

LAHA News

President's Letter

Ruth LeVine, Board President,
#62 Park Lane, 935-9433
ruthlevine@msn.com

It is hard to believe it is already February of 2003. It has been a mild winter for us in terms of snow removal, although as I am writing this letter it is a winter wonderland outside. We have been fortunate in not having to pay for extra snow removal efforts and ice dams have not been as serious as in previous years.

I am very happy to announce that our homeowner governing documents are now approved in full. Once we receive the necessary state approvals, we will publish and mail a copy to you. It has been a major undertaking but is now behind us. I don't think I'll be reading the new documents any time soon! I want to thank the board, John Dizon and all of you for your support in achieving this milestone for Lohman's Amhurst.

During my tenure on the board and as president of the Association, I have worked hard to keep Amhurst running well and up to the high standards set over many years. The past boards that I have served on have dealt with some major issues, including roofing reserves,

horrendous increases in insurance costs and the governing document updating.

As Amhurst gets older, we will be faced with further issues and more major expenses, not the least of which will be finding the funds to re-build our parking lots and to cover outrageously escalating insurance premiums. These issues and expenses are not abnormal. They are expected and we will deal with them with planning and care and the board will need your input, participation and support.

Your thoughts on the governance of Amhurst are always greatly appreciated. The involvement of many citizens is crucial to our continued health. The board is appreciative of the neighbors who are assisting the board as members of the Finance Committee. It is a strong committee of volunteer homeowners with expertise in many areas, focusing on some of the financial issues of the Association.

For over 12 years, I have enjoyed being on the Board of Directors at Amhurst, serving as Secretary for many years,

(Continued on page 3)

Inside This Issue

Dryer Vent Fire Risk	Page 2
Exercise Your Valves	Page 2
Finance Committee Report	Page 4
With Great Sympathy	Page 4
Emergency Release	Page 4
The STUFF Column	Page 5

Neighborhood Remodeling Ideas	Page 6
Garage Door Care	Page 6
Excess Home Moisture	Page 7
Did You Test Your Toilet?	Page 8
Are You Properly Insured?	Page 8

OVERHEATED CLOTHES DRYERS CAUSE HOME FIRES

The U.S. Consumer Product Safety Commission estimates that in 1997, there were 16,700 fires, 30 deaths and 430 injuries associated with clothes dryers. Some of these fires can occur when lint builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up can cause a fire in some dryers.

To prevent fires:

☞ Clean the lint filter regularly and make sure the dryer is operating properly. Clean the filter after each load of clothes. While the dryer is operating, check the outside exhaust to make sure exhaust air is escaping normally. If it is not, turn the dryer off and look inside both ends of the duct for lint. Remove any lint found there. If there are signs that the dryer is hotter than normal, this may be a sign that the dryer's temperature control thermostat needs servicing.

☞ If clothing is still damp at the end of a normal cycle or requires longer dryer times, this may be a sign that the exhaust or lint screen is blocked.

☞ Periodically have the duct work cleaned by a professional duct cleaner. This cleaning removes lint and debris from the dryer all the way to the outside vent.

☞ Check the exhaust duct more often if you have a plastic, flexible duct. This type of duct is more apt to trap lint than ducting without ridges. Inspect the duct for kinks or crushing, which can greatly reduce the airflow.

☞ Closely follow manufacturers' instructions for new installations. Most manufacturers specify the use of a rigid or flexible metal duct to provide a minimum restriction of airflow. If metal duct is not available at the retailer where the dryer was purchased, check other locations, such as hardware or builder supply stores. If you are having the dryer installed (or selling your home), insist upon metal duct. This is a City of St. Louis Park code.

EXERCISE YOUR VALVES; WATER VALVES THAT IS.

Every home has a water shut off located in the utility closet or utility room. It is highly recommended that you open and close this valve once or twice a year to 'exercise' it. Many neighbors are finding that after many years of no use (no exercise), the valves don't shut off completely. This becomes a problem when you have plumbing work done in your home. Many plumbers recommend these GATE valves be replaced with a PORT BALL valve. You might want to do this now or the next time you have any plumbing work completed.



