



# LAHA NEWS



## AMHURST, A VILLAGE IN THE CITY

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

FALL 2009

### INSIDE THIS ISSUE

More Ways To Be Green	2
Your Home In the Best Light	3
Treasurer's Annual Report	4
SummerFest a Hit	6
Turn Your Water Off	7
Reserve Planning	9
Our Manager's Role	10
Winter Regs	12
Winter Regs Q & A	13
Window Replacement	14



### Annual Membership Meeting

**Thursday, Dec. 3<sup>rd</sup>.**

Registration 7 PM;

Meeting 7:30 PM

**St. Louis Park City Hall**

**Official Notice and related items will be mailed to all homeowners by Nov.13th.**

**2010 Dues**

**\$231.00**

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

### PRESIDENT'S ANNUAL REPORT

LINDA DINGBAUM, BOARD PRESIDENT

As the leaves are starting to fall and the temperatures are dropping, I'm reminded that we are close to ending another successful year at Amhurst. We've had no claims to our insurance agent, our arrears list is significantly reduced, and there were no accidents at the swimming pool. We had another great SummerFest in August, no major conflicts at board meetings or the last annual meeting, and home sales are picking up. Yes, it was a good year at Amhurst, which is good for all of us since we all collectively own the Amhurst common property and its association.

I would like to extend a sincere thank you to your volunteer board members: Carol Chaffee, Mark Erickson, John Rousseau, and Barb Stevens for their efforts this year. I want to recognize John Rousseau for his efforts on the revision to our reserves study. After two years of work, Reserve Data Analysis, Inc. has determined that Amhurst's current funding plan is sufficient to meet our long term capital improvement needs. Incidentally, having a satisfactory reserve plan is a state requirement for all community associations, but most do not have an adequate reserve plan.

Over the past few years, we have been working hard and getting more aggressive in our collection efforts related to homeowner's dues in arrears. Early this year, we hired a new attorney to assist us in this effort, which proved to be a very wise move. With the assistance of our new law firm, we have significantly reduced the arrears report, both in terms of dollars and the number of homeowners in arrears. Mark Erikson's Treasurer's report has the details on what has been happening in the area of arrears over the past year.

Over the years, there have been requests to the board to make the pool area non-smoking. These requests have been increasing, as people become more concerned about the air quality and as more places become smoke-free. The board is considering this issue because the pool is a relatively small area and there are more concerns about the effects of second-hand smoke. If you have an opinion let us know. Write, call, email, fax the Association your opinion.

Water is becoming more and more expensive. As a means to conserve water, the Amhurst board authorized an upgrade to our irrigation system that will regulate the system based on current weather conditions in St. Louis Park. Per our irrigation company, there will be a quick payback in savings on water costs, and the upgraded system won't over saturate our grounds as it has done in the past after a heavy rain. We are always looking for ways to be green and to use our funds wisely. Please let us know if you have ideas. One idea that was implemented a few years ago is the pool chemical automation system. This system continues to prove that it was a wise investment by saving money on chemicals, and maintaining excellent pool water conditions. By the way, for those wondering about our compliance with the new pool drain regulations, our pool will be retrofitted

(Continued on page 5)

# LAHA NEWS



## REVISED YARD WASTE PLASTIC BAG BAN BEGINS JAN 1 IN THE PARK

Beginning January 1, 2010, a state law requires residents of Anoka, Carver, Hennepin (including City of St. Louis Park residents), Ramsey, Scott, and Washington Counties who bag their yard waste or other compostable waste to put their waste out for pick up in compostable bags --- either paper bags or compostable plastic bags. Residents of Dakota County are already required to use compostable bags for yard waste.

**What is a compostable bag?** Compostable bags include paper Kraft bags (large brown paper bags) or compostable plastic bags. Compostable plastic bags are usually clear or tinted an opaque shade of green, white, or pink; however the color is not the sure way of determining the compostability of a plastic bag. Compostable plastic bags should clearly state that they meet ASTM D6400 standards for composting and that they are “compostable”. Bags marked “biodegradable” or “degradable” do not meet the state law. The shelf life of compostable bags is approximately 1- 3 years. Review the product’s specific shelf life and purchase accordingly.

