



# LAHA NEWS



## AMHURST, A VILLAGE IN THE CITY

Lohman's Amhurst Homeowners' Association, St. Louis Park, Minnesota

FALL 2013

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### Annual Membership Meeting

Tuesday, December 3rd, 7 PM  
Hopkins Center for The Arts  
1111 Mainstreet  
Registration begins at 6:30



2014 Dues  
\$260.00

### PRESIDENT'S REPORT

LINDA M. DINGBAUM, BOARD PRESIDENT

As another year winds down, I am happy to report that all is well at Amhurst, our beautiful little village in the city! We have an updated appearance with our freshly painted fences in a new lighter color. We completed a few new boulder walls over the summer and remedied some of our water issues. Although we still have a few homeowners in arrears, we are monitoring each situation and working with our lawyers to collect outstanding debts to the Association. Sales have increased over the past few months and prices are slowly but steadily increasing. Amhurst looks great, especially our beautiful Fall display at the front entrance, styled by homeowner, Ruth Grodahl, of Premier Staging Designs. It's a great time to be living at Amhurst and I am proud to call it home!

During the past year, the board members and manager have worked diligently to look at some of our largest expenses to decrease or maintain our fixed costs. We have also updated our project planning schedule to more accurately reflect the time-frame in which we believe the projects will need to be completed. We even looked into a creative new way to manage buckthorn (with goats!), but then discovered that the City of St. Louis Park does not allow us to eradicate this noxious weed with goats. That is disappointing because it would have certainly been an interesting project!

Many people were happy that we did not raise dues for 2013, although this unprecedented action did concern some homeowners who believe we do not have enough money saved for the fu-

ture. We want you to know that this is a difficult issue for your board, as we try to balance current and future needs without a crystal ball. Please be aware that the board members do need to consider our fiduciary duty as board members, which is to maintain Amhurst and protect our collective investment. In addition, state laws continue to evolve on reserve funding and the trend is to require Associations to maintain an increased level of savings for future capital projects. See the Treasurer's report on page 3 for further details.

'During the past year, the board members and manager have worked diligently to look at some of our largest expenses to decrease or maintain our fixed costs.'



Amhurst's 2013 Fall Display created by **Premier Staging Designs**; Ruth Grodahl, an Amhurst homeowner. We also would like to thank Untied's (formerly Sweet Corn and More) for their beautiful products Spring, Summer and Fall.

(Continued on page 12)



## ICE DAM REDUCTION

JOHN ROUSSEAU, BOARD VICE PRESIDENT



To reduce the potential for ice dams, it is recommended that homeowners bring their home attics up to current energy standards and keep temperature and humidity at the lower end of the comfort range. This will obviously reduce energy costs and may make your home more comfortable and less drafty.

Insulation & weatherization is the homeowners' responsibility.

We experienced significant ice dam problems last winter and if that continues it will drive our insurance rates up. In the future, we plan to collect our deductible from the homeowners' HO-6 policies. It is in everyone's benefit to try to reduce ice dams and possible subsequent claims.

In order to better understand our ice dam issues; we have spent considerable time speaking with weatherization, insulation and roofing contractors and CenterPoint Energy Consultants.

Ice dams are caused by warm air entering the attic from the living area through cracks, holes or poor insulation and melting snow on the roof, causing the resultant water to run down the roof and freeze at the cold roof eave near the gutter. This creates an ice dam that causes more water from melted snow to back up under the roof single into the attic and subsequently into the living space.

Many of the holes and cracks that allow heat and moisture into the attics are not visible to the naked eye, but can be seen by infrared devices. As part of our research, we had energy audits conducted in a number of different styles of Amhurst homes. These audits were completed by CenterPoint Energy and were subsidized as part of an energy conservation program. An energy audit is a great way to plan your energy and winterization steps. The audit report is a good tool to offer a contractor you identify to do the work. Contact CenterPoint Energy for further information on audits and rebates available to you. Xcel Energy also conducts home audits and has many programs and tools to assist.

