

LAHA News

President's Letter

Sandi Rozman, Board President,
#63 Somerset, 938-6712
Sandi@simplyretail.com



I'm excited about my role as President of the board and I look forward to assisting the Association in keeping Amhurst a great place to live.

I hope all homeowners will feel comfortable contacting me with any issues, suggestions or concerns.

There has been a lot of activity happening with your board and the newly formed Finance Committee. This committee, led by Susan Trahan, (#41 Clifton) has met over 6 times in the last number of months to review our current financial status, to continue building the next generation of reserve plans, to suggest alternative methods of reserve funding strategies and to offer the board recommendations on capital replacement approaches.

lating costs of our insurance. Three years ago, our annual premium was \$30,000. It is currently well over \$100,000. This massive insurance premium increase has put a sizeable burden on our operating budgets and delivery of services. The current insurance program expires this July. We are requesting bids from a variety of companies for the next insurance program.

Many of your neighbors are involved in looking at approaches and solutions to our current financial picture. The Finance committee recently recommended to the board, the development of an architectural committee that would assist the Association with understanding the level of maintenance and replacement the community (homeowners) desires. The board readily accepted the idea of developing this architectural committee. I would encourage anyone that would like to par-

The reality is that dollars are tighter today than in year's past.

This massive insurance premium increase has put a sizeable burden on our operating budgets and delivery of services.

Our community is wrestling with very similar issues as our local and state governments. For Amhurst, a major effect on our dollars has been the esca-

(Continued on page 3)

Inside This Issue

Governing Documents	Page 2	Smaller Garbage Bins	Page 6
Your Curb Appeal	Page 2	Garage Sale	Page 6
Duct & Fireplace Cleaning	Page 3	In Memoriam	Page 6
Upcoming Maintenance	Page 4	Energy Savings Tips with our A/C	Page 7
The STUFF Column	Page 5	Washer & Dryer in One Machine	Page 8



GOVERNING DOCUMENTS FINALIZED

Ruth LeVine, Board Vice President
952-935-9433,
ruthlevine@msn.com

The long process has finally culminated! Your copy of the revised LAHA Homeowners' Association documents are enclosed. We ask that you review the governing documents and keep them in your files for future reference. These documents are also needed during a sale process.

You may ask what to do with the wonderful old "orange" books (the obsolete homeowners' documents) and my suggestion would be to place them in your recycle bins! Do not return them to the Association. We will retain copies for "history" and legal purposes.

Thank you to everyone who participated in finalizing this process. Your assistance was very much appreciated. Thanks also to all of you for your patience throughout this year of drafting and re-drafting and for your attendance at meetings. We, the Board, hope you are pleased with the outcome.

Spring has sprung and yet another Minnesota winter has passed. As always, we survived the cold and snow and are anxious to enjoy the warm weather ahead.

CURB APPEAL

Ruth LeVine, Board Vice President
952-935-9433,
ruthlevine@msn.com

As we think about our homes, yards and common areas, there are many things we can do to enhance Amhurst. In the 13 years I have lived here, I have seen major changes, for the better, in the pride we are all taking. Thirteen years ago, we had a lot of Park Avenue renters and now we have very few. I would like to invite those who lease in Amhurst to join the homeowners in beautifying our space. We hope you enjoy leasing here so much that you will consider purchasing an Amhurst home.

As we look to chores this spring, we should consider cleaning our patio areas and planning how and what we will plant. The spring bulbs will be coming up soon for everyone to enjoy. Remember that if you plan any major changes you will need to contact the Association for approval. A simple drawing and written request is all that is needed.

Check your air conditioning enclosures and remove covers and debris. Remove holiday decorations. Check your outside patio light at your front door and replace if necessary. Some of these are getting very old and many homeowners have replaced them

Of course, we can't forget the garage. As you begin cleaning it out, think about the June garage sale and what you might want to sell or donate. I know I have a ton of stuff to clean out so I can get rid of the clutter. Our trash will be someone else's treasure.



