

LAHA News

President's Letter

Sandi Rozman, Board President,
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Happy summer to you all. I have a lot I want to share with you. It has been very busy at Amhurst. As you know, the roof resolution was approved and we are half done with the extensive re-roofing project. John Dizon, our Association Manager, is very pleased with the crews and their progress. We have already had inspections by the City of St. Louis Park and passed with flying colors.

ing displayed, please ask them to refrain from that behavior. Our pool is not supervised and it takes a whole village to keep the peace and quiet!

It is the fiduciary and state mandated responsibility of the board to be stringent on homeowners who are in arrears in their dues.

The finance committee is focusing its attention on the long-range reserve plan. It is hoped

that a report will be available at the end of the year. It is this report that allows us to plan our major expenditures over a twenty-year projection. Phoebe Walling is the chair of the committee and would welcome any homeowner participation. Members of this committee were instrumental in the development of the roof resolution and the bank loan process.

Your board has been communicating with our neighbors to the west on Oak Ridge Trails to make sure we are protected from any potential liable claims where their property and our property meet. We have requested that the homeowners have the Association added as an additional insured on the liability portion of their homeowner's policy. In most cases, the west property line is not the fence line but a north-south line further to the west. At Edgemore Lane, our property goes to the street with the standard city setback. The board began investigating our potential risks after our manager caught a few of the neighbor kids using the boundary fence to build a neat little fort. All has been repaired and the neighbor has been invoiced for the repair work.

The recent annual garage sale was again a great success for the over thirty homeowners that participated. The crowds seemed to be larger than last year. Next year's Garage Sale is set for June 12th. For some of you, it might be time to start sorting and pricing for next year's sale.

It is the fiduciary and state mandated responsibility of the board to be stringent on homeowners who are in arrears in their dues. You should know that at any one time, we are aggressively pursuing payment, either by the Association or directly with our Association's attorney. Over the years, liens have been put on property and in a few cases the homeowner has been forced to lose their property in a sheriff's sale. In almost all cases, the Association has collected on past dues and all related attorney fees.

Are you a parent with children at home? Please instruct them that the pool rules are important to follow and safety is always a major concern. If you observe poor or inappropriate behavior be-

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National
 Night Out
 & Amhurst
 Summerfest

Tuesday,
 August 5
 6:00-8:00 PM

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ADVERTISE YOUR BUSINESS

John Dizon, CMCA
 Association Manager
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 jodizon@msn.com

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*, the Association will charge you the following:

| | | | |
|------------|----------|-------------|----------|
| 1/4 page: | \$ 25.00 | 1/2 page: | \$ 40.00 |
| Full Page: | \$ 60.00 | Back Cover: | \$ 75.00 |

Contact John for further information.

WINDOWS PRIMER

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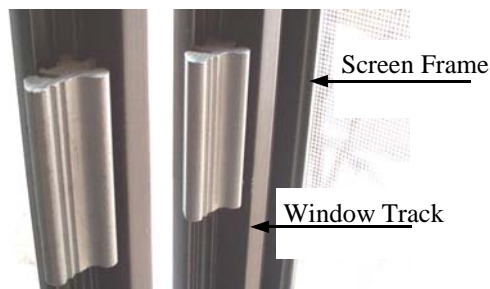
Over the last number of months, many homeowners have called with difficulty with their windows. So, here is an article that originally appeared in the LAHA NEWS, Spring of 2002:

They look easy enough. You take them out, you give them a nice wash, and you put them back in their tracks and shut them tightly. It is now you realize you have one of the sections reversed and you just locked the windows with one of the locking clasps between the two windows. Darn! Yes, this did happen and to a professional window washer. The fix was to break the glass. When you remove your window sections, be careful to reinstall them properly.

CLOSE TIGHTLY. The windows are able to keep water out only if all windows are closed tightly and latched. If the windows are exposed to heavy rain and you leave the outer window open, and close the inner window, you could experience major staining and damage to the wall board below the window. If the windows are installed incorrectly, you can also have water seepage.

REMOVING THE SCREEN. If you are removing the screen, be very gentle. If the aluminum frame bends, it cannot be straightened. When a screen is properly installed, there is a tight fit along the vertical left edge of the screen in the window screen track. When removing the screen, push gently on the right edge of the screen. You will feel the screen disengage from the tight fit it has with the center window frame track.

When installing the screen, you might need to tap the left edge of the screen frame into the window track. You can also push the edge with your fingers. You will feel it snap into the center track.



Make sure there is a tight fit between the screen frame and the window track.