The experts' recommendations were the same. We did wonder if we would find anything unusual in our buildings at Amhurst. Nothing unusual was identified. **The steps to reduce ice dam issues is twofold; seal the attic bypasses and increase insulation value to an R-49.**

If you cannot afford the work as recommended above, the experts recommend the following minimum work of sealing the most problematic attic bypasses:

- ♦ Weather stripping and insulating your attic access door.
- ♦ Calking light fixtures and exhausts in the ceiling.
- ♦ Sealing light switches and electrical outlets with gaskets,. available at home improvement stores.
- ♦ Sealing the openings where the plumbing pipes enter the attic.

This basic weatherization can be done by the same list of contractors below or a 'handyman'. You can also do all the work yourself, but attics are dusty, dirty and possibly hazardous. Also, some activities require good skills and knowledge of the building's structure.

**Weatherization steps and tips can be found at these websites (or SEARCH on the topics).**

[http://www.hometime.com/Howto/projects/insulation/insulation\\_ventilation\\_1.htm](http://www.hometime.com/Howto/projects/insulation/insulation_ventilation_1.htm)

[http://www.centerpointenergy.com/services/natural\\_gas/residential/saveenergyandmoney](http://www.centerpointenergy.com/services/natural_gas/residential/saveenergyandmoney)

[http://www.xcelenergy.com/Save\\_Money\\_&\\_Energy/For\\_Your\\_Home/Energy\\_Audits](http://www.xcelenergy.com/Save_Money_&_Energy/For_Your_Home/Energy_Audits)

### **Recommended weatherization & insulation vendors:**

Nordic Insulation, 763-784-7893, [www.nordicinsulation.com](http://www.nordicinsulation.com)

Webster-Windsor, 763-560-2013, [www.websterwindsor.com](http://www.websterwindsor.com)



FALL 2013

**2013 TREASURER'S REPORT****MARK ERICKSON, BOARD TREASURER**

Once again we have had a good year by staying within the overall budget to get our maintenance and capital projects finished (or close to be finished by the time of this writing). As in prior years, there are five items that make up about 80% of the budget and they are insurance, lawn and snow maintenance, association manager payroll, city water and sewer, and refuse & recycling. After that the expenses can vary as to the amount and type. For example, this year we had more expenses in landscaping and boulder due to rectifying water drainage issues around the complex. In 2014, landscaping and boulder expense may be minimal. We changed insurance companies this year and received a \$12,000 reduction in the insurance premium without losing any coverage. After putting out to bid for lawn and snow maintenance, we are staying with Prescription Landscape for the next three years at the same cost as the prior three years. So the board and association manager will continue to use the bidding process to get us the best service at the best price.

With the exception of one prior home owner, our accounts receivable list is still at an acceptable level. We are currently trying to work with the bank to take title to the property so we can collect dues from them and are reviewing the prior home owner's work record so we can garnish their wages for past due wages, late payment fees, and legal costs. We will continue to do our due diligence to

'The Board has decided to raise dues \$5 per month (1.9 % raise) for a monthly total of \$260 starting January 1, 2014. We have reviewed the expenses and reserve plan for the next five years and believe we need a small increase this year to continue to build our reserve fund and keep the property maintained.'

*(Continued on page 9)*



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YOUR  
OUTDOOR  
VISIONS"**



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## LAHA NEWS



## Welcome to Wall Trends

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- ☒ Deck Refinishing

## INTERIOR &amp; EXTERIOR

## RESIDENTIAL &amp; COMMERCIAL

"...I think the painters that do the painting for our Townhomes are great... Everything is always back where it belongs, the carpet is clean and the job is neat."  
Theresa Sydness

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## IT IS GETTING REAL MESSY!



Hopefully, it is only a few residents that feel it is OK to walk their dogs and not pick up. This is just not neighborly. Also, it is not fair. Neighbors, contractors and this manager have stepped in more than one pile that was rudely left by a dog owner.

The Association installed dog waste stations a few years ago to aid in this issue.

Your cooperation is truly appreciated. Remember, a pet owner may be fined up to \$100 for not picking up. (JOD)

Wondering  
what is going  
in where the  
do-it-yourself  
car wash was?

A new TCF  
Bank!

