

# LAHA News

## President's Letter

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I am very sorry to have to tell you that our long time association manager, John Dizon, is leaving Amhurst. He and his wife, Kimberly, have accepted the role as general managers of The Izaak Walton Inn, a historic inn in Essex, Montana.



The Izaak Walton Inn will undoubtedly be its gain and our loss. You will want to check out this unique and very historic site at Glacier National Park. Notice AMTRAK stopping right at the Inn. Its web site is [www.izaakwaltoninn.com](http://www.izaakwaltoninn.com). I am truly envious of John and Kim. A dream come true. They are already designing their log home!

John has been a manager at Amhurst for over 19 years. He became our first and only full-time manager five years ago. His knowledge of Amhurst, association and property management will be sorely missed. John has been an integral part of maintaining Amhurst's beauty and value.

What will we do? Well, we are not sure yet. Your board is meeting now to determine the next steps. John and Kimberly have not left yet. John will be keenly involved in the transfer to a new manager or management team. The board will be reviewing all options and choosing the best option for our association. Of course, as the transition proceeds, you will be kept informed. Please check the new web site for up to date news. Our web site is [amhurst.org](http://amhurst.org).

In February, you will receive notification spelling out the payment procedures as well as the late fee procedures for the special assessment payment. If you have any questions prior to that, please give me a call.

## Inside This Issue

2005 Association Activity	Page 2
Critical Home Maintenance	Page 3
The Stuff Column	Page 4

## 2005 ASSOCIATION ACTIVITY

**John Dizon, CMCA, Association Manager**  
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I thought many of you might be interested in a summary of activities planned for this year. The major projects will include and replacement of all flat garage roofs, resurfacing the remaining seven parking lots, and the replacement of garage doors (except those already replaced). I am already in the process of soliciting proposals for these projects. My hope is to complete the roof work first, then garage doors with resurfacing the lots the last activity. I don't want to do the lots first and then have the heavy equipment used in the reroofing activity to damage the new lots.



New, steel garage doors

Every year, the Association expends anywhere from \$10,000-\$30,000 on fence replacement. This year is no different. The planned expenditure is for \$12,000 of work. Money is also earmarked for the replacement of the concrete block wall at 50-52 Rockwell Court. This replacement is an expensive proposition with \$44,000 budgeted. Other annual projects include concrete maintenance, brick and chimney maintenance, and other projects. All planned projects are detailed in our 2005 budget that can be reviewed at our website.

Our painting cycle is as follows: During the first year, all front and garage access doors are painted. During the second, third and fourth years of the cycle, one third of the complex or three courts are painted including homes, fences and garages and garage doors (with new garage doors...no more painting!) each year. The fifth year is a bye or off year. This year, 2005, we start the cycle again with front and access doors being painted. We only paint doors that are the standard, Tudor Brown color. Any non standard door is the responsibility of the homeowner for painting.

Our annual Amhurst garage sale is scheduled for Saturday, June 11th. As usual, the Association will place ads in the StarTrib and local Sailor. Its never too early to start sorting! Another annual event many of us look forward to is the National Night Out and Amhurst Summerfest event, this year on Tuesday, August 2nd.



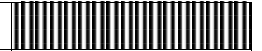
Enjoying SummerFest,  
 l. to r., Abbey Wiedman,  
 Stuart Telecky and Joan  
 Lysne

We need to do further work on the center boulevard on Independence. We lost most of the shrubs a few years ago in a rough winter, much like a few weeks ago when the temperatures dropped and there was no snow cover. If any resident has any landscaping ideas for this area, we are very willing to listen. It is a tough area for most living things!

Start planning your special landscaping and gardening spring projects. The annual "Gardens of Distinction" selection will take again this summer. Our grass cutting service, PermaGreen, will perform their annual spring clean up including leaf removal in and around your home and all rock and garden beds, parking lot sweeping and winter litter removal.

We always try to get the pool opened a week or two earlier than Memorial Day. This is dependent on weather, mechanical readiness of the pool and our pre-opening inspection by the City of St. Louis Park Health Department. Tennis nets go up shortly after the snow recedes and we see that yellow ball in the sky.

The spring issue of this newsletter will offer you further information on summer projects.



## CRITICAL HOME MAINTENANCE

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Those old adages sure ring true many times. "Pay me now or pay me later". "I should have..." Well, when it comes to your home, the pay me later could be very expensive and the 'should have' if 'had', might have eliminated a potential catastrophe. To be safe and not sorry, you need expend very little effort and time when it comes to maintaining your home. Your neighbors may also be affected by poor maintenance or inattentiveness to your home. So, please read on and act on these items if you haven't. Here are my thoughts on those most important.