If you are interested in volunteering for spring planting or in choosing an area to weed and pamper throughout the summer months, please let John Dizon or any board member know. **We need your help.** Not unlike our own Minnesota government, we are on a very tight budget and would like to do the most we can with what we have – so please volunteer.



**KMS FURNANCE &
FIREPLACE CLEANING**

GREETINGS TO THE RESIDENTS
OF LOHMAN'S AMHURST

We are pleased to offer these special prices to *Lohman's Amhurst*:

... <i>Furnace cleaning</i>	\$ 79.50
... <i>Fireplace Cleaning</i>	\$ 79.50
... <i>Dryer Vent Cleaning</i>	\$ 69.50
... <i>Air duct cleaning</i>	\$ 99.50

Special Package Prices

Any two services for only	\$159.50
Any three services for only	\$199.50
All of the services	\$249.50

The above offer expires 5/31/2003.

Furnace and air ducts should be cleaned every two years. This is especially important to keep your furnace operating efficiently and ensure indoor air quality in your home.

PLEASE CALL ME, LAVONNE EASTER, AT KMS TO GET ON THE SCHEDULE 612-822-6677.

KMS is committed to customer satisfaction. We guarantee all residential services one hundred percent. If for any reason you are dissatisfied with any service performed, the job is redone at no charge. Our technicians are trained on a wide variety of furnace systems and fireplaces. This includes taking precaution with delicate system parts, flooring, shingles and equipment. Guiding our customers in proper use of their heating and cooling systems is also a part of our service.

(Continued from page 1)

participate in this new committee to contact me.

It is the responsibility of the Association to maintain the property. Specifically, our legal documents state that the Association shall operate for the purposes of "improving, maintaining, repairing and replacing those portions of the Property for which it is responsible." The Board, along with the Finance and Architectural committees will further determine how this is accomplished. It is not an easy task.

Do we 'raise taxes', reduce services or proceed somewhere in between? The reality is that dollars are much tighter today than in year's past. I clearly remember the major cuts made to the operating budget two years ago. It wasn't pretty but had to be done.

A 'town hall' meeting is being planned to allow all homeowners the opportunity to learn more and to offer their input. Your assistance would be much appreciated.

Enjoy the spring.



UPCOMING MAINTENANCE

John Dizon, Association Manager
952-933-9747, 952-933-9747 fax
jodizon@msn.com

Spring at Amhurst gets very busy. Permagreen has begun their spring cleaning activity that includes patio cleanup, parking lot sweeping (scheduled for April), major litter cleanup including the perimeter of our complex and leaf removal. This process begins mid March and continues through April. Much is weather dependent.

We begin our painting cycle this year with home and fencing painting at Briarwood, Clifton and White Oak. We hope to have the painting completed by the end of May. Those homes being painted will receive a letter explaining the procedures and time frames. The Board will be reviewing proposals from local contractors. All siding, fencing, gates, and garage doors will be pressure washed/and or scraped, cracks will be caulked, exposed nails pounded in, raw areas primed and oh, of course, painted. Some touch ups will occur else where in the complex. Doors will not be painted. All doors at Amhurst are scheduled to be painted again in 2005. Touch up paint is available for the 'tudor brown' doors.

A summer is not a summer at Amhurst without fence repair and replacement. Your Board of Directors investigated the potential of migrating to vinyl fencing. The Board decided the payout was too far into the future. An inventory of needed repairs to the wood fencing will be completed and based on budgeted dollars, a list will be drawn up and the work completed. All fences replaced last year will be painted this summer. Remember, if you have a gate and it needs repair, this is your responsibility.

Other spring activities include asphalt repair, concrete lifting, retaining wall replacement, walkway light rebuilding, underground sprinkler maintenance, gutter repair, gazebo and pool deck sealing, window shutter reconstruction, tree and shrub therapy, house number repair or replacement and much more.