## STREET SAFETY AT AMHURST

WALK FACING TRAFFIC

LOOK BOTH WAYS TO CROSS

WALK SINGLE FILE

BE AWARE OF BIKE/RUNNERS

BE VISIBLE

BE PREDICTABLE

BE ABLE TO HEAR TRAFFIC

LOSE THE CELL

WALK DOGS ON SHORT LEASHES

WEAR REFLECTIVE CLOTHING

DRIVE SLOW!

STAY CLOSE TO CURBS





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### HELLO AMHURST RESIDENTS

My name is Carl Hein. I am a franchise owner/operator of **Dryer Vent Wizard (DVW)**, **Dry Clothes, Safe Homes**, a home service franchise based in Farmington Minnesota, since 2007.

Dryer Vent Wizard specializes in dryer fire prevention and "urgent response" dryer and vent maintenance, repair, replacement and alterations.

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[chein@dryerventwizard.com](mailto:chein@dryerventwizard.com)**

## LAHA NEWS



### SOME HISTORY OF LOHMAN'S AMHURST

Our neighborhood has a rich history tied to Knollwood Mall and the second Target Store built. G. Fred Lohman bought the Calhoun Realty Company in the early 1920s. There was a plan to build a highway that was to run east west. In 1929, Mr. Lohman purchased a farm in western St. Louis Park/western Hopkins guessing where the highway might go. He was right on the location. Highway 7 was built right through his property. The area had previously been Pringle's Driving Range, a fields and pastures for the herd from the Glen Lake School for Boys.

Mr. Lohman pressed on with his plans to build Knollwood Shopping Center. Plans for the construction was announced in 1953 by Calhoun Realty. The cost to construct was \$5 million. Some of the early stores were Powers, Red Owl, Sears, Fanny Farmer Candy and Woolworth's.

Mr. Lohman also planned to build more than 350 homes adjacent to the shopping center. This development did not happen but many years later, some of the property was sold to Cheyenne Land Co. to build what is now Lohman's Amhurst.

In 1956, there was an outdoor automobile exhibit displaying new models of DeSoto, Golden Hawk Studebaker, Mercury Phaeton, Nash Cross Country Rambler and a VW Bug. In 1958, the shopping center hosted a barbecue for 50,000 guests. Moving ahead many years to this past July, 2013, Knollwood Mall announced a major renovation including demolishing the interior and replacing with 'junior box' stores about the size of Old Navy, the parking lot redesigned building a three store building at the corner of Aquila and Hwy 7 including a free standing Panera with a drive thru. (JOD)

(Information in this article obtained from the St Louis Park Historical Society courtesy of Mr. Charles B. Hoehler, the nephew of G. Fred Lohman.)



KNOLLWOOD PLAZA - HIGHWAY 7 - ST. LOUIS PARK, MINN.

FALL 2013

## SHUT OUTSIDE WATER OFF

Regardless of the number of times the Association announces the importance of turning off the outside water silcocks, some

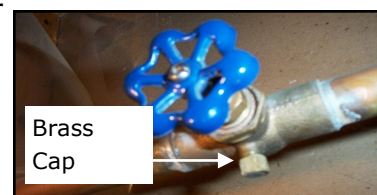
don't follow this advice. **Some homes have had their silcock replaced with a non freeze type. If you have this type of silcock, there is no need to 'turn' your water off, but it sure does not hurt to do so.**

The result of not shutting down this water line is frequently a costly repair due to burst pipes inside the walls of the residence. Not only will the burst pipe require a visit from the plumber, but very likely the water damage to walls and carpet will necessitate painting and carpet maintenance. The most distressing part of this sad tale is that the cost must be borne by the owner. Follow the steps below to decrease your risk of a burst pipe. It is rather simple...just follow the next few steps!

**Locate the inside shut-off faucet for your outside (silcocks) faucet.** In most cases, this is located in the furnace enclosure. In a few homes, this shut-off can be found in a closet. Locate the faucet handle in-line with the outside faucet. Turn this faucet off...turn clock wise.

**Locate the outside faucet.** Open the valve... counter-clockwise. A small amount of water may drip out. If it continues running, the inside faucet is not completely turned off.

**Return to the shut-off valve inside your home.** Locate the small brass cap sticking out at a right angle to the pipe near the shut-off valve. This is a bleeder valve which will allow any remaining water to flow out of the pipe and faucet outside by breaking the vacuum in the line.



