parked for the traffic light that did. Their shouted inquiries of my well being were met with a positive nod. The rest of the walk home was brisk and full of what might have been.

I've been in accidents before. Thank God I am still here to relay this story. The feeling, still there, of that side view mirror will now be the reminder that life is precious. What might have been on this beautiful fall day becomes a story I am glad to share. And a big

lesson for drivers: **SLOW DOWN!!!**

Brush Continued on Page 7

Board Candidate Profiles....

Ashley Flater

Ashley is a homeowner and lives on 35th Ave with her husband, Andrew, and daughter, Cora. Ashley is an active volunteer with the Leavenworth Neighborhood Association and has helped plan the annual picnic, holiday party, and clean up day. She also manages the LNA's website and social media. She is passionate about getting more neighbors involved and making an impact in our community.

Laura Green

Hi, I'm Laura Green, and I've lived in the Leavenworth neighborhood since 1981, both as a renter and as a home-owner. I have a Master's Degree in social work, and am currently work for the Early Head Start program at the Salvation Army. I've been in the non-profit world for a long time, and as such, feel strongly about supporting the rich diversity in our inner-city neighborhood. I'm married and have one grown son. I'm an avid dog-lover (especially Labs), enjoy gardening, watching movies, traveling, and socializing in my neighborhood with my neighbors.

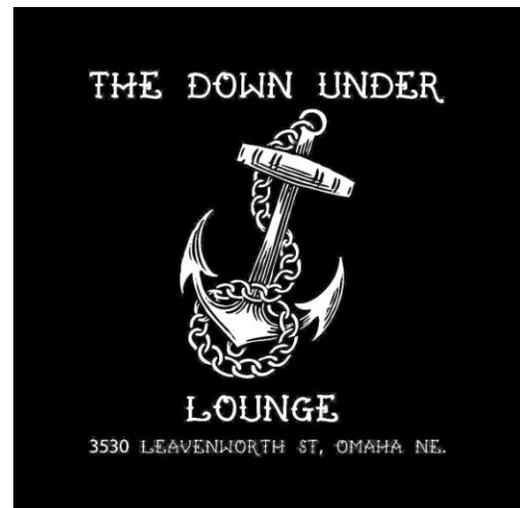
Little Free Libraries

By Jennifer Knoff

Here is an article about the founder of the Little Free Library. I had never seen one of these until we moved to this neighborhood. As book lover I thought it was such a neat idea to give back to the neighborhood and encourage a love of books.

<http://www.startribune.com/little-free-library-founder-dies-leaving-a-legacy-of-helping-cities-one-book-at-a-time/497938831/>

Perhaps you can build your own?



Landlord Registration and Inspection Opinion.....

I am 30 years old, and I have never owned a home. I have rented apartments and homes from property management companies and also "mom and pop" landlords. Because of my income, I have been fortunate enough to afford to live in decent places of higher quality than the Yale Park Apartments. However, that doesn't mean I don't see a need for landlord registration even in market-rate, unsubsidized housing. In fact, I would prefer even more action than what is currently being proposed.

For starters, landlord registration at a minimum helps level the power dynamic between landlords and tenants. This is especially true when there is just one landlord and not a company with multiple layers of management and individuals to express grievances. When there's only one person for a tenant to go to with an issue, and if the issue does not get resolved in a timely manner, then it becomes awkward for the tenant. The tenant feels as if he/she is bothering the landlord, and if the landlord does indeed appear agitated, what is the tenant to do? Call the city and create a rift with the landlord? The tenant may try to work it out, but will most likely choose to stay quiet and deal with the issue, because the landlord will *always* have greater power over the tenant. This is because the tenant not only doesn't want to cause problems to affect the landlord/tenant relationship, but landlord/tenant laws are also not in favor of tenants. In addition, nobody wants to be in a situation that forces him/her to move again, because moving is expensive, time consuming, and generally a pain. The landlord has nothing to lose if the tenant wants to move; she can collect the rest of the money for the lease and she can find someone else to fill the spot quickly.