**How can I tell the difference between types of plastic bags?** Look for the word “compostable” on the box. The words “lawn and leaf” or “yard waste” do not guarantee that the bag is compostable and acceptable to use under the new rule. Visually compostable plastic bags are usually clear or tinted an opaque shade of green, white, or pink, compared to traditional black plastic bags.

**Why is using compostable bags important?** Once your yard waste or source separated compostable waste is picked up, it is delivered to a compost facility. Waste at composting facilities must be debagged, which increases costs and the chance that plastic bags will be blowing around on site. Some compost sites shred the bag and its contents and attempt to screen the torn pieces of plastics later. Not all plastic shreds can be screened out, which reduces the quality of the finished compost.

**Where can I buy compostable bags?** Most home improvement, grocery and hardware stores now carry bags. If you don’t see them at your local store, ask an employee. Many stores are just learning of this requirement and may appreciate the request. Compostable bags tend to cost slightly more than the traditional black plastic bags; however, given the new demand, prices may be lowered.

**When do I have to use compostable bags?** Compostable bags are required for use with yard waste and compost collection. (If you deposit yard waste at the Amhurst pool shed bin, you must use compostable bags beginning Jan. 1)

**What are the benefits of using compost?** Benefits include: saving natural resources, reducing soil erosion, preventing polluted storm water runoff from contaminating our wetlands, lakes, and streams, and providing a valuable soil amendment product that can be used to enrich the soils of our community.

**What if I do not use a compostable bag?** If you do not use a non-compostable bag for yard waste or other compostable waste, Waste Management will not collect your waste. Compost drop-off sites will also require the material to be removed from non-compostable bags and you will be required to take the bag with you.

### Compact Fluorescent Light Bulbs

They use about 2/3 less energy than standard incandescent bulbs to provide the same amount of light, and last up to 10 times longer. Please recycle them as hazardous waste. For proper disposal, all St.

Louis Park residents may call Hennepin County at:

612) 348-3777 or go to [www.co.hennepin.mn.us](http://www.co.hennepin.mn.us)



### Be Green!

- Close heat vents in areas of your home that are not being used - bedrooms by day, office at night, etc.
- Turn off lights when no one is in the room.
- Install a programmable thermostat and set it to lower temperatures at night and when no one is home during the day. Each degree lower can decrease a heating bill by 1%. Unplug coffee makers, toasters, food processors, etc. when not in use.
- Use power strips to turn off groups of appliances when not in use. Group together the DVD player, VCR, stereo and gaming units and power them down when no one is around.
- Set humidifiers and dehumidifiers to turn on only when the humidity level warrants.
- Don't overuse exhaust fans in bathrooms, kitchens or basements as they can suck out a roomful of warm air very quickly requiring your furnace to work harder.

Fall 2009

## SHOW YOUR HOME IN ITS BEST LIGHT

CAROL CHAFFEE, BOARD SECRETARY

The darker days of the year are approaching and the beginning of our annual escape into hibernation. Many homeowners use this time of year, before the holidays, to perk up their homes with new paint colors, new or newly reupholstered furniture and accessories. An important addition to that nesting mindset should be a focus on lighting.

Comfortable, aesthetically pleasing and livable lighting always consists of layers or zones – separately controlled and on dimmers. Replacing wall switches with dimmers - a simple fix - adds character to space, changes the “feel”, allowing you to create mood or atmosphere as desired. Dimming extends the life of a bulb and warms its color.



Dimmers are also available for table lamps, plugging into the nearest receptacle. And in fixtures with fabric shades or frosted glass shades, use coated halogen bulbs for the best result. A great replacement for an “A” incandescent medium screw base is a halogen medium screw base: GE’s Halogen and Philips Halogena (BT envelope). The Electric Craftsman on Main Street in Hopkins is a good resource, as are a good hardware store or large retailers like Home Depot.

Begin with your foyer, your guests’ first impression of your home. Most of our units, if not all, have a power location in the ceiling of the foyer. A small decorative flush mount can say hello with style. Hang a mirror nearby for reflecting the fixture and its light. Choose a style in translucent glass for an overall warm glow in the small space.