**Remove this brass cap.** Do not lose the cap or the small, black rubber gasket inside the cap. You might consider storing the cap and gasket in a small plastic bag taped near this valve. The rubber gaskets do wear out. Replacement bleeder caps can be obtained at any hardware store.

**Go back outside.** Many homes have a brass cylinder screwed on to the outside faucet. This is a back flow preventer. This item is the chief culprit in pipe freezing as it tends to retain water over the winter months. Several different varieties exist. You may find a stem up inside the preventer outlet—pull it down and jiggle it until water stops dripping out of the assembly. This may take a while. **That's it until Spring! (JOD)**

## PLUMBING AND HEATING REPAIR SERVICE SPECIALISTS

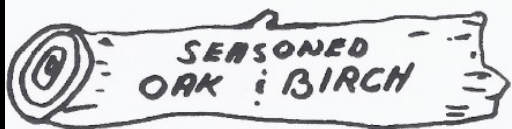
*Joel Swanson 952-938-2010*

I have been assisting Amhurst residents and the Association  
for 20 plus years!

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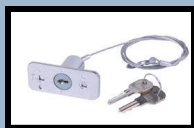
*Delivering to Amhurst for over 25 years*

**Remember: Outdoor fire pits and chimaneas are not allowed within 25 feet of any structure (fence or building). This is a City of St. Louis Park regulation. To have open fires (not including gas fire pits) you must have a city fire permit.**

**For details, [www.stlouispark.org](http://www.stlouispark.org)**

**We can never emphasize enough the importance of making sure your garage door emergency key is available to you and not inside your garage or car.**

**Make sure you know how to operate this release.**



## FIVE GREAT WINTER ORGANIZING TIPS

RUTH GRODAHL

Take advantage of all of that extra time spent indoors this season -- winter is a perfect time to tackle larger organizing projects. Clearing the clutter and bringing order to every room will reap benefits for the entire year.

### Don't Focus on a Whole Room

Instead, tackle one drawer, one cabinet, or one pile of papers per day. You'll have a sense of accomplishment with little effort.

### Sort Things by Function

Put coffee cups near the coffee pot, the mirror near the jewelry. Don't just straighten papers that are lying around. Put them where they belong.

### Organizing Means Eliminating

If you don't like the way you look in certain clothes, out they should go. If you can't decide, put them aside for six months and then choose whether to keep them, toss them, or donate them to charity.

### Store by Season

If you don't have room to put all your clothes in one main closet, use that closet for this season's clothes and put the rest somewhere else. Organize the pants together, skirts together, same sleeve lengths together, or clothes will get lost.

### Take Control

We get overwhelmed when things pile up, so create a time slot every day to spend a few minutes organizing. Your papers, your thoughts, your mail all need to be dealt with on a daily basis.

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## KEEP YOUR GARAGE DOOR CLOSED!

Recently, a neighbor reported that they had accidentally left their garage door open over night. Their cars were rifled through, taking a set of keys and other personal items. This incident caused the neighbor considerable expense including the cost of changing the lock on their front door.

If you have a walk through garage, it is even more crucial that you keep your garage door closed at all times, especially if your interior access door is not locked.



FALL 2013

**SUSTAINING LOHMAN'S AMHURST****JOHN ROUSSEAU, BOARD VICE PRESIDENT**

Your Board of Directors believes it is its responsibility to sustain Lohman's Amhurst in its present condition. A well maintained community with quality owners in a high value, middle class environment. In order to do that, we must continue to replace our infrastructure and maintain the property. The really difficult chore is to replace the infrastructure in a timely manner, while keeping dues under control and not morphing into special assessments. We use a commonly used tool called a reserve plan which identifies the items we need to replace; with the estimated replacement cost and timing.

'All of our operating costs and replacement costs must be covered by our Association fees. The most difficult discussions we have center on dues increases versus long term funding of projects.'

The final result is a financial tool that guides us to save money in order to do major building and grounds component replacements without special assessments or significant fee swings. State law also requires us to state to buyers our adequacy of reserves. This is a complex educated guessing game. We are making best guesses of lives of underground utilities,

roofs, brick, siding, fencing, pools, parking lots, windows, patio doors, etc. There is a total of about 35 items, worth maybe 6 or 7 million dollars.