It is a great assist when residents report maintenance issues to the Association. Maintenance activities are scheduled in a 'batch' format for cost savings. All activity is driven by our annual operating and reserve budgets. You might have an expectation that certain things should be done but if the dollars are not available, these items will not be accomplished.

In order to get a financial picture of this year's activities, you might review the annual budget. This will show you where your annual assessment (dues) are being spent. Feel free to contact John Dizon, the Association Manager, or a board member for any clarification.

RECENT REAL ESTATE ACTIVITY

3 bedroom 2 levels are:
Days on Market: 74, 26, 64 for an average of 54
Sales Price: \$174,900, \$167,975 and \$174,900

2 bedroom 2 levels are:
Days on Market: 30, 21, 70 for an average of 40
Sales Price: \$169,900, \$164,900 and \$164,900

Thanks to those of you who inspected your toilets for leaks. We did receive our quarterly sewer and water bill and there was NOT any noticeable change in water bills except for one building; #10-15, #20-24 White Oak. Thanks to those homeowners. It does appear that leaks were found and fixed.



THE 'STUFF COLUMN

BY JOHN O. DIZON
Association Manager

Garbage Bin Serial

Irving Adams (#90 Amhurst) suggested a great idea. Copy down the serial number on your rolling garbage bin and post it on your garage wall. If your bin ever takes a walk, you can locate it by this unique number posted in a very handy place.

It Really Helps!

Please notify me of any needed repairs that you feel the Association needs to pay attention to. Now is the time maintenance inventories are completed.

Pool To Open May 24th

Please make sure you are cognizant of our pool rules. Glass restrictions are strictly enforced for your safety. Children 12 and under must not be in pool area without an adult supervising that child.



Neighborhood Trim Day

We sure could use your help for a few hours. Join us. Please bring any type of trimmer or pruner. We will begin at 9:00 AM, Saturday April 12th at the back of the Amhurst lot. We really do need your help.

Web Designer Out There?

I'll ask again. Anyone out there have a working knowledge of Microsoft FrontPage Web Site application? Amhurst needs a better web site and we want to build it ourselves. Might you be able to help?

What We Sell

Window Screens	\$36.00
Governing Documents	\$25.00
Toilet Sets (Eljer Emblem)	\$12.50
Pool Key	\$35.00
Recycling Bin	\$10.00
Garbage Bin Replacement or Exchange (see next page, pg. 6)	\$30.00

Brick In Toilet Tank?

Toilet flushing uses a lot of water, but a brick in your toilet tank is not a good idea. A brick tends to crumble and might damage the toilet's mechanism. A glass jar or plastic jug filled with water works well. After any changes, be sure to test the toilet to make sure it's still working properly. Flow restrictors in showerheads and faucets are another good way to conserve water. (This water saving suggestion from Al Sachs, #33 White Oak Court)



David Bros,
#42
Rockwell
Lead Buck
Thorn
Exterminator

Gazebo Can Be Booked

Call me if you would like to reserve the Gazebo. Reservation proce-

Please Water The Turf

dures are spelled out in the FACT SHEET.

Help keep our grass areas green. Many portions of the complex are not watered by our underground irrigation system.



Plant Material Dumpster

Your help keeping these areas moist is appreciated.

Please use the dumpster at the pool shed for material from your gardens. Please, no sod, rock, plastic pots, construction debris, etc. Just

Dog Poop: 10 Second Rule

leaves, garden material, grass clippings and house plants. THX Dog poop must be picked up immediately upon deposition. You may not let it collect; in your patio area,

Welcome New Owners

Christine Marx	81 Clifton
Scott Nelson	20 Somerset
Kerri Boecher	31 Briarwood
Thomas Wolf	132 Amhurst
Tim & Jodi Nelson	121 Clifton



**GARBAGE BINS TOO LARGE?
One Time Only FREE Exchange For A Smaller One!**

John Dizon, Association Manager
952-933-9747, 952-933-9747 fax
jodizon@msn.com

A few residents have suggested that their 60 gallon rolling garbage bins are too large; too large to store in one's garage and too large for the amount of weekly garbage.