Replacement window screens available from the Association \$36.00.

Measure width and call or email. Screens delivered to your door and your homeowner account invoiced.



(Continued from page 1)

At each monthly board meeting, our manager, John Dizon, offers board members a detailed report of business, legal, maintenance and homeowner issues. It was very evident by the last month's report that there is an awful lot of activity happening at Amhurst. Major fence replacement and repair is being completed including repair on the west boundary fence. Painting of the buildings and fence structures at White Oak, Clifton and Briarwood is wrapping up. Tree maintenance continues with both assistance from Rainbow Treecare and ongoing trimming by John. The current board, as well as past boards, put much emphasis on maintaining our trees and shrubs. This past winter was very hard on the junipers at the center islands at the front of the complex. We are waiting to see if they come back.

Other minor repairs that are in the process of being completed are garage door trim, window shutters, gutters, brick, walkway lights

and more. It takes the whole summer to get through the work list. As John continually asks of us, let him know of needed repairs so they can be added to 'the list'.

We are always looking for homeowner involvement in the Association. We still need volunteers to adopt some of the common planted areas. John would love to find a resident that would enjoy ongoing bush and small tree trimming. I would love to hear from any of you that would like to get involved in the leadership of the Association. Just give me a call and we can discuss some options.

I think that is it for now. Hope to see you at the pool. Have an enjoyable summer.

It's Raining Cats and Dogs!

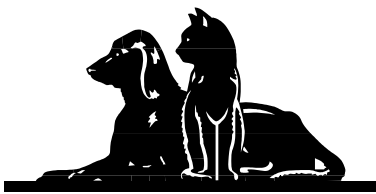
Anonymous

We have had a wet spring and summer so that title seems appropriate in more ways than one. However, the real subject of this article is pets and pet rules. For whatever reason, we have had a lot of pet complaints this year. It has even resulted in homeowners selling their homes – either they did not want to observe the rules or they were having problems with neighbors about pet issues.

Not too many years ago, a pet committee was formed and rules were established. Mostly, the rules adopted were set by the city of St. Louis Park. While we are tucked back here in our own little world, we are a part of the city.

If you have one or more dogs or cats, it is your responsibility to acquaint yourself with our regulations and to observe them. Dogs and cats should be on leashes at all times and, of course, you should be carrying a little plastic bag when you walk them. If you want to leash them in your patio, it must be within your patio area and not so they can go beyond your boundaries into the common areas.

Having pets in a townhome community such as ours is much different than if you are in a single family home with private land around you. It is important to be respectful of those neighbors who do not want to interact with your pet. No pets should be allowed to roam the grounds at any time, day or night. We are particularly having a problem with cats going on the patios and disturbing the pets inside those homes. This is disturbing to the homeowner who is being responsible and rightly so.



It is understood that some residents feel their pets have the 'right' to be out and not on a lead. Both the city and the Association require that pets be on leashes. If a resident does not like this rule, there is the option of locating a home elsewhere or attempting a change in the city's regulations and then the Association's. If you look back in previous newsletters, cats allowed to roam the neighborhood have been a reoccurring news item and a neighborhood problem for many years. I understand that the number of formal and informal complaints to the Association has increased specific to cat problems and dog issue complaints are infrequent.

All residents have the responsibility to help monitor Association rules and regulations and to report issues to the Association. It is very important that when referencing a pet violation, you identify the homeowner or the address of the pet. The Association cannot react to a complaint that is not specific. Yes, it would be nice if issues like these did not need to be constantly 'harped on' but the issue continues to be a problem for many residents.

TREES AND SHRUBS

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Association Manager
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During the summer of 1999, many of our ornamental apple, pear and cherry trees fell ill. The apple and pear trees had fire blight. Fire blight is a common and very destructive bacterial disease of trees of the Rosaceae family. Fire blight is caused by the bacterium, *Erwinia amylovora*. Fireblight is one of the most difficult diseases of apple trees to control. Antibiotic preventive sprays are very expensive, marginally effective and have to be repeated on short intervals. This year, some of these trees were removed. Due to the spring weather many of our crabapple trees and ash trees have been infected with a fungal disease. Apple scab and anthracnose both cause premature defoliation. This is mostly an aesthetic problem that will not cause the trees any long term stress.

Many of the parking lot center islands have Canada Red Cherry trees. Very pretty, very red and at one time, used as 150 yard markers on golf courses but very susceptible to black knot. This is a serious disease of plums and cherry trees. The black knot fungus causes elongated swellings or knots on infected branches. Upon aging, these turn black. You can observe this on the trees in the Amhurst, Blackwood and Newport lots. Like with fire blight, a decent treatment does not exist. These trees can live for many years with black knot. Many of our trees have these growths at the main branches that join with the trunk. Yet, this summer these trees look very healthy.