This involves guesses of weathering,

environmental conditions, current condition, changing technology, future building codes, maintenance, inflation, member needs, replacement costs, etc. It means we must bank money when we are not doing any or only modest improvements for the time when we must do many or very costly improvements.

All of our operating costs and replacement costs must be covered by our Association fees. The most difficult discussions we have center on dues increases versus long term funding of projects. Fortunately, with moderate inflation, controlling major operating costs and fewer current projects we are banking some funds for potentially more and higher cost replacements. In a few years, the largest are major siding, shutters, building painting, and retaining wall. We are refining our reserve planning. Our understanding is getting better, we refining our estimated costs, and the replacement lives. We also look for ways to further extend the life when we replace or repair in order to reduce our reserve requirement.

Currently, as we look out ten years with inflation looking moderate and near-term modest project costs, we are comfortably guessing, that only modest increases in dues are necessary to sustain ourselves. The greatest potential problem may be the future level of inflation.

*(Continued from page 3)*

collect all past arrears as we have in prior years.

The Board has decided to raise dues \$5 per month (1.9 % raise) for a monthly total of \$260 starting January 1, 2014. We have reviewed the expenses and reserve plan for the next five years and believe we need a small increase this year to continue to build our reserve fund and keep the property maintained. Although we have been successful in reducing or maintaining some of the expenses, we do know that water and sewer expense will go up each year as water becomes more expensive. History has taught us that insurance can increase significantly and we do not want to be caught off guard by a substantial insurance increase (or any other expense item) going forward. Also there are unexpected expenses that can come from a harsh winter or rainy spring/summer that can create water related expenses that we do not normally budget for. Also, no one knows when inflation may come into play and how severe it could be. There are many factors to consider when we review the dues and whether to increase them or not. It is not something we take lightly. We will do the same analysis next year to determine the monthly dues and whether to increase them or not.

Please review the financial statements when they are out for the annual meeting and have your questions ready. If you have questions and would like to submit them before the meeting, please give them or email them to John Dizon. I appreciate all the homeowners in the past that have asked questions and will do my best to answer them this year. I will see some of you at the annual meeting.



## WINTER REGULATIONS & PROCEDURES

In any season and under any weather conditions, the following parking policies exist: **Vehicles may be towed immediately, without notice, under the following conditions: blocking garages, blocking fire lanes at the back of the parking lots, blocking fire hydrants, and parking in the traffic lanes running parallel to the garage doors. WE DO TOW AGGRESSIVELY AND AT OWNER'S EXPENSE.** For complete information on the Association's parking lot policies, please refer to the Resident Guide.

### Parking Lots

The contractor will make a double plow pass by the garage doors during the snow fall to be completed by 7:00 AM and/or 4:30 PM whenever the accumulation has amounted to at least 1 1/2 inches of snow. The contractor will return after the snow fall has stopped to completely remove snow from the parking lots whenever the accumulation totals 1 1/2 inches of snow or more. Final clean-up of previously occupied parking stalls will happen later.

'Best bet to do? Clean off your car and move to a clean stall shortly after each snow fall.'

'Snow Birds', inoperable and unlicensed vehicles, will be aggressively towed. Please move your vehicle immediately to a plowed parking stall. After a large snow fall - 8 inches or more - a sign may be posted at the bulletin boards and at the entrance of the complex notifying you that the parking lots will be closed. When the parking lots are closed, all vehicles will be towed on the day of closure unless removed prior to the time specified. The foregoing sign will be your only notice. **After any snow fall, but when the lots are not declared vacated, you MUST move your vehicles to a plowed parking space or a garage within 48 hours of the cessation of the snow fall.** Then the contractor can make a second visit and clean up the space you previously occupied.