Our living rooms can benefit from the placement of table lamps, reading lamps and floor lamps and will not require tearing into walls or ceilings for power. Purchase new lamps, or just change the shade. Keep the light base, but re-select new light colored fabric or paper shades or translucent colored glass shades to add pattern and brightness without glare and liven up the room. Floor lamps placed in darker corners can bounce light off walls and ceiling. And reading lamps make cozy spots to curl up with a book in front of the fireplace.

Moving table and floor lamps around the room to new locations can immediately change a space. Fun accent lamps can sit on bookcase shelves for interest.

Shades on Lake, located at International Market Square, and Michael’s Lighting, 50<sup>th</sup> and Xerxes, are great resources for shades. If you own outdated large track lighting, replace the track and heads with small low voltage halogen or LED heads for a new look. If you keep the existing track and just change the heads, make sure they are of the same manufacturer. Replace oversized 20 year old recessed lights with new small aperture fixtures with halogen light sources.

The dining room will benefit from a suspended pendant or chandelier that provides for both uplighting of the ceiling, and downlight on the table. There are many choices in both traditional and contemporary styles. Oversized linen, silk or paper drum pendants are an inexpensive way to add good light, color, and warmth to your dining experience. If you can afford to, add complementary wall sconces in this spaces. Control the pendant separate from the sconces.

Spend the money on an electrician to remove the outdated fluorescent fixtures from the kitchen and replace with a multi-lamped decorative flush mount, and add undercabinet task lighting. Again, the ceiling light should be separately controlled from the task lights. In addition, small aperture recessed lights or pendants could be added over the breakfast bar. And, of course, dimmer control.

Bathroom mirror lighting is important, of course. The best location is a fixture on each side of mirror, with at least 75W coated bulbs. If a bath bar is mounted above the mirror, use a multi-lamp style. Older ceiling fans can be replaced by newer styles with integral lights or optional light kits.

For the garden and patio, shop around for attractive solar-powered LED garden lights and/or pavers. No wiring required!

Let’s lighten up for the darker days ahead!



Carol Chaffee, IALD

## LAHA NEWS



## TREASURER'S ANNUAL REPORT

MARK ERICKSON, BOARD TREASURER

I believe the first thing everyone wants to hear is how are we doing. As I said last year we are in good financial shape but not flush with cash. What cash we have saved is for future projects as outlined in the reserve study. It is my goal to avoid a special assessment and to have our savings account grow each year. In doing so we want to make sure the property is maintained and I believe we have met that goal. I have read articles about other associations and talked to friends in other associations about what is going on in their association and I believe we are in good shape. Also, unlike many associations we have a history of keeping the property maintained and still getting large projects such as roofs completed. If you compare our dues with other associations, if you can find another association with as much common ground as we have, I think you will find our dues are reasonable.

This year the board has concentrated on collecting old dues and enforcing the collection policy set up by a previous board. Since May 2007 we have had a collection policy and process and it has been tested but it is working. There was a period of time when John had to contact owners about paying their monthly dues and the board would have to levy a late fee of \$35 if the dues were late. These past few months the board has not had to levy any late fees and we hope that is a good sign for the future. We hired a new law firm, Hellmuth & Johnson, to get better advice on how to proceed on dues owed of greater than \$1000. With their advice we have narrowed that list of names to two people. One is

a current homeowner who is on a payment plan and is current on the plan. The other is a prior homeowner and we are currently working to find her place of employment and levy her wages. She may file for bankruptcy in which case we will have to write off the

past dues but at that point we will have done all we could to collect it. Her current debt to us is about \$18,500. We were able to collect from one prior homeowner (\$2778) and we had another file bankruptcy so we wrote off that amount of approximately \$6000. Our budgeted 2009 Homeowner Fee Charge Off is \$30,000 and we should be under that amount even if the above prior homeowner goes into bankruptcy.

Each year we do a budget to use as a guideline to what projects we would like to complete and using actual and estimated costs. Some items we know the cost because of existing contracts or bids we received. There are always items, such as insurance, that are renewed during the year and we make an estimate of the amount. Finally there are always the unknown like having to replace areas of the sprinkler system after the road construction. As happy as we are to see the new pavement there were additional costs to us that we did not realize until the project was underway. John, our association manager, put his best effort to have the city repair some of the damage the road construction crews did but in many circumstances the city does reimburse those additional costs. So if you compare the actual 2009 costs to what we budgeted for 2009 please keep in mind that the budget is a guideline and not the rule. We are always balancing the priority of projects with the money available. As in prior years I expect about 80% of our operating expenses will be for insurance, lawn care/snow removal, water/sewer, garbage and payroll.