Other species within our neighborhood did not fare so well this past winter and spring. The elms have not leafed out as they should but will continue to do so throughout the summer. These trees will be fertilized this fall. The honey locusts also had a rough winter but should recover. This has been due to

insect pests called leafhoppers. These problems are primarily aesthetic. What did not leaf out this year is dead. It will not leaf next year. Locusts are not hardy trees. The locusts will be treated this fall. The junipers at the front center islands also suffered. Many of them are coming back. I will wait and see how they fare.

Each year, our needed tree and shrub work gets more extensive. Those of us who have lived at Amhurst for many years can see the amazing growth of our trees and shrubs. I believe this is one of our most advantageous elements of Amhurst. I recall seeing a photograph many years ago of the complex in mid-development. Most of the complex was graded earth with the only trees in the central area by the tennis court and pool. Unfortunately, with the growth of the trees and shrubs we want, we also get an awful lot of junk trees, shrubs and of course, buck thorn.



Are you aware that many trees and shrubs throughout the complex have been planted by homeowners. That means, that the maintenance and care of these are the responsibility of the homeowner, and not the Association. This is also true of gardens. If you are not sure whether some trees or shrubs are yours or not, give me a call. Pruning tools are available for your use.

RECENT REAL ESTATE ACTIVITY—JAN-JUN 2003 ACTIVE, PENDING AND SOLD

Ruth LeVine, Board Secretary
 #62 Park Lane, 952-935-9433
 rilevine@cbburnet.com

| | Average List Price | Average Sold Price | Average Days on Market | Total Number of Units Sold |
|-----------|--------------------|--------------------|------------------------|----------------------------|
| 3 Bedroom | \$177,560 | \$175,560 | 31 | 8 |
| 2 Bedroom | \$167,871 | \$164,800 | 30 | 21 |

These numbers reflect MLS listed homes and do not include "For Sale By Owner" sales. Low interest rates continue to spur home sales and purchases.

Amhurst continues to be an affordable, desirable place to live due to our location, beautiful common areas and level of service because we have a homeowner/on-site manager.





THE 'STUFF COLUMN

BY JOHN O. DIZON
Association Manager

Flower Thief

A neighbor in the Amhurst Court has reported that a number of perennials planted at the south end of the lot have been dug up and absconded with leaving dead plants in their place. Did you do that? Shame on you!

Walk Way Light Out?

If you notice a walk way light burned out, please call me ASAP so I can replace it quickly.

Are You Trimming?

That's great but please don't leave the clippings and branches in the parking lots. Please bring the clippings to the pool shed and deposit in the yard waste dumpster here for this purpose.



Clean Your A/C

Make sure you clean the screen around your air conditioner condenser of debris and cotton wood fibers. When this screen is plugged, the efficiency of your air conditioner is severely reduced. You can hose it off or use a broom. Also, make sure you change your furnace filter monthly.

Baby Wood Ducks

Have you seen the baby wood ducks in the south ponds? There were 7 but it appears we are down to 3. My guess is that a cat or weasel has gotten the 4 babies. Let's hope the remaining 3 survive.

New Insurance

Our insurance carrier this past year has renewed our coverage with an increase close to \$5000 less than expected. Do you need a certificate? You can generate your own at www.rjfagenices.com. Select 'Townhome Certificates.' Our access code is LO for Lohman's Amhurst.

Rock, Dirt and Mulch

These items are available in the Park Lane lot for you landscape projects. Please don't deposit old material in this lot. Contact me for assistance in disposing properly. Need some tools? Give me a call. Also, dumping is not allowed in the wooded areas. Again, call me for assistance.

Swimming Pool Issues

I cannot be at the pool all the time, even though I would sure like to be. Your assistance and the assistance of all residents is requested. If you see improper behavior at the pool by children or adults, please suggest to the offending party they are not acting appropriately. It is your pool also. In fact, you own 1/276th of it.

Basketball Hoop Droops

Why is the basketball hoop in such bad shape? I believe we have some Michael Jordan wannabes. A few years ago we installed an expensive system that was adjustable for small players. That system lasted maybe a year before it was damaged beyond repair. The Plexiglas board was also cracked. Please be respectful of the equipment.

Less Litter!