***A tow and storage can cost hundreds of dollars. Don't make a costly mistake!***

**If you fail to move your car as outlined above within 48 hours after the snowfall ends, your car may be towed at your expense. We do and must tow!** You will not receive notice of pending towing. Make arrangements with neighbors or friends to move your vehicle if you are unable to do so for whatever reason. Towing by Frankie's Towing, 5615 Hwy 169 N, MPLS 55442, 763-595-0321

### Sidewalk Shoveling

After the snow fall has stopped and when accumulation has totaled 1 1/2 inches or more, the contractor shovels all sidewalks up to your front door but not your patio area. When accumulations are between 1 1/2 and 8 inches, the contractor has **12 hours to finish shoveling**. When over 8 inches accumulate, the contractor has **24 hours to finish shoveling** with both time-counts commencing at the cessation of the snow fall. Asphalt nature trails are not shoveled in the winter so use them at your own risk.

### Slippery or Icy Walking Conditions

**Slippery or icy walking conditions are the responsibility of the individual homeowner and not that of the contractor or the Association.** The Association's governing documents require that it plow snow but does not require that the Association remedy slippery conditions. If you rent your home, your lease must contain a clause which makes you subject to the governing documents of the Association and its rules, including its Snow and Ice Removal Policy.

We understand that we have all chosen to live in Minnesota and thereby have accepted responsibility for our own safety under slippery winter conditions. When you selected your home for purchase or rental you were presumed to have considered your physical condition and the climate and any potential winter walking conditions while getting to your car, mail box, garage and the like. Please exercise caution when walking and driving; sanding does not guarantee your safety or that of your neighbors. **Salted sand is maintained in large drums located in each parking lot. Ice melt is available free of charge from the Association.** (see page 12) If you need assistance, call the Association. If this policy creates a problem for you, write to the Association and fully explain your situation.

## SNOW AND ICE MANAGEMENT FAQs

- Q: If I feel that my sidewalk is slippery and needs to be treated should I do it?
- A: YES. There are sand/salt barrels at each parking lot entrance and ice melt is available for your use. If you are in need of assistance, call the Association.
- Q: I travel on business and do not park in a garage. Might my car be towed from the parking lot when it snows and I am out of town?
- A: YES. Leave your keys with someone responsible who will move it.
- Q: I am planning a winter vacation and plan to leave a vehicle outside of the garage. If it snows when I am gone, might my vehicle be towed at my expense?
- A: YES. Again, leave a set of keys with someone responsible who will move your vehicle or keep in garage.
- Q: What if my spouse/child/roommate/guest doesn't see this notice or is unaware of it and violates the policy? What if a new tenant of mine moves in and is not aware of this policy?
- A: Make sure each family member, guest and tenant understands this policy.
- Q: What if I park on the city streets (Gettysburg and Independence) after a snowfall?
- A: No parking 8 AM to 5 PM after a 2" or more snowfall on city streets until the city has plowed curb-to-curb. The city does ticket and tow.
- Q: If my vehicle gets stuck in snow or breaks down so that I must leave it in a traffic lane or somewhere else where it shouldn't be left, might I be towed?
- A: YES. Leave a note with your name, address, and work and home phone numbers under your windshield wiper so we can locate you. Then get help or a tow immediately.
- Q: Will such a note exempt me from towing?
- A: NO. The note might blow away, or we might not reach you, so get help immediately.
- Q: All designated parking spaces were occupied. Might I be towed if I park my vehicle where you say I shouldn't.
- A: YES. You may be towed. You must park your vehicle on the street or in another parking lot at Amhurst which is not full; we have nine lots for your use.
- Q: The snow plows might block me while parked in a legal parking space. Could I be towed any way?
- A: YES. You have 48 hours to move to a plowed parking stall which is more time than any of the cities around us grant even when a city snow plow blocks a street parked vehicle.
- Q: Does the snow removal contractor tow my car?
- A: NO. **Towing by Frankie's Towing, 5615 Hwy 169 N, MPLS 55442, 763-595-0321.**
- Q: Will the Association attempt to contact me prior to towing?
- A: NO. The Association does not know which car is yours and the police will not give us the information from your plate number. However, if your vehicle is disabled, and you have placed a note on the windshield with name, phone numbers, etc., we will attempt to reach you (as explained above).