In this years budget we have changed the description of some items as compared to the past. We are using the term capital expenses instead of reserve and non-reserve expense. The reason for the change is that we have a reserve study done and we are going to include those items with the capital expenditures we do such as fence replacement and painting that are not in the reserve study. We still want to differentiate between the operation costs and non-operation costs (capital costs). For those who do not know the operation costs are the costs for maintaining and repairing the property versus capital expenses, which are usually, large one time costs or add life to the property. Repairing a fence is an op-

**As I said last year,  
we are in good  
financial shape but  
not flush with cash.  
What cash we have  
saved is for future  
projects as outlined  
in the reserve  
study.**

(Continued on page 5)



Fall 2009

*(Continued from page 4)*

eration cost and replacing the fence is a capital expense.

This year we had the Reserve Study done. The study did not reveal anything new to the board but was completed as part of a plan to have it done. If we learned anything is that the people doing the study are very conservative and seemed more concerned with their own liability and not realistic approach that is needed. We had changes made to the study that better reflected the lives of the property after talking to other experts. Also we did not include some items that we do every year such as fence replacement and painting. The most important point, I believe, is that the reserve study is a tool, like the budget, and should be viewed with potential costs and time frames. We have already found costs less than what the study stated. The reason for the study was to formalize long term projects so there would be a written plan for future boards. The truth is that John and the board is fully aware of the projects and has already estimated the time frame for doing those projects. I would imagine that past boards had the same knowledge. As an example, the east retaining wall will need to be replaced at some time. Because its replacement does not provide an increase in

our property value, such as replacing a roof, it is not a priority. The reserve study has us replacing it in 2012 at a cost of \$254,598.37. I believe we will not replace it until necessary which maybe before or after 2012. Based on estimates we have received it will cost anywhere from \$100,000 to \$250,000 depending on who you believe and how fancy we want to get. This is one of the reasons we are trying to save money each year to help pay for this and hopefully avoid a special assessment. But if one-day part of the wall simply falls down we will have to do something even if it is before 2012. This is certainly an unplanned event and we would not have budgeted for it. So we may postpone other projects to pay for repairing or replacing the wall. On the other hand the wall may stay solid past 2012 and we may try to hold off replacing it at that time. It will be up to the board at that time to decide what action to take.

I believe if you look at this board, and past boards, you will see that they have remained consistent in keeping our property and property values at the highest levels possible under the circumstances. Financially we are a fiscally responsible group that is meeting the most of the current needs, and looks to the future to meet those needs too, while keeping the impact to the homeowners as minimal as possible.

Have a great holiday season. Mark.

*(Continued from page 1)*

next spring with new drain covers to comply with new state and federal regulations.

And, last but not least, we survived the painfully long process of resurfacing Independence and Gettysburg avenues. The streets look great and should last a very long time. There is one down side to the new streets: there has been a noticeable increase in speed, especially along the 'speedway' past the tennis courts to the curve at Newport. Please don't speed in our neighborhood. Slow down, be careful, and watch for the many human and animal pedestrians on our streets.

Sincerely,

Linda Dingbaum

**Window Screens \$36**

**Governing Documents \$25**

(or FREE as a .PDF file at [www.amhurst.org](http://www.amhurst.org))

**From The  
Association**

**Toilet Seats (Eljer Emblem) \$ 33.71**

**Front Closet Tracks \$10 (10 foot piece)**

Prices Subject To Change Without Notice

## LAHA NEWS

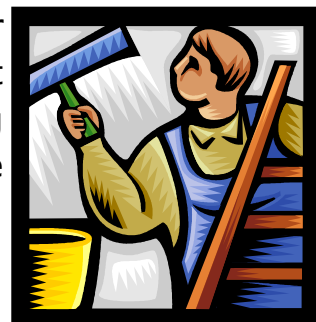


## Home Washing Services

- Windows, screens & mirrors washed.
- Patio doors and screens washed.
- Patio slabs, garage floors and patio furniture washed.
- And more...