Have you noticed the appreciable reduction of litter blowing throughout the neighborhood on Thursdays? I sure have. This change is due to the new barrels being used. We still do have recycling material blowing around. Please make sure these items are secure when placed outside so the cans, newspapers and plastic bottles don't end up elsewhere and in many cases, in the ponds.

Welcome New Owners











| | |
|--|--------------|
| Annette Hoglin & Willie Johnson | 100 Amhurst |
| Mary & Marin Hodgon | 41 Clifton |
| Elizabeth Marceau | 42 Newport |
| Jennifer Cook | 21 White Oak |
| Kathryn Koebel | 73 Park Lane |
| Paula Larsen | 81 Blackwood |
| Carol Chaffee | 10 Amhurst |
| Ron & Judy Adams | 12 Blackwood |
| Jack & Donna Carlson | 71 Briarwood |
| Melissa Wiome | 72 Blackwood |

Miles and Miles of Material

John Dizon, CMCA
Association Manager
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If you have been following the progress of the reroofing, you, like many other neighbors are rather impressed with the speed and quality of the work. We have had very few problems other than a broken plant or two and a few broken light fixtures. This is a very large project both in scope and materials. What does it take to reroof 34 buildings? Let me give you a glimpse.



-  6,800 pounds of nails or 650,000 nails or 2600 nails per home
-  6 1/4 miles of Ice and Water Shield
-  13 miles of felt underlayment
-  3 1/2 miles of gutter apron
-  83- 30 yard dumpsters
-  2600 squares of shingles or 400 tons of new asphalt shingles
-  1.1 million pounds of shakes removed or 550 tons
-  2600 squares of asphalt shingles or a total of 400 tons
-  766 roof vents
-  422 bathroom vents

Meet Our Roofers

Stuart Telecky #22 Rockwell

Have you paused several times in the past weeks to wonder about the workers scrambling over our angle roofs with the skill of mountain chamois?

And have you marveled at the huge rolls of old shakes they carry effortlessly on their shoulders? The following information may provide you with answers to your questions.

A total of 22 men are currently employed in the re-roofing project at Amhurst. These workers are originally from Texas, Mexico, and Puerto Rico. Many of them have worked together as roofers for as long as seven years.

The 22 men are divided into six and eight man crews. Each worker can handle every job involved in the roofing process. Learning their trade is a hands-on operation, the workers train and learn from each other. Those tremendously large bales of discarded, rolled up shakes, which the workers confidently carry across the entire length of a roof, weigh from 70 lbs. dry weight to 100 lbs. wet weight!

The Amhurst roofing crews have done similar work in Texas, North Carolina, and Illinois. When they finish at Amhurst- hopefully by Labor Day, depending of course on the weather, they will move on to other contracted projects in this area.

We Amhurst residents owe these men, working 12 hours a day, six days a week, a heartfelt thank you for the rapid progress of this complex, labor-intensive enterprise.

Gardening Winners

2003 Judges: Phyllis Nelson, Helen Bambenek and Ruth LeVine

1st Place: Nancy Curry, #60 Blackwood - a beautiful, inviting garden that makes you want to have tea on the patio. Everything works well together.

2nd Place: Carol Durdahl, #41 Amhurst - gorgeous coral begonias line the retaining wall of this west perimeter garden which is enhanced by the perennials and annuals. Stunning colors.

3rd Place: Barbara Gallimore, #21 Newport - a nice variety of annuals and perennials surrounded by tools and antiques. Very nice theme garden.

Special mention to Jim Juen, #12 White Oak whose garden has matured and shows great improvement. Very nicely done.



THE HOMEOWNER AND THE COMMUNITY ASSOCIATION

When one moves into a communal setting like Amhurst, for many people, this is a new living experience. An understanding of the role of the Association is vital to all members. Townhome associations operate as a government, a community and as a business. But, the major role is to protect the investment and enhance the value of the property owned by the members. Amhurst is rather unique in that almost all the elements of the structures and grounds are maintained by the Association. In many associations, such things as water and sewer, insurance, certain maintenance, etc., are the owners responsibility but not at Amhurst. There are associations in the metro area where the owner is responsible for the preparation of siding (caulking, fixing damaged siding, etc.) prior to the association's painting. I recently read a newsletter from Chelsea Woods in Plymouth informing the residents that if they need replacement siding to contact the office for material. My assumption is that our homeowners at Amhurst are pleased that the Association takes care of most issues.

An important thing for all of us to remember is that Lohman's Amhurst is a business. To be successful, we must be operated like one and have good financial management. Your board is mandated by the state and our legal documents to maintain good fiscal management.