Looking ahead, I think this registration should expand even further to change the complaint policy. I do not like that the complaint policy is not anonymous. It creates a lack of incentive for tenants to report. In addition, even if a tenant could try to be anonymous, it could become obvious to the landlord who has complained if he or she only owns a few properties. If you were a tenant, would you risk such retribution?

I also think the registry should expand beyond safety code violations. What I find interesting is there seems to be no limit to how much property one can buy. This is America after all, so go capitalism. However, what I've witnessed with landlords that have a large amount of properties is that it takes an unreasonably long time to fix. There's no oversight on monitoring that something gets fixed within a reasonable time as defined by the city code, and the only person to hold a landlord accountable is, most of the time, a tenant. As I described above, this puts the tenant in a difficult situation and will unlikely report anything to the city.

In conclusion, I hope the city takes the issue of landlord registration seriously. This applies to tenants of apartments, houses, and condos from the likes of Yale Park to those of Urban Village.

-Erica S

Culprit Cafe @ Midtown

By Jim Thompson

It's getting colder these days. How about a nice chicken pot pie to warm you up?

I grew up on frozen pot pies because it was quick and easy to prepare. Not having a large budget for food, our household got by on this hot meal more often than I care to admit. But it has been probably decades since I've bought and "cooked" a frozen pot pie. But I still have a desire for one and when I heard that Culprit in Midtown Crossing had one on their menu, I had to try it.

Delicious!! At first I was curious why it would be served so quickly. I remember those frozen ones may have taken an hour in the oven. But Culprit serves theirs in a warm cast iron pan with a flakey, separate crust covering the entire mixture. And what a nice mixture of sizeable chunks of chicken, fresh vegetables, tied graciously together with an obvious homemade "sauce". The carrots and celery were crisp, not mushy as one would expect in a baked pie. The crust could have been eaten by itself, but I thoroughly enjoyed piecing it apart with my spoon when I picked up the pot. (Yes, **MUST** use a spoon!). A bit on the expensive side, but I will be back for this treat when I seek some truly comfort food on another chilly night.



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Quick Snips.....

Glad to see it go..... The old bus stop in Leavenworth Park has finally been improved: it was torn out!! The busted and marred plexiglass has been an eyesore for decades. On the northeast corner is a shiny new enclosure. It looks good!



The final connector between the Field Club Trail and Turner Boulevard Trail is finally proceeding. There had been unfounded concerns about replacing old trees with newer, more adequate species. After months of delay, the City will soon be grading along the south side of Pacific Street and get this segment done.



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

Contributed by Laura Green.....

According to the *Journal of Environmental Psychology*, a study looked at the perceived interaction of a home's outdoor Christmas decorations and sociability. Reportedly, non-biased observers rated photos of home exteriors --and found that raters scored homes with Christmas decorations to reflect that the residents are more likely to be friendly and cohesive with neighbors (paraphrased). Coverage of this study seems to suggest that a home's exterior may communicate attachment and may possibly present a strategy for the residents' to integrate themselves into the neighborhood's social activities.

Fox26 Houston reportedly suggests that this study indicates that decorating for Christmas may provide a "neurological pipeline" to positive, nostalgic feelings about someone's childhood. Fox26 also suggested that decorating early may jumpstart those positive feelings. Press coverage did not address the mental wellness impact of decorations on persons whose early holiday memories might not have been positive...

In efforts to be more inclusive, I am wondering whether the study's findings may be similar--or not--for other holiday decorations displayed this time of year-- and not just Christmas decorations.

To read more, please consider going to:

<https://www.sciencedirect.com/science/article/abs/pii/S0272494489800106>

For Fox13 Denver's coverage, please go to:

<https://kdvr.com/2018/11/04/study-decorating-for-christmas-early-can-make-you-happier/>

Paula Mydlenski, MS, RDN, CDN, T/TAS, Western Kentucky University

**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

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Who are the People in Your Neighborhood?