## Window Washing & Concrete Pressure Washing

I have been a regular at Amhurst for almost 15 years assisting residents with home washing projects!



## Ron Jackman

Schedule Work Now! 952-938-3483,  
*Reasonable Prices & Quality Work. It's What You Expect!*

## REDUCE FIRE RISK AT AMHURST.

**Have your dryer vent cleaned as well as your appliances inspected periodically.**

**If you use your fireplace, make sure your chimney is free of creosote buildup.**

## SUMMERFEST A SUCCESS

BARB STEVENS, BOARD VICE PRESIDENT

Our Annual SummerFest and National Night Out was a fun time! The weather was beautiful, and the pet walk was adored by many. We tried a new venue this time and people really seemed to enjoy the variety of chicken wings Aaron Dizon prepared. Thank you Aaron! A big thank you to the people who helped set up and take down the tables and chairs. The help is always appreciated. Several people won fabulous prizes playing Bingo! Overall fun was had by everyone. See you next August.



Fall 2009



*"...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

PROUDLY SERVING  
LOHMAN'S  
AMHURST  
WALL TRENDS INC.  
SINCE 1992

*"...They have done a fabulous job! I am very happy with my ceiling and wall repair. They made the whole process painless and very pleasant. The workmanship is top notch...."*  
Tracy Whipple

**WALL TRENDS INC**  
THE EXPERTS IN WALLCOVERING & PAINTING  
**952-949-4918**

## Welcome to Wall Trends

Wall Trends offers a full line of services for your business or home.

### What project is next on your list?

- ☒ Painting (Interior & Exterior)
- ☒ Woodwork Finishing (Staining, Enameling & Clear Finishing)
- ☒ Wallpaper Stripping & Installation
- ☒ Specialty Effects (Faux & Texture Finishes)
- ☒ Drywall Repair
- ☒ Color Consultation
- ☒ Four-Step Garage Floor Epoxy Finishes
- ☒ Deck Refinishing

### INTERIOR & EXTERIOR -

### RESIDENTIAL & COMMERCIAL

## TURN YOUR 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.

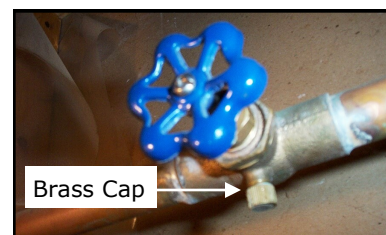
The result of not shutting down this water line is frequently a costly repair due to burst pipes inside the walls of the residence. Not only will the burst pipe require a visit from the plumber, but very likely the water damage to walls and carpet will necessitate painting and carpet maintenance. The 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 compactly 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.

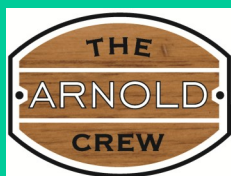
**That's it until Spring!**



200 Louisiana Avenue North  
Golden Valley, MN 55427  
Phone: 763-544-0091

***SERVING AMHURST  
AND ITS RESIDENTS  
FOR MANY YEARS,  
WITH QUALITY  
SERVICE AND  
REASONABLE  
PRICING.***

The Arnold Crew Inc.



**An AMHURST 'RECOMMENDED VENDOR'**

We are a handyman and light construction company offering Amhurst residents quality, professionalism and fair pricing.

We can construct a gate, add fencing, replace interior doors and cabinets, perform periodic general maintenance, remodel your kitchen or bathrooms and much more.

Kris Arnold  
612-991-8805  
[thearnoldcrew@hotmail.com](mailto:thearnoldcrew@hotmail.com)  
[www.arnoldcrew.com](http://www.arnoldcrew.com)

HARDWOOD FLOORS  
BATHROOM REMODEL  
COUNTER TOPS  
LIGHTING  
TILE  
PLUMBING  
GATES  
CABINETRY  
ELECTRICAL  
PAINTING  
RAILINGS  
SHELVING  
PREVENTATIVE MAINTENANCE  
...AND MORE



**NO SMOKING AT  
THE POOL...**

**YES OR NO?**



**WHAT IS YOUR  
OPINION?**

Let the Board know if you feel smoking at the swimming pool should be prohibited.

Write, call, or email your thoughts to the Association.



