



LAHA NEWS



AMHURST, A VILLAGE IN THE CITY

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

FALL 2010

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Annual Membership Meeting

Wednesday, Dec. 8th

Registration 7 PM;

Meeting 7:30 PM

St. Louis Park City Hall

*Official notice and related
items will be mailed to all
homeowners mid November.*

2011 Dues

\$242.00

PRESIDENT'S ANNUAL REPORT

LINDA DINGBAUM, BOARD PRESIDENT

Fall is now upon us and yet another year at Amhurst is coming to a close. As always, we had another active summer. The last phase of building and fence structure painting has been completed. We were very pleased with our vendor, Wall Trends. We also completed numerous retaining wall projects, with the major walls at the Park Lane Court. The front monument was replaced with a stunning new entry way. Our thanks to all who participated with the design, including Laura Halverson of Tiny Acorn Portraits, TimberCreek Landscape and Herman's. We have received many compliments, especially from Real Estate professionals who show Amhurst. In addition, we received a request from a large association in Minnetonka to assist them designing their new entry way.

Over the last several years, we have expended a fair amount of funds on maintenance of our trees and shrubs. Many of the species that were planted here by the developer over twenty-five years ago have reached the end of their life span. These and some of our more 'leaning' cotton woods have and will continue to be removed. We also lost many trees to the harsh winter last year. Speaking of the tough winter, we had to replace most of the rain gutter downspouts because they were severely damaged this past winter. Most of the seams split. We also saw much more deterioration in the shutters due to the unusual winter. One of our handyman vendors, The Arnold Crew, spent many weeks repairing these shutters. Actually, they are not true shutters, but 'faux shutters' built into the siding. We know we will be expending more dollars next year with more repair to shutters.

Other activities this summer included parking lot crack filling, tree trimming and spraying, sod repair and over seeding, dewatering, and instituting a NO SMOKING policy at the pool. This new policy was highly successful. Thanks to all who supported this new regulation. We all benefit from it. The SummerFest was great and the food was scrumptious. The two garage sales were very successful and something I always like to report...we had another safe season at the pool.

Please mark your calendars now for our 2010 Annual Membership meeting, which will be held the evening of Wednesday, December 8th at St Louis Park City Hall. It is extremely important that homeowners are represented, either in person or by proxy. Our bylaws require that we have a quorum of homeowners represented in order to enact business. Please plan to attend. If you cannot attend, please complete a proxy vote and give to a neighbor who will attend, a board member, or the Association Manager. The Official Notice of the meeting, with accompanying material, will be mailed to you shortly. My term and Mark Erickson's term expire at the end of this year. Both of us have agreed to place our names in nomination for another three year term. Of course, any other homeowner interested in serving on the board may put their name up for nomination. If you do have an interest, please contact me or the Association Manager, John Dizon, to learn more about the role and responsibilities of a board member. Hope to see you at the Annual Meeting.

www.amhurst.org

LAHA NEWS



FLASHING YELLOW TRAFFIC ARROWS NOW IN ST LOUIS PARK.

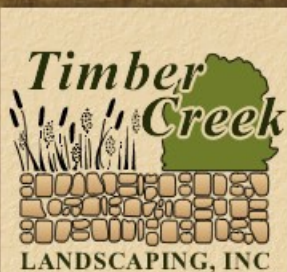
Hennepin County is installing flashing yellow arrow traffic signals in St. Louis Park and New Hope. In St. Louis Park, the flashing yellow arrow traffic signal is located at the intersection of Minnetonka Boulevard (County State Aid Highway 5) and Toledo Avenue (the east ramp of Trunk Highway 100). Weather permitting, the St. Louis Park flashing yellow arrow traffic signal will be activated on Tuesday, Sept. 28. Flashing yellow arrow traffic signals provide the flexibility to restrict left turns for safety during heavy traffic, while still allowing yielding during off-peak conditions. Flashing yellow arrow traffic signals feature a flashing arrow, in addition to the standard red, yellow, and green arrows.

When illuminated, the flashing yellow arrow allows waiting motorists to make a left-hand turn after yielding to oncoming traffic.