If this is the case for you and you would like to have the 30 gallon version, you may participate in a one time only free exchange program.

But please keep in mind that if at any time you have more garbage than will fit in your barrel, you cannot set garbage out next to your bin. It probably won't be removed.


Our carrier will only remove garbage that is contained inside the bin.

Our carrier will only remove garbage that is contained in the bin. If you need more material removed than can fit in your barrel, you must contact BFI and arrange, at your cost, an additional pickup. We no longer will be able to dump whatever we want in front of our garages and expect the material to be removed.

If you want a smaller bin, call (952-933-9747) or email John Dizon (jodizon@msn.com) to get on the list. The deadline to request an exchange is April 14th. After this date, the exchange will be organized and you will be notified of the exchange day and procedure.

After this one-time exchange process, a \$30 fee will be charged for an exchange through the Association. BFI will not make exchanges for you. Thanks for your cooperation.

Annual Garage Sale

The Annual Amhurst Garage Sale is scheduled for Saturday, June 7th. A banner will be posted at the entrance to the complex and ads placed in the Star Tribune and local Sailor.

Our neighbors in the Knollwood Neighborhood just across Hwy 169 from us are coordinating their neighborhood garage sale the same day as ours. They too, will have ads placed and signage erected.

This cooperative effort should drive more traffic for your sales. Just mark your items and open your garage. Sale hours are from 8:30 am until 4:00 pm.

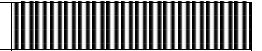
One day only!

Remember to protect your plantings this summer from the weed whips and mowers. Edge your gardens and shrubs well.

Please keep weeds and small trees at bay in and around your air conditioner.

Cut back when they are small or lumberjack skills made need to come into play.



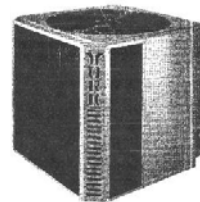


Energy Savings Tips For Your Air Conditioner

Adrian Schoen, Standard Heating &
Air Conditioning, 612-436-2356

This is the time of year when your furnace takes a break and your air conditioner gets a workout. These tips will save you money and inconvenience by keeping the system working efficiently and preventing unnecessary repairs.

1. **Start it up early.** Switch the air conditioner on the first time that the outside temperature goes above 75 degrees. This will allow you to determine if repairs are needed and to take action before hot weather sets in. You will receive speedier service earlier in the cooling season.
2. **Check your filters often.** Filters should be checked at least once a month. Your furnace blower system and motor work harder **in** the summer than in the winter, and you need to move the cold heavy air in an efficient manner.
3. **Clean the coils in the outdoor unit.** The tube and fin coils on the out door unit operates like a car's radiator and is responsible for dissipating the heat from your home to the outside. Dirt on the fins and coils drastically reduces airflow and efficiency. Take a garden hose and spray the fins and coils with a strong spray. This should be done before you turn the system on in the summer. Since there are many cottonwood trees in the area, you may need to do this a number of times during the cooling season.
4. **Set your thermostat at a comfortable temperature and leave it.** Don't turn the air conditioner on and off, let the thermostat do the work. Air conditioners are not designed to lower the temperature very fast. If you are comfortable at 75 degrees, setting the thermostat to 70 won't get you there any sooner, but you'll be more likely to waste energy.
5. **Set the thermostat fan control to the 'on' position.** This allows the blower in the furnace to circulate the air in your home even though the air conditioner is not running. This is especially helpful in the 2-story homes where the 2nd floor is often hard to cool. By keeping the air moving in your home, your air conditioner will run more efficiently and you'll enjoy more even temperatures.
6. **Professional tune-ups.** If you can't remember when you last had a tune-up, consider having one of our certified service technicians perform a complete system check to maintain the safety and efficiency of your heating and cooling plant.



Air Conditioner
Sale!

Lowest prices of the year on
immediate installation!

2 Ton York,
13.5 SEER

YORK[®]
Heating and Air Conditioning

\$1890⁰⁰*
Installed

Hurry, offer expires April 30th, 2003!

