



LAHA NEWS



AMHURST, A VILLAGE IN THE CITY

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

SPRING 2011

INSIDE THIS ISSUE

Trail Safety at 36th St.	2
Amhurst & State Legislation	3
Ice Dam Update	4
Severe Weather Warnings	5
Carbon Monoxide Alert	6
Silcock Water On	7
A Bit of History	8
Urban Coyotes in SLP	9
Dog Waste Management	10
Mortgage Relief Available	12
Things To Know This Spring	13
Buckthorn Battle Update	15
Assessments & Taxes	16

SAVE THIS DATE

**2011 ANNUAL
MEMBERSHIP MEETING
WEDNESDAY, DEC 7**

DOUBLETREE PARK
PLACE HOTEL

NEW THIS YEAR:

A RECEPTION AND VENDOR
SHOW HOSTED BY OUR
VENDORS.

BOARD REPORT

JOHN ROUSSEAU, BOARD VICE PRESIDENT

The difficult winter and the resultant ice dam has created a number of problems for Lohman's 'Amhurst. We have damage to repair, insurance issues to resolve, technical building construction issues to understand and perhaps mitigate, and financial issues to resolve. We don't know if we are in a streak of snowy winters or if next winter we revert back to a time with very few ice dam problems. There are lots of sources of ice dam problems and there is probably no set of fixes that will guarantee 100 percent cure for all units. We will continue to work these issues.

We continue to do well with our receivables. It is constant attention and stiff penalties for people who pay dues late, but it works. Mortgages are getting more difficult to get and townhouses may not get financing if the respective association has a long list late dues payments. No one wants to be a hard-nosed dues collector, but is essential for the well-being of the association.

We are about to start the summer repair and improvement season. We will take a second at projects in light of the expensive winter. At times these projects create nuisance and inconven-

iences to all of us but we determined that these projects important for the safety, cost savings, appearance, or future viability of Lohman's Amhurst. Please be patient, careful, and considerate around these activities, they are for the best interests of our association.

We continue to do well with our receivables. It is constant attention and stiff penalties for people who pay dues late, but it works.

Lohman's Amhurst is a well maintained, great place to live. It is the quality of members that make this possible. So many of are you are considerate, helpful and caring neighbors that make this an outstanding place to live. We have a very modest number of neighbor to neighbor issues for 277 dwellings. Where we have problems we p are pushing the parties to resolve the problem themselves or through third party resolution.

The Board thanks you for your help and support and looks forward to hearing from you.



Pool Hours: 10:00 AM-10:00 PM.



Tentative Opening: Saturday, May 14th

POOL RULES TO KNOW

CHILDREN (Under 12 Years of Age) MUST HAVE AN ADULT (18 or over) SUPERVISING AND ACCEPTING FULL RESPONSIBILITY.

- Shower before entering pool and also after exercising, applying lotion or using the toilet.
- No person with or suspected of having a communicable disease which could be transmitted through pool use may use the pool.
- Spitting, spouting water from the mouth and blowing the nose in the pool is prohibited.
- No running, boisterous behavior or rough play permitted.
- Absolutely no glassware allowed in pool or pool area.
- No diving.
- Pets are not allowed in pool or pool area.
- Management may limit the number of floats for safety reasons.
- Children not toilet trained must use diapers designed for swimming.
- NO SMOKING AT SWIMMING POOL.**

Note: Some of our swimming pool rules are state mandated and must be posted.

Trail Safety Tips for Motorists:

If you're driving a car or truck and reach a trail crossing:

- Do not stop and “wave through” trail users. Your attempt to be courteous is actually contrary to posted trail signs which tell bicyclists and others to stop and yield to traffic. Stopping may also confuse other motorists and reduce visibility for everyone.
- Specific trail crossings in St. Louis Park where these state laws apply are on Beltline, Wooddale, West 34th, 36th and 31st streets, and Virginia Avenue.

Amhurst residents cross a trail east of Hwy. 169 on 36th St. just before the car wash. DON'T STOP FOR TRAIL USERS.

Spring 2011

NEW STATE LEGISLATION PROTECTS COMMON INTEREST COMMUNITY MEMBERS



The development and operation of townhomes, condos, cooperatives and other 'planned communities' are regulated by state statutes under the banner Minnesota Common Interest Ownership Act (MCIOA). The original legislation became effective in 1994. Many members of the common interest community including developers, attorneys, legislators, management companies have spent a number of years updating this legislation. The revised act became law last year. Many changes will go into effect next year. This new legislation increases owner and buyer protection, a more stringent environment for developers and clarity with lien and foreclosure processes.

During the last few years, the economic downturn has been very hard on common interest communities (CICs); both those in development and communities like Amhurst that are developed and out of the control of the developer (declarants in the legal language). Amhurst's developer, Park Avenue of Wayzata/Cheyenne Land Co.) turned control of Amhurst over to the membership in 1984.

New developments are struggling with many of their homes not sold; developers using association dues for their own purposes, and operating the new developments for their own benefit. In some cases, the developer has abandoned the development. The issues affecting new CICs in today's economic environment are complicated and costly.

Amhurst does not have these issues. But, there is new legislation that does affect us. Nothing major though. CICs can no longer 'borrow' from their reserve accounts for operating expenses. They will need to set up a second savings account for operating expenses. The new legislation also allows for electronic voting of a CIC's membership, more detail offered in the Sales Disclosure document which this manager prepares for upcoming home sales.