EMERGENCY DATA REQUEST:

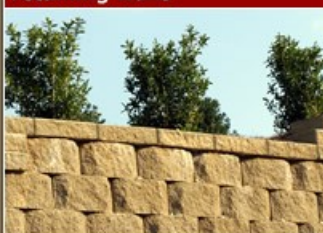
Make sure the Association has all your pertinent contact information, including email. A request for updates was mailed to all homeowners late November. Thanks for your cooperation.



**"BUILDING
YOUR
OUTDOOR
VISIONS"**



retaining walls



paver patios



landscape designs



DUES INCREASE TO \$242.00 JAN 1

MARK ERICKSON, TREASURER

Each year the board has to decide on how much the monthly dues should increase. The allowable percentage is up to 10% before a homeowner vote is required. In the past, association dues have increased about 5% per year to keep up with maintenance and increasing the reserve account. The board realizes in these economic times everyone would like to keep costs at a minimum but after reviewing the cost increases the association will face in 2011 (water, garbage, general maintenance) we have decided to stay with the 5% increase. The dues in 2011 will be \$242.00 which is an \$11 per month increase (4.8% increase). With that increase, we will continue to keep the property in an acceptable condition and continue to increase the reserve account to try and avoid a special assessment down the road. Our property is over 27 years old and with the beautiful but large common areas we have to maintain there is a cost. Also with some of the original landscaping and fencing around the property there will be a time when replacing those items will be required.

Below are some of the comments and responses that are common to associations and the dues increase.

"I can't afford the increase." When you live in an association, you need to be willing to share the costs, as described in the governing documents to which you agreed in escrow. Keep in mind that if the association does not maintain its property, real-estate values will decline. With the current real estate market, Amhurst prices dropping, it is even more important to keep the property in excellent shape.

"I probably won't be living here in 15 years when the streets need repaving. Why should I have to pay now?"

Senior citizens, as well as young people living in town homes they consider to be starter homes, often pose this question. The problem with this "short-timer" logic is that these people are themselves benefiting from the use of the parking lots, pool, and other common assets paid for by members who lived there before. The board believes that members should pay for their incremental use of these items each year they live there.

"Why don't we just have a special assessment for a specific project?"

It can be difficult to collect money when you suddenly have a large expense. It's better to collect it gradually, so the funds are there when you need them. Our association manager, John, does a great job of staying on top of our maintenance projects and costs. This can help in the long term with postponing or reducing some of the costs when replacement maybe needed. To me this is similar to changing your oil in your car. You can go without it until the engine blows up or do the oil changes and add life to the engine. I have a friend who lives in another St. Louis Park association and although I do not know how they approached their maintenance issues (the property has about the same life as ours) they were hit with a \$30,000 special assessment to have all windows, sidings, and doors replaced. That is something we all want to avoid.

"Why did they spend money 'there' or 'here' and not 'there' or 'here'?"

Again, when one buys into an Association like Amhurst, you agree to have maintenance, architectural, financial and other business decisions made by an elected board. Also projects will come up during the year that were not planned and that will have an impact on how decisions are made. This year we found that our shutters were in bad condition and many of them had to be replaced and not just painted. We have known the shutters have been deteriorating and we have been nursing them along for years. The past winter and age seemed to accelerate their poor condition. This forced us to spend more money on the shutters and to postpone other projects. You might not agree with decisions made or direction taken by the board but we do welcome input from homeowners and of course, volunteerism on the part of other homeowners and residents.



Our property is over 27 years old and with the beautiful but large common areas we have to maintain there is a cost.



AS PROPERTIES AGE A RESERVE PLAN A MUST

JOHN ROUSSEAU, BOARD VICE PRESIDENT

It is more important than ever to maintain the appearance and the infrastructure of our land and buildings. Declining real estate values with limited numbers of buyers means that the better maintained properties have a much better chance of selling sooner and getting higher sales prices. The real estate community tells us that Lohman's Amhurst shows well to prospective buyers. This hasn't come easy and required two despised special assessments to jump start the process and several years of spending that would not allow building large enough reserves. With the creation of the plan (reserve plan) to replace and maintain major property elements we have a better tool to help us with deciding upon spending levels and goals for saving (reserves) to meet future major expenditures. Our near term goals are to build those reserves for major expenses in the future.