By Katie Miller

Everything I know for sure to be true about humanity – the good and the bad, the interconnected of us all, the importance of loving our neighbor as ourselves, the importance of not turning people away but just lengthening the table – I learned in front of my tv set as a small child from a beloved pastor, MY beloved pastor. I knew him as Mr. Rogers.

Mr. Rogers would arrive home every day from work, slip off his work shoes and jacket in favor of some sneakers and a sweater, and instantly you knew he was on your side. He'd smile kindly, and you knew it was going to be ok. He'd explain imaginative ideas to you and your world expanded slightly. He made it ok to be a little different. And in a time of intense racial divides and acid being thrown into swimming pools where people of color swam, he invited an African-American friend to put his feet into a swimming pool with him. He invited us all to look past division and despair and into mutuality of human existence.

Man, I miss that guy. I think the world does, too.

See nowadays, we send live bombs in boxes to people we don't agree with. We tear one another down on social media. We hear news of people fleeing violence and persecution and we spread fear, casting them as the enemy, fear mongering for political gain. We take guns into grocery stores and synagogues to shoot people we don't agree with.

When news of the horrific shooting in the Tree of Life Congregation in Pittsburgh began circulating, I felt the now-familiar immediate rush of despair. I braced myself for the onslaught of finger pointing, of blame, of hateful rhetoric, of deflection... for the flurry of "false flag" declarations, conspiracy theories, spin.... I looked at pictures of the humans whose lives were taken: elderly folks, praying peacefully at a synagogue. Some of them were alive during the Holocaust, and now their lives were stolen by a man – a white nationalist terrorist, emboldened by toxic, hate-filled, nationalist rhetoric – who felt their Jewish faith was sufficient to make them deserve to die.

In America. 3 blocks from Mr. Rogers' Pittsburgh house. Sufficiently in Mr. Rogers' Neighborhood, as it were. He'd be devastated.

What would he say, I wonder? What kind of ministry would he provide to the people in his neighborhood? Would he advise them to better arm themselves in case it happened again? Would he say to shut the door to difference and isolate yourself and your community from the world as protection? Would he tell us to scream louder on social media, engage in virtual yelling matches with strangers to get our point across? Or would he tell us to be doormats, waiting around in hope that this hatred and division would pass on its own? To ignore it and go about our business as if nothing happened? To accept this violence as the new normal and "just the way things are now?"

Probably not.

Or.... OR....

Would he tell us to grieve for those lost?
(Because feeling sad for awhile is totally fine.)

Would he tell us to look for the helpers in times of crisis?
(Because there are always helpers.)

Would he tell us then to rip out the fence between "me" and "them"?
(It was just an imaginary fence, anyway.)

Would he invite people from all walks of life to dip their toes into his swimming pool, our swimming pool, the same way Jesus invited all to his tables for conversation and connection?
(That's how you make a new friend, after all.)

Would he say it all calmly and tenderly, and would he say that all means all, and love is love is love, and welcome only counts if you really REALLY mean it, and you are special just the way you are but so is she, and no one's special is more important than someone else's special?

Yeah. Probably all of that. And then he'd encourage us to try and make a snappy new day.

Ok, Mr. Rogers. Ok.

Reprinted with permission from First Central CongregationalUCC November 2018 Newsletter.