(Continued from page 1)

then as Vice President, and President. When our former board president, Tony Brown, was moving out of state, he showed up at my door one night and asked me to please take over for him. He had a good speech and delivered it well and I was hooked. I thought it would be for a year, maybe two! Well, it has been 3 1/2 years and...

It's Been Fun!

Now, I feel it is time to step down as the Board President and turn the reins over to someone new. The Board has accepted my resignation as President effective February 17 and it has elected Sandra Rozman to become the new President. I will assume one of the Vice President positions. Some of you know I am a licensed Realtor and I work for a couple of retired CEO'S. I do need a bit more time to devote to these endeavors.

I will never be far removed from the business of the Association and will always want to know that the Association is well run and our assets are being managed well. Being a board member has its many rewards and challenges and sometimes is one of those 'thankless' jobs.' Amhurst board members expend time and energy directing the business of the Association. It is a lot of work yet very rewarding.

Please give Sandra Rozman your support and good wishes as she assumes the position of President. The board thanks her for taking on this responsibility and we appreciate her enthusiasm and spirit. She will be a good leader and truly has the health of the association and the neighborhood at heart.

Best Regards,

Ruth

<p>2003 New Board Roster</p> <p>President, Sandra (Sandi) Rozman Vice President, Irving Adams Vice President, Ruth LeVine Treasurer, Bill Goblirsch Secretary, Linda Dingbaum</p>
--

<p>Sandra Rozman, Board President</p>

Please note: The 2003 FACT SHEET was printed prior to the officer changes above. The 2003 FACT SHEET lists Ruth LeVine as president.

FINANCE COMMITTEE REPORT

Susan Trahan, #41 Clifton Court
Committee Chair, 952-939-9675
 trahans@bsci.com

The LAHA Finance Committee was established this summer to assist the LAHA Board with reviewing and making recommendations for the neighborhood's budget and expenditures. During the first part of the year the committee will be working to understand the reserve planning process and the current plans for neighborhood insurance, maintenance, and improvement. In the next few months we'll also be researching how our community's fees and services compare to those offered by other townhouse communities.

Committee members are Mark Erickson, Jeanne Ghorley, Jim Juen, Bob Olyphant, Susan Trahan, Linda Vant Hull, Phoebe Walling, and Judy Woulet.

All neighbors are welcome to participate. If you are interested in joining the Finance Committee please contact Susan Trahan, Committee Chair, at 612-616-0324.

WHAT IS THIS?

It is the way you get into your garage when your electric opener fails to work, the power goes out, you lose your transmitter or the batteries fail, etc! When any of the above occur, just unlock the mechanism, pull the cable hard to release the arm that connects the motor to the door.

Located on the front center of your garage door. Garages that have access from the home or from a service entry door do not need one of these mechanisms.

MAKE SURE YOU HAVE THE KEY TO THIS EMERGENCY RELEASE , THE MECHANISM WORKS AND YOU KNOW HOW TO USE IT. IN FACT, CHECK FOR THE KEYS AND GO AND TRY IT NOW!

SEE PAGE 7 FOR FURTHER GARAGE DOOR CARE.



**THE 'STUFF
COLUMN**

BY JOHN O. DIZON

Association Manager

New Garbage Bins

New barrels are a great hit. Home-owners' love them. Blackwood, Rockwell, Somerset and Park Lane will receive theirs in the next few weeks. Please return the barrels to your garage by end of the pickup day. Do not store on patio.

Gates

Please help us take care of the fence structures. If you have a gate, please make sure it is in good repair and does latch. Gates that 'swing in the wind' cause major stress on the rest of the fence structure. If your gate does not work well, please repair or remove. You may also keep the gate in the open position at all times.

2003 FACT SHEET

This new published and updated document provides information and regulations for homeowners and residents. Changes are published in the quarterly newsletter and at our web site. If you rent your home, please make this information available to your tenants. This publication is also available at **our web site.**

FrontPage User?