Our timing is good because recent state legislation requires more disclosure to unit buyers concerning reserves and of association maintenance and replacement obligations. There are homeowner associations which have not been maintaining their properties with some disastrous results.

The following paragraphs, concerning the need for managed reserves, are from a national association of professionals in the field.

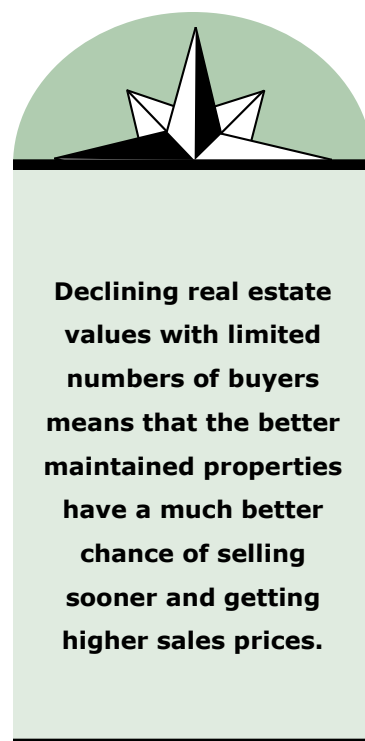
Equipment and major components (like the roofs) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly.

There are other important reasons we put association monies into reserves every month:

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:
 - Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
 - State statutes, regulations, or court decisions.
 - The community's governing documents.
2. Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.
3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.
4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states, including Minnesota, require associations to disclose the

amounts in their reserve funds to prospective purchasers.

5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.



Declining real estate values with limited numbers of buyers means that the better maintained properties have a much better chance of selling sooner and getting higher sales prices.

From The Association:

Window Screens \$36

Governing Documents \$25

(or FREE as a .PDF file at www.amhurst.org)

Closet Tracks \$10 (10 ft piece)

Toilet Seats No Longer Available From The Association: Check out www.plumbingsupply.com

Fall 2010

A GREAT MONEY SAVING VENTURE!

CAROL CHAFFEE, BOARD SECRETARY

I recently discovered a place for great food at a great value. **Fare For All** is a cooperative food purchasing program in Minnesota with 95 distribution locations. This is a program of The Minnesota Food Shelf. This is not a low income program – it is open to everyone. In fact, Fare For All encourages its users to spread the word as more people purchasing increases their buying power. All of the food is purchased in bulk directly from wholesalers. This is a non-profit program.

Fresh fruit and vegetables, meat and fish, breads and pantry staples make up the nutritional packages available. The fruit and vegetables are locally grown when possible or shipped from other parts of the country and the meat, chicken and fish is frozen and ready for your freezer. Each month the packages are different but the value is the same. So you plan your meals around your “surprise” package, which is actually kind of fun.

There are three formats for purchase: Traditional pre-ordered and prepaid OR Express pickup OR Warehouse sales. There are several packages to choose from and which are delivered to distribution locations ONCE each month. Our nearest location is the Lenox Community Center at 6715 Minnetonka Blvd., between Georgia and Hampshire Streets.

My \$17.00 Express Regular Package included all of the following:

1 lb. package of three Pollock fish fillets
One package of eight Schweigert turkey hot dogs
Golden Plump boneless skinless chicken breast pieces for stir fry
Just Bare chicken drumsticks

One head of Green Giant iceberg lettuce
One head of Green Giant cauliflower
1 lb. package of Oh Boy carrots
Green Giant celery
Three Bartlett pears
Three apples
Two oranges
5 lb. bag of russet baking potatoes
2 lb. bag of yellow onions

For an extra \$2.00, I purchased a second package of fish fillets.