# LAHA NEWS



(Continued from page 1)

Our annual meeting will be held this year on December 3<sup>rd</sup> at the Hopkins Center for the Arts on Main Street in downtown Hopkins. We will not be hosting a vendor fair before the meeting this year, but hope to see a large turnout. If you cannot attend the meeting, it is very important to give your proxy to another homeowner that will be attending. If we do not have a quorum with attendance and proxies, we will not be able to conduct business. Also, if you have questions, your board and manager would greatly appreciate receiving your questions prior to the meeting. This will allow us to

do the necessary research to provide a complete answer at the meeting.

As always, I would like to thank the board members, Association Manager, and residents for all the hard work that goes into making Amhurst a beautiful place to call home. See you at the meeting!

'If you cannot attend the meeting, it is very important to give your proxy to another homeowner that will be attending.'

## ELECTRIC METER ERRORS

A neighbor recently reported that he had identified a major error on their electric bill. It turned out that a new meter was installed but the paperwork was incorrect and they were being charged for a neighbors electric use. He noticed this due to an abnormally high electric bill. To identify the problem, he shut all of his circuit breakers off in his home and checked both his meter and his neighbors. His meter was running and his neighbors was not.

## FOR YOUR SAFETY, THE ICE MELT STATION

For the past number of years, the Association has provided residents with an ice melt product that they can obtain, FREE OF CHARGE, to assist with slippery conditions during the winter months.

The 'refill' barrel is located at the pool shed garage door. Feel free to fill up your shaker that many of you have from previous years. If you do not have a shaker, you may purchase an ice melt shaker from hardware stores, auto service stations, etc for just a few dollars. When it is empty, replenish your stock at the pool shed.

Make sure you keep the ice melt dry. Do not keep it in a container that cannot be well sealed. When applying the ice melt, more is not better. Read the manufacturers instructions.

Sand is also available in each parking lot at the mailbox structures.

We use Freez Gard® Magnesium Chloride crystals. It's safe for contact with people, animals, lawns and concrete **when used as directed**.

- Safest on concrete (U.S. DOT study)
- Least damaging to turf grass (Iowa State University study)
- Least corrosive on metal (University of Utah study)
- Crystal shape will not roll off desired area like pellets or blow away like flakes
- Will not burn skin
- Will not leave a white residue



ENJOY A NEW PATIO THIS SUMMER!

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FALL 2013



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At Garlock-French Roofing, we are dedicated to excellence in everything that we do, from our roofing systems, to our people, to our service. Located in Minneapolis, Minnesota, Since 1932, we have been providing that crowning touch to homes and businesses of distinction across the Twin Cities Metro area. Whether it is clay tile, concrete tile, slate, asphalt and cedar shingles, single-ply membrane, built-up roofing, gutters, copper or other custom metal work, we will serve you in a professional and dependable manner. Whether your job requires a complete re-roofing or simply a repair, we will proceed with the most careful attention to detail.



Call Glenn Downes at 612-276-9927  
for further information.

Please be a parking lot community citizen.  
Park between the lines avoiding taking up two spaces.  
Your neighbors would be greatly appreciative!



## Advertise Your Business In LAHA News!

**Residents:** Submit your business card for **FREE** advertising in your Association's Newsletter. Are you a freelancer, insurance agent or realtor, sell Tupperware, want to do handy man work? Here is a great opportunity to promote your business. Your business card will be reprinted in future newsletters, depending on space availability.

**For larger space ads, (and non-residents):**

Business Card: \$ 15.00 (Free to Residents )

1/2 page: \$ 40.00

Back Cover: \$ 75.00

1/4 page: \$ 25.00

Full Page: \$ 60.00

Contact John for further information.

## LAHA NEWS

**From the little things:**

- Clean and/or replace ceiling fans
- Clean and/or replace light fixtures
- Replace/clean faucet aerators
- Replace faucets
- Add and/or replace garbage disposal
- Support, via ceiling brace, sagging upper kitchen cabinet
- Check attic for insulation on trap door
- Lube and adjust garage door
- Lube, adjust and/or replace garage door opener
- Check door and window integrity (weather stripping, broken glass, etc.)

Check smoke and CO2 detectors

**To the big things:**

- Finish carpentry
- Cabinet installation
- Garage door installation and service
- Door and window replacement
- Appliance installation and removal
- Custom home wiring

References From Amhurst Residents Gladly Available!