Want to help build a new web site

for the Association? Do you know and use FrontPage? Cool! Please give me a call.

Orphans

In years past, many of our common area planters and gardens were 'adopted' by kind neighbors. Where have all the flowers gone? Do you have it in your heart to adopt one of these areas? Your nurturing care and love would add so much beauty to the neighborhood. Tools and supplies are furnished. The Second Annual Neighborhood Trim Day is scheduled for April 12th, 9:00 AM. Last year, many neighbors assisted in removing brush, Buck Thorn and more in and around the neighborhood. Help us

Neighborhood Trim Day

this year. More later.

All Association members will be receiving a confidential question-

Ouch! Slow Down.

naire that requests information on each resident. This data will be part of the Association's Emergency Plan. Data needed include alternative phone numbers, pets or children in the home, any specific medical conditions (such as wheel chair

Data To Be Requested

bound), emergency contacts. All of the data collected will be kept in the strictest confidence and used only in an emergency.

The 2003 Garage Sale is scheduled for **Saturday, June 7th**. Many participants from last year felt the second day was slow and not worth the effort. We will try one day this year.

For all of our safety, please make sure your smoke detectors are work-

Garage Sale One Day Only

ing. If you don't know how to test, check the LAHA FACT SHEET or check out www.nfpa.org/Education/ or go to the our web site and link over.

Check Smoke Detectors

Welcome New Owners

Fred & Lisa Marx 60 Somerset

James & Bruce

Hasselberg 40 Blackwood

Thomas Wolf 132 Amhurst



Remodeling Ideas. What Others Have Done

**Want to change the appearance of your home?
Here are just some ideas of things others have done
here at Amhurst.**

New cabinets in the kitchen, old cabinets in the garage.
Paint cabinets white, decorative knobs to the cabinets.
Remove existing fluorescent light, seal ceiling with new
sheet rock and add decorative kitchen lighting.
New flooring, whether laminate, tile, stone or wood.
New lighting fixtures.
New appliances.
New molding.
New plumbing fixtures.
Wood railings, fireplace mantel.
Wood closet doors.
Under cabinet lighting.

Tile kitchen back splash, tile hearth.
Wire more rooms for cable television and internet.
Remove closet doors offering more open floor space.
Remove a wall to make two bedrooms into one.
Remove walls in the kitchen to open area up.
Cut a 'window' in a wall in the kitchen.
New entry tile, stone, laminate, wood, etc.
Add a storm door.
Add a Solatube™ brand tubular skylight.
Add ceiling fans or track lighting.
Wood decking over concrete patio slab.
Remove slab and add pavers
Add an aquarium in the fireplace.
Cut out opening under stairs for TV (some home styles only).
Removed fence sections
Wallpaper, paint, sponge, etc.

Garage Door Care

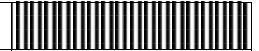
Reprinted from a previous issue. Written by Jack Oman, past
Association manager and current resident with his wife,
Kerstin (and past Amhurst President) of Bellingham, Washing-
ton. Jack and Kerstin will soon be traveling in the wilds of
Australia and New Zealand!

Your garage door needs your attention. A monthly inspection is suggested by the Industry Coalition for Automatic Garage Door Opener Safety. Be sure to take note of loose or missing bolts and lag screws. Screw threads which have lost their bite or holes which have become too large for the screw to grab can be repaired or replaced. Make sure that the rollers are in good operating condition. One of the surest ways to extend the life of your garage door is to give all moving parts a shot of oil. Ken Hoops with Electronic Door Lift Co. suggests lightweight household oil or you might try the convenience of silicone spray. One of the trouble spots to be inspected is the cable attachment points at the bottom corners of the doors. The corrosive action of salt tracked in during the winter months can eat away at the cable.

Use extreme caution should a cable break. The spring arrangement used in most of the garage doors at Lohman's Amhurst is under high tension. It would be penny wise but not very smart to make repairs on your own. Better that you call a qualified individual to make the proper repairs, thus guaranteeing that your door will work perfectly for years and you will keep all your body parts in good working order.