- 1) Safety. Safety. Safety. Make sure your smoke detectors are working properly. You should also have a carbon monoxide detector. Yes, we have had a few major fires at Amhurst.
- 2) Have your chimney, furnace and dryer vents checked and cleaned. Dryer and chimney fires are a major cause of home fires. Check out our emergency preparedness document for more information on fire and home safety. If your dryer does not dry in one load, it very well could be clogged. Don't use it and get it checked by a duct cleaner.
- 3) Clean your furnace filter each month or if you have a high tech filter system, follow the manufacturer's instructions.
- 4) Ensure that your garage door is properly functioning and that all those little nuts and bolts on the door are secure.
- 5) Follow the manufacturers' instructions on periodic maintenance on your furnace, water heater and softener and other appliances. If you need assistance, contact the manufacturer, local utilities (Xcel Energy, Centerpoint Minnegasco), appliance repair shops or one of our recommended handymen.
- 6) Help us save a lot of money by making sure your toilets and other 'water' appliances are not leaking. Call the Association for a few test strips that can detect toilet leaks.
- 7) Make sure your electrical appliance cords are not frayed or otherwise not safe and you are using extension cords only on a temporary basis. Don't overload your circuits.
- 8) Periodically check under sinks, under your refrigerator around toilets and washing machines for leaks. A large leak would probably be noticeable but not a slow, ongoing leak. Also check in your utility closet or room for leaks. Utilize non bursting hoses for your washing machine and dishwasher.
- 9) Exercise your home's water shut off valve each year. Turn it on an off a number of times. By doing this, you reduce the risk that when you do want to shut off the water, the valve does not close all the way because of corrosion buildup. My suggestions. The next time you have a plumber in your home, you have your current valve replaced with a gate type valve. They don't malfunction over time.
- 10) Turn off your outside water faucet line. Make sure you 'bleed' the line of any standing water. Complete instructions are in our new Resident Guide, formerly known as the FACT SHEET.
- 11) Check ceilings for possible signs of seepage. Be aware of any musty smells that might be the sign of water intrusion.
- 12) Be aware of your home as you are with your face. Sounds silly but it is true. If you notice changes such as discoloration on a ceiling, a small amount of mold in a corner, a subtle drip of a faucet. All need your attention. Don't ignore these issues. In many cases, putting off inspection and repair will appreciably increase repair costs and hassles for you. Also be aware the insurance just does not cover what it used to especially as it relates to water intrusion.





# THE 'STUFF COLUMN

FROM JOHN O. DIZON  
Association Manager

## Icy Walkways

Our governing documents are very clear on whose responsibility it is for icy and slippery walkways and lots. It is NOT the Association. This is the norm with all associations. The potential liability risk would be extreme if association's accepted responsibility for ice removal.



Sand-salt mixture is available for all residents' use during the winter months. Large

barrels will be placed in each lot with 5 gallon barrels at each sidewalk. Please call if the barrels need refilling.

## Amhurst Store

You may purchase Eljer toilet seats (\$12.25), closet tracks (\$2.00 per foot), window screens (\$36.00), pool keys (\$10.00) and copies of our Governing Documents (\$20.00 or free as a PDF document on our web site) from the Association. Call now! Operators standing by.

## amhurst.org

Its all new and has lots of good stuff for residents including the current Resident Guide (formerly known as the FACT SHEET), newsletters, governing documents, floor plans

and maps and much more. There is a detailed list of all homes sold in 2004. You can also link to our insurance agency site to get an insurance certificate. Take a few minutes to check out the site so you know what is available to you. Our address is www.amhurst.org. We are looking for a webmaster to manage the site for us. If you have an interest or have other ideas for the site, please call.

## Volunteer to Help!

Have some time on your hands? Would you like to volunteer some of that time to the association. There is an awful lot volunteers can do at Amhurst to help from gardening to carpentry, from taking care of our walkway lights, to assisting at the pool. How 'bout being Amhurst's photographic historian? Or you might assist in maintaining our power equipment. Call to discuss.



## Thanks Again Jim!

Another delightful holiday display was erected by Jim Juen of #12 White Oak. Thanks much Jim. Not to put you on the spot, but what might you be planning for the spring? Jim was awarded a Certifi-



cation of Appreciation at our annual meeting this past December for his continued good neighbor efforts.

## Buck Thorn Scourge

We sure could use your help this spring with our annual TRIM DAY. This spring's focus will be on buck-thorn removal. Watch the bulletin boards this spring for information on this event.

## Please Don't Kick

That big chunk of ice that has formed on the bottom of the rain gutter down spout elbow at your garage sure is inviting. One kick and it would be gone. But wait, don't kick it! You might knock the whole gutter off the wall.



## 2005 RESIDENT GUIDE

The Association's first FACT SHEET was drafted by this manager in 1986. It was one page in length. It is now 32 pages and covers everything from rules and regulations to recommended vendors and valuable phone numbers. The 2004 version saw the inclusion of our emergency plan.

The name of this document has been changed to better reflect its nature, purpose and content. The new guide will be delivered in February.

## Welcome New Neighbors

- Lisa Bergseng 11 Briarwood
- Jeremy Geary & Elizabeth Rossi 32 Park Lane
- Jeremy & Susan Jones 33 Park Lane