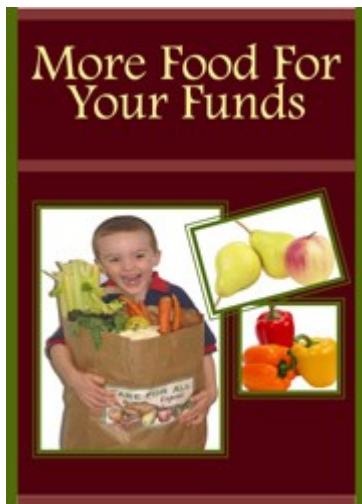
Free:

One loaf of Trader Joe's sourdough bread
Pepperidge Farm hot dog buns
1 lb. Dole strawberries

Depending on the size of your family, one package could feed you for a week. As a single person, this will stretch two to three weeks. For more information on this non-profit program and the food packages offered, go to www.fareforall.org or call 763-450-3880 or 1-800-582-4291.

Happy Eating!

Carol



Being somewhat skeptical, I had to check it out myself. So on Tuesday, September 28, between 4:00 and 6:00 PM, I stopped by Lenox and selected the Express Regular Package for \$17.00.





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, it should be inspected by a chimney sweep!

SUMMERFEST ALWAYS A SUCCESS

We believe that this year's SummerFest gathering was the best ever. Why you ask? The food. Richard Stelzer, Jim Juen, Aaron Dizon, Jim Appelhoff and Barb Stevens did a yeoman's job. Richard's deep fried shrimp and cod was stellar. Many guests asked that we serve the same next year. Richard has always consented to a repeat performance. Yes, we will have more shrimp!! The board has been discussing holding this event earlier in the summer. Do you have any opinion? Let us know.

Photos by Ben Leighton



Fall 2010



"...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
SINCE 1992
WALL TRENDS INC.

"...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

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What project is next on your list?

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- ☒ 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 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!

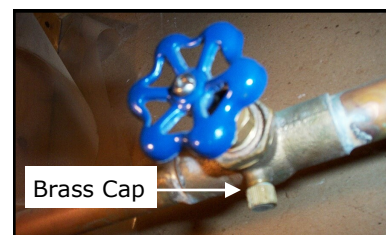
Locate the inside shut-off faucet for your outside (silcocks) faucet.

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

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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 doors and cabinets, perform periodic general maintenance, remodel your kitchen or bathrooms and much more.

Kris Arnold
612-991-8805
thearnoldcrew@hotmail.com
www.arnoldcrew.com

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ELECTRICAL

PAINTING

RAILINGS

SHELVING

PREVENTATIVE
MAINTENANCE

...AND MORE.

Fall 2010

REQUIRED OF ALL SATELLITE DISH INSTALLS JANUARY 2011

Beginning January 1, 2011, all satellite dish receivers mounted on roofs or siding at Amhurst will require the use of the COMMDECK DISH MOUNTING SYSTEM. If an install is on a fence or ground level pole, the COMMDECK is not used. The use of this product will:

- Protect Your Home
- Prevent Damage to Roof & Siding Materials
- Easily Install & Remove Dish or Antenna
- Prevent Mold Caused by Leaking Roofs
- Eliminate Exposed Exterior Wiring
- Installs & Looks Like a Roof Vent



The Satellite Store, Inc. is a RECOMMENDED VENDOR at Amhurst for dish installation. They are a sales agent for both DishNetwork and DirecTV. For information, contact Craig Hoffstatter at 651-407-7095 or craig@satstoremn.com



**NEWLY DESIGNED AMHURST
WEBSITE WITH SPECIAL
SECTION FOR REAL ESTATE
PROFESSIONALS.**

**CHECK OUT YOUR WEBSITE
NOW.**

WWW.AMHURST.ORG

PLUMBING AND HEATING REPAIR SERVICE SPECIALISTS

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

Water heaters

Toilets, Tubs & Sinks

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Silcocks...

Dishwashers

and more!



FIRE EXTINGUISHERS FOR YOUR AMHURST HOME

The association strongly encourages residents to keep at least one, and preferably several, fire extinguishers in your home. Fire extinguishers reduce the potential for damage which keeps our insurance premiums—and your dues—down. Several types of extinguishers are available, and each has a specific use.

How Many?