Fall 2009

**RESERVE PLANNING**

JOHN ROUSSEAU, BOARD VICE  
PRESIDENT

Home ownership is not only picnics in the yard but maintaining and replacing parts of the property like roofs, sidewalks, fences, landscaping, retaining walls and our amenities. This replacement process can be a tense, frustrating, expensive experience for a lot of homeowners. If it is done reasonably well the rewards is the eventual sale price and pride of ownership. If not done, the sale price will be low and financial problems or livability problems can occur. As the old adage says "you can pay me now or you pay me later and later can be really ugly. If an individual homeowner doesn't maintain his or her property it usually only impacts the immediate family.

At Lohman's Amhurst, the family is 276 subfamilies. We need a roadmap to help us do simple planning to maintain Lohman's Amhurst at a respectable level. When do we replace physical components of the buildings and grounds over the next 30 yrs and how much will they cost vs. our revenue plan. This is what the industry calls a reserve study. It is one of several standard approaches to the issue. State law requires associations like Lohman's Amhurst to attest to buyers of units of its financial viability to maintain the development. The study has a lot of estimating and guessing in it. Quality, building code changes, inflation, market forces, technological change, lives of components etc. all can dramatically impact the results. In summary the study indicates that we probably can maintain the property to a good value and keep a respectable community environment in Lohman's Amhurst if we maintain our historical funding and improvement expenditures.

**Prevent Theft from Vehicles**

The following information is reprinted from the City of St. Louis Park, October News-letter.

THIEVES TARGET VEHICLES WITH ANY PERSONAL ITEMS VISIBLE INSIDE, INCLUDING PERSONAL ELECTRONICS, CHECKBOOKS, CREDIT CARDS, CDs ETC. BE ESPECIALLY ALERT TO SUSPICIOUS PERSONS IN OR NEAR UNDERGROUND GARAGES. REPORT ANY SUSPICIOUS ACTIVITY TO THE POLICE IMMEDIATELY.

**Follow these tips to help reduce the chance of becoming a victim:**

- Always lock your vehicle.
- Never leave personal items in your car.
- If you must leave valuables in your car, lock them in the trunk before arriving at your destination.
- Look around before you get out of your car. Be aware of surroundings. Report any suspicious activity to the police immediately.
- Do not leave your vehicle running.
- Lock your garage.
- If your vehicle is broken into or rifled, report this to the police immediately.
- St. Louis Park police, non-emergency number is 952-924-2618.
- If an emergency, call 911.



## ***PLUMBING AND HEATING REPAIR SERVICE SPECIALISTS***

*Joel Swanson 952-938-2010*

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

Water heaters

Toilets, Tubs & Sinks

Water softeners

Faucets

Disposals

Silcocks...

Dishwashers

and more!

# LAHA NEWS



## CLARIFYING OUR MANAGER'S ROLE FROM YOUR AMHURST BOARD MEMBERS

Lohman's Amhurst employs a highly-qualified, experienced and nationally certified professional association manager, John Dizon. We think residents should know what John has—and has not—been hired to do. He has three primary

responsibilities: to carry out policies set by the board, to 'staff' the board's activities and to manage the association's daily operations.

Some residents expect our manager to perform certain tasks that just aren't part of the job. When the manager doesn't meet those expectations, residents naturally are unhappy. Since we want you to be happy, your board is offering a few clarifications to help you understand what our manager's role is and is not.

- John is experienced in dealing with conflict, but he will not get involved in quarrels you might be having with your neighbor. However, if association rules are being violated, John is the right person to call.
- While he works closely with your Amhurst boards, he is an advisor—not a member of the board.
- Although John works for the board, he is available to residents. That doesn't mean that John can drop everything to assist you immediately. Use any acceptable means to reach John and the Association; email, phone, fax, snail mail, our drop box, etc.
- John is always happy to answer questions, but he is not the information officer. For routine inquiries, please check the bulletin boards, website, Resident Guide and other sources made available to you.
- He is responsible for monitoring our contractors' performance, but not supervising them. Contractors are responsible for supervising their own personnel. If you have a problem with a contractor, notify the manager, who will deal with your concern.
- John is in our community daily. John is a homeowner here at Amhurst and is here most times but even John won't catch everything. Your help is essential. If you know about a potential maintenance issue, risk to residents, or other issues let John know.
- John does not set policy. If you disagree with a policy or rule, you'll get better results reaching the board than arguing with our manager.
- He has a broad range of expertise, but is not a consultant to the residents. Neither is he an engineer, architect, attorney or accountant. The manager may offer opinions, but don't expect technical advice in areas where he is not qualified. John does have an extensive knowledge of Amhurst and its homes and property but in many cases, a professional service provider would be your best source. Feel free to start with John. He is very willing to assist you with issues within your home but understand that the Association's (and John's) responsibility lies almost exclusively with the exterior of your home and the common property.
- Although our manager is a great resource to the association, he or she is not available 24 hours a day—except for emergencies. Getting locked out of your home may be an emergency to you, but it isn't an association emergency. An association emergency is defined as a threat to life or property.