Miracle ON FARNAM

Presented by The Afternoon

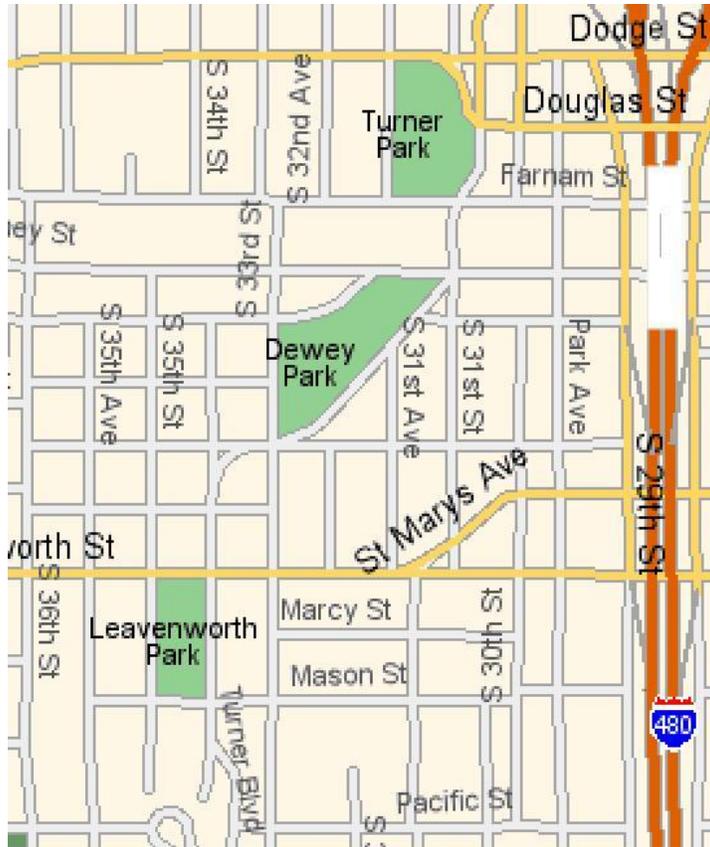
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NOVEMBER 17 to JANUARY 1
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The boundaries of the Leavenworth Neighborhood Association:



North - Dodge St.; South - Pacific St.
East - 29th St.; West - 36th St.

Brush Continued from Page 2

I suspect this particular driver wanted to beat the oncoming cars from the north by turning in front of them, so she could quickly continue speeding down Leavenworth. God help us all if she was texting too! All I could see was dark hair in a white car. I truly hope she knows how close she was to changing her life as well as mine.

I arrived home, kissed and hugged my grandsons, my daughter and my wife. Sorry, I did not buy treats, but I think I will next time. I think I will buy that chainsaw I've been thinking of buying too. And I saw Brian and Zoe across the street and went over and gave him a strong handshake and her a hug. She acknowledges that hugs aren't normal, but I told her that sometimes, hugs are needed.

The YOU who could have changed my life forever needs to understand there is a 4000 pound machine being run by the tips of the toes and sometimes with only two fingers as well. Drop the phone, get your eyes glued to the road, and pay attention to everything ALL around you. I did not win the lottery that day. But being able to walk home and share this event, with the notion that *someone* was watching over me, is a great prize in itself.

2019 LNA Board of Directors Absentee Ballot

Two Year Term (two positions open):

Ashley Flater _____

Laura Green _____

(Write-in:) _____

**Return this ballot to the following:
Leavenworth Neighborhood Association
3031 Leavenworth St.
Omaha, NE 68105**

**Member
signature:** _____

**Printed
Name:** _____

Address: _____

**All absentee ballots must be received or
dropped off at the LNA meeting on
November 15 by 7:00 p.m. to be
counted for the election.**

**Nominations for additional candidates
will be accepted from the floor at the
general meeting on November 15, 2017.**

**Each adult (18 years or older) who has
paid dues and lives, owns property, or
owns/operates a business within the
LNA Boundaries shall be eligible to vote.
Maximum of two votes per household
and 1 vote per business unless the
business is co-owned then it shall be
entitled to two votes.**

Copy absentee ballot as needed.

**Information for Contributors
To contribute to *the EXCHANGE*,
please contact Jim Thompson,
editor@LNAOmaha.org.
Deadline for the December issue is
December 6, 2018.**

Content submitted may be edited as needed.



November
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
Vice-President: John Costanzo 402-699-0048
Email: Vice-President@LNAOmaha.org
Secretary: Andrew Flater 515-520-1255
Email: Secretary@LNAOmaha.org
Treasurer: Email: Janelle Domeyer
Email: Treasurer@LNAOmaha.org
At Large: Ben White, 402-346-5700
Email: 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

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

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.