

Lake Ohana Telegram

A Newsletter for Property Owners at Lake Ohana, Mills County, Iowa
Spring 2008 Edition

A note from Craig

Although it doesn't appear as such, Spring has arrived and hopefully we will see a lot of activity within the Lake Ohana development. Speaking of Spring, as you are all aware, we have a tendency to get our fair share of rain, therefore I am asking that all of you be aware of erosion and try and control any runoff from your lots, especially if vegetation has not been established.

Also, please be aware that because we are a lake community, entities such as the DNR are very cognizant of runoff entering bodies of water. I ask that each and every one of you be mindful of this and try and keep runoff to a minimum, especially if gullies are starting to form on your lots. Remember, you as an owner of an acreage lot, agreed to control runoff and could be individually susceptible to DNR scrutiny.

Wi-Fi is coming to Lake Ohana

Many of you have probably heard rumors of it, and yes it is true, there is going to be high-speed, mobile internet service at Lake Ohana. Craig has finally formalized an agreement with EFanz, a wi-fi provider out of Elkhorn, Nebraska, who will be the provider of the Lake Ohana Wi-Fi service. He is very excited about this, as it will create a virtual mobile "wi-fi hotspot" of the entire Lake Ohana development.

Although many of us are not personally astute with all of these electronics, the enclosed FAQ (Frequently Asked Questions) should help in answering any questions which you may have about this service. Also, you can get additional answers and information from Roger Willey at EFanz at 402-415-7755, or at their website at www.efanzwifi.com.



Left: The new gazebo & dock area on the 20-acre lake.

Lake Ohana Centre Happenings

Finally, we are starting to see some progress of the long-anticipated first anchor building of the Lake Ohana Centre. As mentioned earlier, this building will house a convenience store/gas station and a fast food establishment. Clint Howard of Mineola Steakhouse fame will manage this operation.

In addition, we have secured another tenant, Captain Video and Destination Tan. Mark and Brenda Bair, the proprietors are also the owners of the Radio Shack/Captain Video in Glenwood, and will offer many of the same services as found in their Glenwood Store.

If you know of any other interested parties who would like to establish a business in The Centre, please have them contact Craig.



Above: The first building at Lake Ohana Centre

Update on Phase 1B

There has been a lot of activity in Phase 1-B. As this edition of the Telegram is being written, the long overdue utilities (water and electricity) are being installed and should be finalized within the next couple of weeks.

The first home in Phase 1-B is scheduled to begin construction in May. The builder, Al Dzingle, hails from Lincoln, Nebraska. Craig has toured several of his homes in Lincoln and really liked what he saw. This home is anticipated to be in the \$550,000 to \$600,000 range. Although this first home is a "spec", Al's long range plans are to expand his business into SW

Update on Phase 1B continued....

Iowa and ultimately build a home for himself and his wife within the development.

Pink Grading continues to move dirt from the north part of the property. The views created by this grading will make for some very beautiful and useable lots, regardless of the proximity to the Lake. Speaking of dirt, there has been inquiries by some of you for a load or two of dirt. Pink has the contract for the dirt removal and any inquiries can be directed to Dan Pink at 402-681-7830.



Above: Pink Grading moving dirt from within Phase 1B. Note that the top of the semi is about 11 feet high... WOW!

Lake Ohana Happenings

One of our residents, Mark and Jill Seltzer have started on the vineyard which will be situated on the northwest side of the dam, opposite of the cul-de-sac on Cimarron Drive. This will be a very positive addition to the development...how many other developments can boast such an amenity. They have also offered a part of the vineyard for a community garden for the residents. If interested, please give them a call at 712-526-2368.

Welcome to Lake Ohana

We have some new residents, Alan and Ruth Deines, have purchased John Liston's spec home on 22985 Cimarron Drive. The Deines' are relocating to the area from Kansas. Please make sure you stop by and welcome them to our community.

Lake Ohana Referral Program

If you know of anyone interested in a lot within the development, please refer them to the developer, Craig Nakamoto at 402-650-1383 or his direct email at nakamoto01@sbcglobal.net. If the referral leads to a lot sale, the developer will pay a \$2,500 referral fee to you. Please make sure the referral mentions your name when he/she contacts Craig.

Name the Lake

The 20-acre Lake has yet to be named. If you have any suggestions or ideas please let us know. We are even open to ideas for holding some sort of contest.

Did we miss anything? Do you have something to share?

If you have left something out or want to know more about something we have mentioned please let us know. We can answer it for you now and share it on the website and in the next newsletter.

Any comments or suggestions to make this newsletter better will be greatly appreciated. If you have pictures for the Lake Ohana area that you would like to share, email them to us & we will post them to the website.
Email: lakeohana@mail.com

Did you know...

- that the prime season for planting grass and other landscaping features is just around the corner? By planting during this season your plants establish themselves faster and stronger.
- that there are a many resources for landscaping and controlling erosion on the Lake Ohana website at www.LakeOhana.com? Look on the left-hand side for the link called "Landscaping Ideas & Community Garden".
- that if you add some topsoil with organic matter in it (dark black soil) that all your grass and landscaping would be healthier and need less water? Just 1 to 2 inches would do wonders for your lawn and flowers. To purchase loads of topsoil contact Dan Pink at 402-681-7830 or check out Oma-Gro at www.omagrow.com.
- that if you walked from Chamois Circle west to 228th Circle, north across the dam to 229th St around the curve and north to Barrus Rd. that you would have walked 1.32 miles? Or if you walked around the 20-acre lake that you would have walked 0.89 miles?
- that the person who edits this newsletter is also the web coordinator and the Project Manager & Engineer for the Lake Ohana development? If you have questions, concerns, or suggestions you can contact her, Elizabeth at 402-390-4473 or eahunter@leadaly.com or lakeohana@mail.com.