## 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 )

1/4 page: \$ 25.00

1/2 page: \$ 40.00

Full Page: \$ 60.00

Back Cover: \$ 75.00

Contact John for further information.



Now Offering Amhurst Approved  **SOLATUBE.**  
Innovation in Daylighting.

**Garlock-French Roofing**  
**Celebrating 77 years of Excellence**  
**1932 - 2009**

**LOHMAN'S AMHURST ROOFER FOR OVER  
25 YEARS**

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.

## LAHA NEWS



## WINTER REGS

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.

'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.

**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, if legal, 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. If you need assistance, call the Association. If this policy creates a problem for you, write to the Association and fully explain your situation.

**EXPLANATION OF FREE ICE MELT PROGRAM AND WINTER "Q AND A" ON NEXT PAGE**





Fall 2009

***Ice melt is available FREE for your use on your sidewalk as well as the common sidewalk. Use the material sparingly following the manufacturers instructions. Ice melt was delivered to all homes last fall with instructions to keep the container in order to replenish your supply at the pool shed. If you do not have a container, extras are available at the pool shed.***



## WINTER REGS- Q & A

- 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



## REVISED WINDOW REPLACEMENT POLICY

There are two recommended replacement windows for use at Amhurst. They are the Wellington Slider and the Cornbelt Insuliner Horizontal Slider (Triple Glaze).

If a homeowner's window is defective and needs to be replaced at the Association's cost, the window will be replaced with the Cornbelt window. If the homeowner insists on using the Wellington window, the association will replace the window with the Wellington, but any cost over the cost of replacement with a Cornbelt will be the responsibility of the homeowner.

If the homeowner is replacing windows at their own cost (the current window(s) is not defective), the homeowner has the choice of using the Wellington or the Cornbelt window. Cornbelt is the recommended window.

**ALL window and door replacements must be approved by the Association.** Do not purchase a new door or window without prior approval. Refer to the Association's RESIDENT GUIDE and DECLARATIONS for further detail.

Approved by LAHA Board of Directors, Tuesday, October 20th, 2009

Dorglass, Inc. (Corn Belt)  
Pat Tanner  
952-253-0097  
www.dorglass.com

Wellington Window & Door  
Scott Rubin  
952-933-6300  
www.wellingtonwindow.com

**"BUILDING  
YOUR  
OUTDOOR  
VISIONS"**

retaining walls

paver patios

landscape designs

Maple Plain, MN 55359 952-473-7166 FAX: 763-479-8116 www.timbercreeklandscape.net

Fall 2009

## Experience the Benefits of Bremer



Bremer offers local businesses a special membership banking program called Benefit Banking. Employees who are Benefit Banking members receive comprehensive banking and financial services with a number of special offers including:

- Free Interest Bearing Checking Account
- Free Checking Printing on Select Styles
- Bremer Check Card with No Annual Fee
- Money Market Savings Account
- Free Online Banking and Bill Pay
- Discount Loan Rates
- Discounts on Home Equity & Mortgage Loan Closing Costs
- Comprehensive Financial Solutions
- Free First Year Rental on a Safe Deposit Box
- No Annual Fee Visa® Signature Card with Unlimited 1% Cash Back

To find out more about the  
privileges of being a Benefit  
Banking member, call

BREMER BANK-ST LOUIS PARK

952-935-5145

Member FDIC.

Certain restrictions apply.