Common household fire extinguishers are only intended to snuff out small fires before they become serious. Keep as many as necessary to grab quickly before a fire gets out of control. For starters, you should probably have one in the kitchen, at least one on each floor, one in the garage, and one near valuable electronic equipment.

What Type?

The kind of fire extinguisher you should use depends on what's burning. Different types of extinguishers are available for different types of fires, and each is prominently labeled with an alpha designation:

Class A fires: paper, wood, cardboard. If household items like cardboard, fabric, or wood (a sofa, for example) are on fire, water will do the best job of putting it out. This is a class A fire, and extinguishers containing water are labeled with an "A." Water is useful *only* on class A fires, and actually can be dangerous on other types of fires: water spreads grease fires and conducts electricity in an electrical fire.

Newer A-type extinguishers are available that spray a fine mist of water, which is safer (less likely to conduct electricity) and causes less damage to documents or books. Water mist extinguishers are appropriate for a home office or home library.

Class B fires: gasoline, kerosene, grease, oil, and other combustible liquids. This type of fire is common in the garage or kitchen, and you should use an extinguisher labeled B or BC. Most contain dry chemicals similar to bicarbonate of soda (a great all-purpose kitchen fire extinguisher) in a pressurized foam base. Others contain Halon (older models) or Halotron.

Class C fires: electrical equipment. Bicarbonate type (BC) extinguishers are also useful for electrical fires. But don't confuse electrical with *electronic* fires—you probably don't want chemical foam on your computer or entertainment components. Carbon dioxide (CO₂) extinguishers are also labeled BC, and these are probably better for extinguishing fires on or near electronic or other delicate equipment.

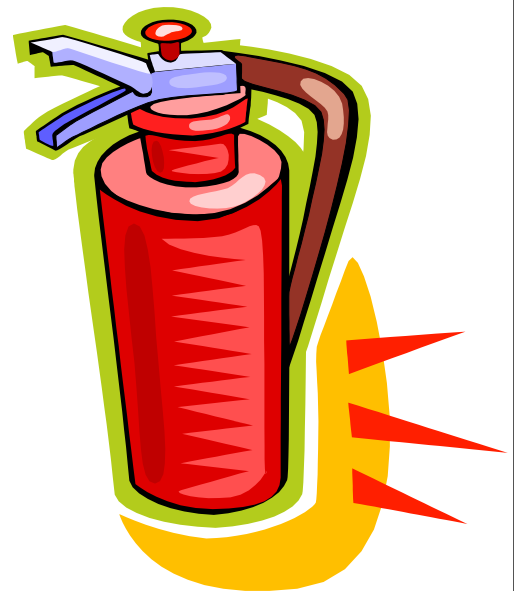
Halon is great for electronic fires, but if you're concerned about the ozone layer, you might prefer the more environmentally friendly Halotron. Keep the Halotron extinguisher near the computer or your entertainment electronics—it won't cause any damage if it's used on any of these—or in the kitchen to use on grease or electrical fires.

What Does the Number Mean?

Along with the alpha designations listed above, fire extinguishers also have a number. This indicates how much fire the extinguisher can handle—higher numbers put out bigger fires. However, bigger isn't always better. Large extinguishers are more difficult to handle and can only be used by one person at a time. If you feel you need added coverage, stock several smaller extinguishers rather than just one large one.

The All-Purpose Problem

Fire extinguishers labeled ABC will handle all classes of fire, and they would seem to eliminate the question, "What type do I need?" But the all-purpose extinguisher has some disadvantages. They're usually large and hard to handle, they contain chemicals that can corrode aluminum and damage electrical systems, and they leave a messy yellow residue.



STATE LAW REQUIRES SMOKE AND CARBON MONOXIDE DETECTORS IN YOU AMHURST HOME. FOR COMPLETE DETAILS, CONTACT THE CITY OF ST LOUIS PARK FIRE DEPARTMENT AT 952-925-2595 OR WWW.STLOUISPARK.ORG



Now Offering Amhurst Approved  **SOLATUBE.**
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1932 - 2010

**LOHMAN'S AMHURST ROOFER FOR OVER
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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.

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 ON PAGE 14.



Fall 2010

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



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.