One of the most serious association financial concerns that can confront an association is the failure to collect assessments on time. Amhurst has a great history of having very few owners behind in their payments. It is the duty of Amhurst to be aggressive with collecting these funds.

Our governing documents, that were just revised, offer a detailed road map to the board and myself on the proper procedures to manage and operate the association. Most homeowners are very comfortable with abiding by these

rules and regulations, put in force to maintain our investment and to offer a great living experience for all. Yes, some homeowners do feel that 'they can do what they want'. Some do. But the majority of our residents understand the reasons for these regulations. Of course, any homeowner has the right and in some cases, the obligation, to bring to the Board of Directors issues of rules and regulations that they feel are not right.

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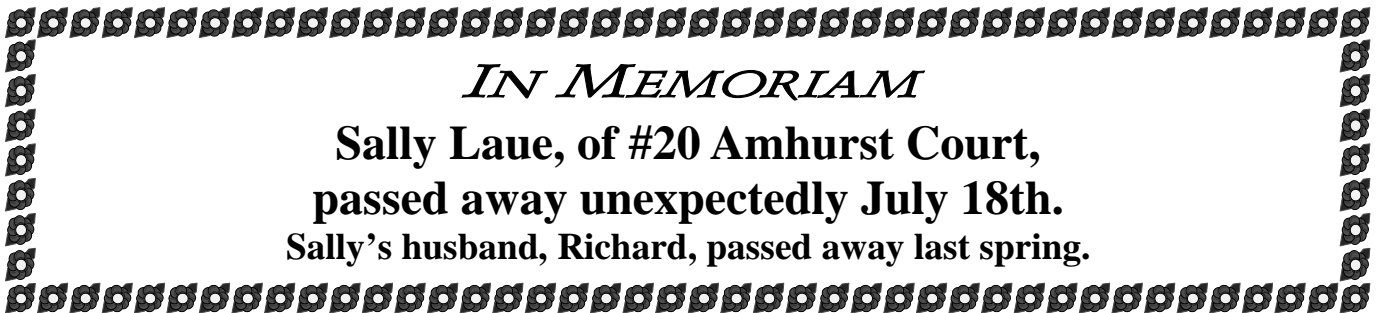
I have been involved in managing Amhurst for over 15 years. I am always amazed how few homeowners do contact the board with these type of issues or questions. Most association governing documents, including our own, provide for architectural control by the association. This is not to stifle your own creativity, but rather to ensure the integrity of the community and its original design. If you want to paint the inside of your home puce, you may, but the exterior is the concern of the Association.

All new buyers of homes at Amhurst are offered a copy of the governing documents to review prior to purchase. This is a state law. If one does move into Amhurst and realizes that the rules don't suit them might I say you should have read the documents prior to purchase. Again, you do have the right to communicate with the board on your issues of the rules and regulations and the business of the organization.

It is very evident that the value of our homes and the quality of life at Amhurst depends on the success of our Association...and the success of Amhurst depends in great part on you. How? By paying your assessment on time, cooperating with the Association and following the rules, participating in the annual meeting, reading communications and being a good community citizen.

IN MEMORIAM

**Sally Laue, of #20 Amhurst Court,
passed away unexpectedly July 18th.
Sally's husband, Richard, passed away last spring.**





NATIONAL NIGHT OUT & AMHURST'S SUMMERFEST



Tuesday, August 5th, 2003

6:00-8:00 PM

East of Tennis Courts

America's Night Out Against Crime, *National Night Out*, combined with our Annual Lohman's *Amhurst's SummerFest* is fast approaching.

Please join your neighbors for dinner at the east side of our tennis courts and learn how we can make our neighborhood a safer place to live. Meet neighbors, enjoy the good food and become a bit more aware.

The Association will be serving **THE ORIGINAL LOOSE MEAT SANDWICH; THE FAMOUS MAID-RITE.**

Your special MAID-RITE will be prepared by the only MAID-RITE in the metro area, Kimm's Kitchen on Shaky Oak Rd. in MTKA.

(www.yourlocalfood.com)

Lemonade, utensils, paper products and condiments will be provided. Please help make this night enjoyable by bringing something to share based on the list below.

SALADS/SIDE DISHES: Park Lane, Blackwood

SNACKS: Somerset, Rockwell, Briarwood

VEGIES/FRUIT: Amhurst, Newport,

DESSERT: White Oak, Clifton

For more information, call the Association at 952-933-9747

Come early and help setup, stay late and help tear down!



Want to know more about Maid Rite?

Check out www.maid-rite.com