While on the topic of garage doors, remember to play it safe. Make absolutely sure the door will reverse should it encounter an obstruction. All you need do to test the reversing mechanism is place a short piece of 2 by 4 flat side down under the door. Feeling the resistance of the piece of wood, the door will return to the open position. Should the door fail to pass this simple test...**Get it fixed!**

Jack



Excess Moisture in the Home

University of Minnesota
Extension Service

- Do you have condensation on your windows during the winter?
- Does mildew grow in your bathroom?
- Do you have mold growing in the corner of a closet, kitchen or bathroom?
- Do you have peeling, cracking or blistering paint?

These are all symptoms of excess moisture in your home.

Activities such as cooking, bathing, breathing, and dishwashing all produce moisture. Other sources include humidifiers, plants, large pets, gas appliances, wood storage, leaky plumbing, lots of rain or snow, and ground moisture.

Relative humidity is the inside air moisture in relation to the outside temperature. The colder the weather the less humidity inside your home can tolerate.

Home moisture problems are caused when the relative humidity is more than 50%. This causes damage to the structure of the house and the occupant. Some people develop allergies and respiratory problems caused by mold. A relative humidity of 30 to 45% is healthy and comfortable for the occupants and for the building.

To deal with moisture problems, you can usually find the source. It needs to be reduced or eliminated by:

- reducing the source of water evaporation
- installing a fresh air return on the furnace (this will draw fresh air into the home when moisture levels get too high)
- inspecting, installing or repairing an exhaust fan in your bathroom
- inspecting ventilation systems to see if the moisture can escape
- installing a kitchen exhaust fan (if these fans are too expensive for you, you may be able to adapt the furnace control)
- cracking a window, it allows moisture to get out (it also allows cold air to come in and warm air to escape)
- to avoid structural damage to your home, vapor retarders prevent moisture from getting into the exterior walls.

Some homes at Amhurst have automatic humidifiers installed on the home's furnace. Some homeowners might not be aware that this equipment is installed and operating. If you have an excess moisture problem, determine if you have a humidifier on your furnace. If so, you will need to reduce the moisture being put into the air or turn it off completely.

Swimming Pool opens in just under 4 months!

Did You Make Sure You Are not Wasting Association Money?

If you checked for leaks using the test strips in the FALL issue of LAHA NEWS and found one or two, we hope you had them repaired. You will be saving the Association and you an awful lot of money.

If you have not checked for leaks or need to repair found leaks, please do so as soon as possible.

If you would like more of the test strips, just contact the association.

We are awaiting our quarterly water bill to see if there is a drop in water use. If all did due diligence in finding and fixing leaks, we would save thousands of dollars each year! **Did you know that water and sewer are the Association's third largest expense?**

Please do your part.

Are You Properly Insured?

All homeowners at Amhurst must understand that if they have made any upgrades to their homes such as improved grades of carpeting, ceramic tile, wall coverings, or upgraded built-in cabinetry, the Association's Master Policy does not cover such items.

You must obtain coverage for such items through your own PERSONAL INSURANCE POLICY. It is extremely important for each unit owner to carry his or her own personal homeowner's insurance policy, usually called an **"HO-6" policy**. The HO-6 provides not only personal property and liability coverage; it can also provide certain other important features essential to the townhome owner, including coverage for the "improvements and betterments" discussed above. Some HO-6 policies may even provide coverage for the master policy \$5,000 deductible. You are advised to contact your personal insurance agent and verify that your homeowner's

policy conforms to your individual needs and covers the Association's Deductible. If your policy does not automatically cover this, you may purchase a 'rider' for this coverage.

Policies have changed over the last few years. It is recommended that you review your coverage to be sure you have the coverage you desire. Check type of coverage you might have for water intrusion, mold intrusion, replacement of improvements, deductible coverage, additional coverage for jewelry, art and other valuables. Ask the question, what am I not covered for?

Don't be caught with a loss and not appropriately covered.