If you do not have an END ICE jug from previous years to refill this fall, replacement jugs and bulk salt to replenish your supply is available at the pool shed.

Please do not 'stock-up' on ice melt and containers. We plan on one container per home.

Sand salt mixture is available in large containers in each court parking lot.

If you need assistance, contact the Association.



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!

Fall 2010

AMHURST'S BUCKTHORN REMOVAL PROJECT

RONALD ADAMS, AMHURST RESIDENT

THE MANY REASONS FOR REMOVING BUCKTHORN

Buckthorn kills native plants!

Native plants cannot naturally compete with buckthorn. Buckthorn shades them out, and buckthorn berries and seeds contain a substance that attacks other plants.

Buckthorn kills songbirds!

When native plants disappear from an area where buckthorn is dense, birds eat the berries of buckthorn. However, the fruit of buckthorn causes a severe,

laxative reaction in the birds. If buckthorn berries are the only source of berries

in an area, the birds eat the berries and excrete repeatedly until they become dehydrated and weak.

Why is Buckthorn so invasive?

Buckthorn has a growing season 58 days longer than our native plant species.

Each female buckthorn can produce thousands of berries, each containing four seeds.

Undigested berries are scattered widely by birds that they have made sick.

Buckthorn seeds can lay dormant in the soil for six years before sprouting.

Buckthorn seeds and fruit contain allopathic chemicals (a process by which a plant releases chemicals that can either inhibit or benefit other plants) that inhibit native vegetation.

Buckthorn seeds can germinate in full sun or shady locations.

Buckthorn seeds can float on water for a week and remain viable.

Buckthorn has no natural predators.

Buckthorn re-sprouts vigorously after basal pruning, including cutting to the ground.

Replace Buckthorn with native plants.

There are excellent native plants for sites that have light to partial shade. They add beauty, diversity, and natural food sources for songbirds to our woodland area. Many of these sprout and grow by themselves when the buckthorn is gone. We also can plant native shrubs and trees in our park areas once the buckthorn is gone.



Ron Adams working the buckthorn at the Gazebo. Note the specialized tools.

The area around the Gazebo and Pool has been worked by Mr. Adams and another resident, Dr. Peter Dorson. Once their volunteer work was completed, the area was planted with a new grass seed developed by the University of Minnesota and The Minnesota Arboretum. The new seed is referred to as NO MOW LOW GROW Fescue mixture. A straw mat was put over the newly spread seed.



Replanted with newly developed seed from U of Minnesota/Minnesota Arboretum called NO MOW LOW GROW.



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"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!

As I am writing this article on an October day that will see a temperature of 80 degrees, I feel like there must be hope for all of us. Hope that we will see an economic recovery, hope that our jobless rate will improve, hope that home foreclosures will stall and start to decline, and hope that our legislators will have the courage and knowledge to get us through the tough times. A bright star in the economy is that the lowest interest rates in history will allow many more people to qualify for new mortgages or to refinance their current mortgages.

If you are thinking of refinancing, there can be no better time. Today (October 8, 2010) a 30-year fixed (conventional) mortgage is possible at 4.1% APR, a 30-year fixed (FHA/VA) is 4.7% APR and a 5/1 ARM (FHA) is 2.6% APR. To qualify for these rates, it is necessary to have a good credit score and your home must appraise at a price equal to or more than the amount you wish to borrow. This can be a glitch since we all know home values have declined substantially over the past couple of years. Proceed with caution but it is worth exploring a refinance at these interest rates. The reduction in your monthly payment can be very substantial.

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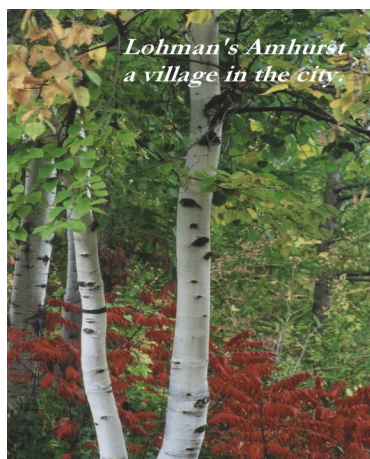
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