**Mortgage rates are  
at all-time lows!**

**This is your  
time to save. :-**

**JERRY T. BOLAND**

**St. Louis Park and Edina**

**952-932-6580**

**651-235-9670 (Mobile)**

**[jtboland@bremer.com](mailto:jtboland@bremer.com)**

### **RECOMMENDED. RELIABLE. TRUSTED.**

These words have been used by hundreds of previous clients over the past 17 years when they have referred their family, friends and business associates to Jerry Boland and Bremer Mortgage.

Whether it's financing that starter home, upgrading to the home of your dreams, or refinancing to take advantage of the equity in either your primary residence or out of state second home, I take care of every detail for you. My goal is to offer you the best rates in the industry, while supplying an unprecedented level of personal service.





**Ruth LeVine**  
REALTOR GRI®

**Edina Realty**

RUTHLEVINE@EDINAREALTY.COM

EDINA 50TH AND FRANCE OFFICE  
3930 WEST 49 1/2 STREET  
EDINA, MN 55424

DIRECT (612) 915-7956  
CELL (612) 812-1022  
FAX (612) 924-8700

"I found that working with Ruth was so easy. She was good in appraising my house and telling me what I should do as far as staging the house and giving me ideas for handymen that could make corrections. I had interviewed two other realtors but decided that Ruth knew the most about Amhurst. I would choose her again."

- Carol Durdahl

Jason and I could not have asked for a better realtor! You were so helpful and really cared. The process was painless. We didn't expect that since this was our first home. You knew about all the neighborhoods we visited and had great insight into the entire home buying experience. We love our house and couldn't have done it without you.

- Laura Halverson

It was so fantastic to work with Ruth. She knows Amhurst intimately and could tell me exactly what to do in preparation for the inspection. She helped me to stage my home, had handyman connections and could answer just about any question I could think of! She made everything very easy and I sold my home in under a week! In this market that is incredible! I chose Ruth as my Realtor over family and friends (in the business) and, in hindsight, that was the best decision I could have made! Thanks Ruth!

- Megan Glibbery

*I will be with you every step of the way...Right up to your new front door!*

There is good news out there if we look for it. Amhurst is faring better than many townhome and condo complexes. Our prices are holding better and we have had very few foreclosures by comparison. It is still taking awhile to sell compared to the "old days." For anyone thinking about selling now or in the near future, your selling price will be enhanced if you have a well-maintained home. Appearance is everything and buyers want to move right in. Those original appliances might be working but they probably need updating. How about the lighting fixtures? It doesn't cost much to update lighting in all the rooms. Tired looking carpet? There are lots of good buys available. A fresh coat of interior paint in trendy colors is an easy fix. Is there something that needs to be brought to the attention of the Association? Why not make those improvements while you can enjoy them for awhile. You'll be asking yourself, why didn't I do that a long time ago! Stop in the open houses and see what some of your neighbors have done. Hope you enjoy our Fall season!

**Ruth**

## **2009 Board of Directors**

### **Linda Dingbaum, President**

#31 White Oak

952-933-0466;

lmdingbaum@aol.com

### **John Rousseau, Vice President**

#50 Rockwell

612-802-2687;

jrousseau2000@aol.com

### **Barbara Stevens**

#10 Briarwood

952-935-2112; purple-

barb@comcast.net

### **Carol Chaffee, Secretary**

#10 Amhurst

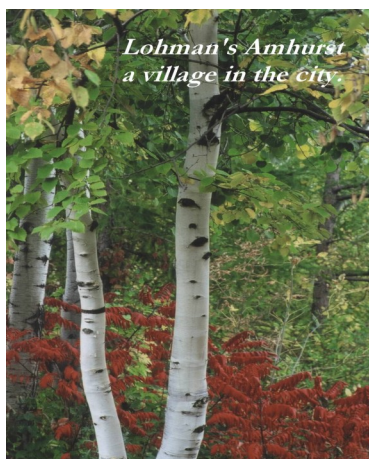
952-238-0759;

carol@chaffeeighting.com

### **Mark Erickson, Treasurer**

#53 White Oak

612-239-6397; millarco@aol.com



**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

Web site: www.amhurst.org

John O. Dizon, Association  
Manager & LAHA NEWS editor  
*Published Spring and Fall.*