SPECIAL NOTE TO AMHURST OWNERS OF ONE LEVEL HOMES

All furnances installed must have access to compustable air from the outside. In two level homes, access is obtained from the ouside wall. With one level homes, access is a bit more tricky. For one level homes only, please contact the Association when you plan on replacing your current furnace.



**WASH & DRY IN ONE MACHINE.
NO OUTSIDE VENTING NEEDED.
Interesting Possibilities for Amhurst!**

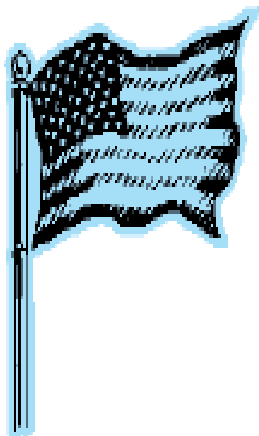
The LG Washer/Dryer Combo Suggested Retail \$1299

“This compact 24" unit houses an advanced-design washer and dryer in one -- an amazing combination of efficient space usage and fine fabric care. The washer features a vertical basket that gently and thoroughly rotates even your most delicate clothes clean – rather than violently agitating them. Then it rinses and dries them in one simple automatic operation. All using one-third of the water of a conventional machine. This small miracle is a city-dweller's dream. “ Above from FJS Distributors web site.

(Does Not need to be vented to the outside. Needs plumbing access.)

Check out their web site at www.fjsdist.com
Or call, 1.800.884.8635

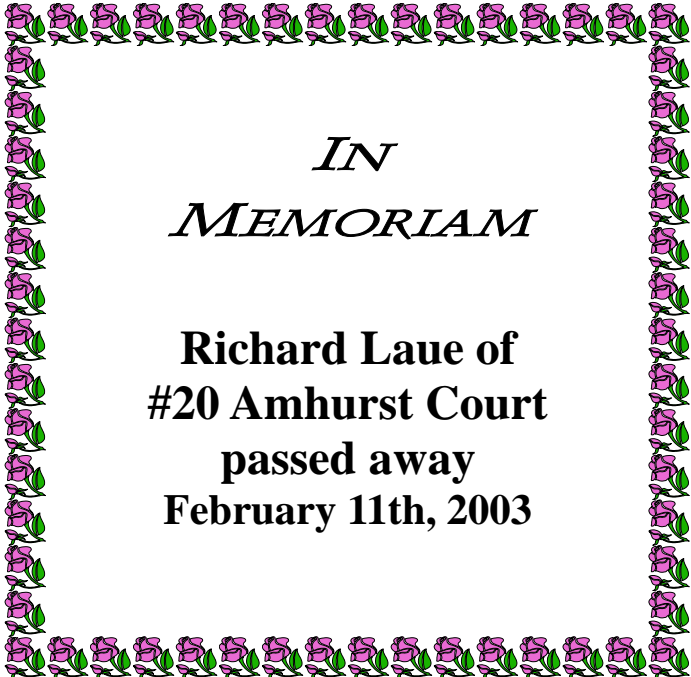
**AMHURST APPLIES FOR
A NEIGHBORHOOD
REVITALIZATION GRANT**



The City of St. Louis Park offers grant dollars for neighborhood projects that build great neighborhoods and enhance community spirit by bringing neighbors together. In past years, Amhurst has received funds to build the gazebo and last year, to install a ramp to the gazebo allowing for easy handicapped access.

This year's grant request is for the purchase of a flagpole and accessories to be placed at the entrance of our neighborhood. Charles Knight, #14 Newport, first suggested the idea of a flagpole. The grant application submitted on behalf of the association to the city by Jim Juen of #12 White Oak.

We hope to hear from the city in April that our request has been approved. We will be asking for some 'sweat equity' to plant the pole and to landscape around it.



*IN
MEMORIAM*

**Richard Laue of
#20 Amhurst Court
passed away
February 11th, 2003**