## SATURDAY SALT SALE!



More than just a delivery — we'll fill your tank and stack your bags wherever you need them stored.

25# Extra Coarse Solar Salt	<del>\$2.75</del> <b>\$2.75</b> <small>(\$2.75/bag minimum)</small>
40# Diamond Crystal Solar Salt	\$4.49/bag
50# Diamond Crystal Solar Crystals	\$4.79/bag
60# Diamond Crystal Solar Crystals	\$7.49/bag <small>(6 bag minimum)</small>
40# Diamond Crystal Pellets	\$4.99/bag
50# Diamond Crystal Pellets	\$5.79/bag
40# Diamond Crystal Rust Inhibitor Pellets	\$5.99/bag <small>(6 bag minimum)</small>
Winter Pair 3# Jug Pet Friendly Ice Melt	\$6.95/jug <small>with softener salt purchase</small>



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Scan to order online!





FALL 2013

Greetings Lohman's Amhurst and "Thank You" for granting us the privilege of working on-site this past fall. As a small token of our gratitude, we would like to offer all Lohman's Amhurst residents promotional pricing on any interior projects you'd like to have tackled this winter. Not only will we provide free estimates, but any project that is completed between November 15th-April 1st will receive discounted rates.

Additionally, any Lohman's Amhurst resident that elects to have at least \$500 of work performed, will be entered into a drawing for a \$100 Gift Card to Target, just a stone's throw away! Happy Holiday Season and thanks again Lohman's Amhurst!



**Isaac Vogel**

**issac@roellpainting.com**

**Cell: 612-518-0272**

## AMHURST'S ANNUAL SUMMERFEST AND NATIONAL NIGHT OUT, AUGUST 6TH

PHOTOS BY RESDIENT KATHY LEIGHTON



Many thanks to Dick Stelzer, Jim Applehoff, David Bros, Kathy and Kevin Leighton, Patti Koskovich and many more of you for all your assistance at the event. Special thanks go to all the residents that helped clean up in a matter of minutes prior to one very heavy rain and hail storm that hit Amhurst and the rest of the western suburbs. We hope that the weather will be more accommodating next year and we can get in a game of bingo or two.

FALL 2013



Ruth LeVine

tel: (612) 812-1022  
ruthlevine@edinarealty.com

**Edina Realty.**  
a Berkshire Hathaway affiliate

*Meet Ruth LeVine, Real estate agent and Amhurst specialist:*

"I've sold over 55 homes in Amhurst. I find it easy to sell in Amhurst. The park-like setting with its ponds, pool, tennis court, walking path, gazebo and green spaces that are so well-maintained make Amhurst an inviting place to live. Walk to shops, restaurants, banks and Regional Trail. Only 15 minutes to downtown Minneapolis."

"As a former resident, board member and past president I believe in Amhurst, its management and its strong commitment to make this the most beautiful and well-run townhome complex in the area. I am familiar with the staff, the board, the homeowners documents and city requirements. I love this place!"

*To see a listing of homes available in Amhurst visit [www.amhurst.org](http://www.amhurst.org) and click on HOMES FOR SALE*

**2013**  
**Board of Directors**

**Linda Dingbaum, President**

#31 White Oak  
952-933-0466

lmdingbaum@gmail.com

**John Rousseau, Vice President**

#50 Rockwell  
612-802-2687

jrousseau2000@aol.com

**Brad Larson, Vice President**

#51 Briarwood  
612-554-7729

blconstru@gmail.com

**Carol Chaffee, Secretary**

#10 Amhurst  
952-238-0759

carol@chaffeelighting.com

**Mark Erickson, Treasurer**

#53 White Oak  
612-239-6397

millarco@aol.com



[www.amhurst.org](http://www.amhurst.org)



*Lohman's Amhurst*

**HOMEOWNERS  
ASSOCIATION**

3680 Independence Avenue S.  
St. Louis Park, MN 55426-3761

Phone: 952.933.9747

Fax: 952.988.0824

E-mail: [jdizon@amhurst.org](mailto:jdizon@amhurst.org)

Web site: [www.amhurst.org](http://www.amhurst.org)

John O. Dizon, Association  
Manager & LAHA NEWS editor

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