This new legislation increases owner and buyer protection, a more stringent environment for developers and further clarity with lien and foreclosure processes.

There are also requirements in the new legislation that define how finances are reported to the CICs memberships at their annual meetings and expands the association's reporting requirements to define the components that make up the reserves. Amhurst has this defined in the Reserve Study and will begin detailing in the annual meeting report.

Past legislation defined the level of dollars needed to maintain reserves as being 'adequate'. That vague definition has not changed. It is up to the board of each CIC to determine what is 'adequate'. The statutes also state that each association must review their reserve plans at least every three years. This review does not need to be done by an outside source. Our last study was completed by an outside reserve specialist.

The revised legislation also allows other funding sources and approaches that earlier legislation did not. Special assessments may now be levied to cover emergency expenditures, underfunded replacement reserves or unbudgeted capital expenditures or operating expenses. Your board vice president John Rousseau and your association manager have participated in a number of seminars to become familiar with this new legislation.

The result of this revised legislation offers more protection to buyers and members of common interest communities such as Amhurst. JOD



DAMN THOSE DAMS...AND THE PAST WINTER IN GENERAL.

Let me say, it has not been fun and many of you will concur. The major storm last December coupled with a winter rain storm, followed by a season with record breaking snow fall and temperatures all adds up to ice dam hell. It does not help to know that we were not alone. Many in the metro area suffered from ice dams the first time ever.

Interestingly with over one hundred homes showing damage, we did not see any pattern to the type of home, the direction it faces, whether it was one or two story, corner or an inside unit. Conventional wisdom (and past LAHA News articles) suggest that added insulation, reducing heat loss into the attic, proper inside temperature and humidity, and proper ventilation are major contributors to reducing ice damming. This is correct but in the cases at Amhurst, that has not always proven out. Some homes at Amhurst that we know have had added insulation had dams. Homes that were shut down for the winter months had dams. We have more to learn.

The Association submitted two claims for the estimated total damage of over \$150,000. Our out-of-pocket cost for the deductible is \$20,000. From the insurance industry's view, the claim was for water damage. That is the

occurrence, not the storm or the dam.

We found in many situations, the ice dam had grown well above the ice and water shield installed with the new roofs in 2003. The ice also forced water into the window frames with subsequent leaking occurring. Leaking also occurred around the furnace flue in utility rooms. We removed snow and ice from the homes that had evidence of leaking. That was covered under our policy. Removing snow and ice as a preventative measure is not covered.

Our neighborhood also experienced other damage from the winter including heaving of the parking lots catch basins, damage to lot asphalt, heaving and cracking of concrete, gutter damage and more. We are estimating an out of pocket cost for the winter damage will be over \$50,000.

The massive repair effort is being completed by Clean Response. The Association and our insurance carrier, Westfield Insurance, have used them very successfully in the past.

Your board, our vendors and this manager will be spending more time in understanding the issues we have relating to ice dams and the subsequent direction to homeowners. JOD



We can never emphasize enough the importance of making sure your garage door emergency key is available to you and not inside your garage or car. Make sure you know how to operate this release.



WHAT SHOULD AMHURST RESIDENTS DO WHEN SEVERE WEATHER SIRENS ARE HEARD?



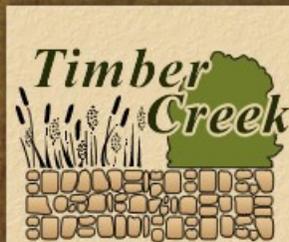
The Spring/Summer 2011 issue of *ParkPerspective* instructs city residents what to do when severe weather sirens are heard. These sirens are for those outside and are not designed to be heard inside buildings, etc. Their purpose is to notify people to take shelter immediately.

Our sirens have the same sound regardless of the warnings. The city's article suggests that when a siren is heard, do not call 911 to find out what is happening. Use TV, radio, cell phones, the Internet, etc. to learn more. It is recommended that each home have an emergency NOAA radio.

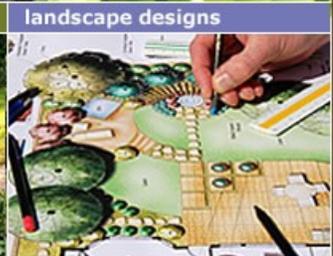
There are three reasons sirens are sounded in St Louis Park.

1. A tornado warning has been issued by either a trained spotter or the weather service.
2. Straight line winds have been measured over 70 mph.
3. The city is testing its sirens. This is done the first Wednesday of the month at 1:00 PM.

For further emergency information and instructions, refer to the **Amhurst Resident Guide**. JOD



"BUILDING YOUR OUTDOOR VISIONS"





AMHURST HOMES NEED CO₂ DETECTORS. IT IS THE LAW.

Carbon monoxide, or CO₂, is a poisonous gas that can be particularly dangerous because it is colorless and odorless. Headache, nausea, dizziness and even permanent brain damage or death can occur. Hundreds of people die each year from accidental CO₂ poisoning, many of them while using portable generators during severe weather.

A byproduct of burning fuels such as gasoline, propane, kerosene, natural gas, oil, wood or coal, carbon monoxide is emitted from internal combustion made by engines, like those that power lawn mowers, portable generators, cars, power washers and many household appliances such as furnaces, ranges, fireplaces, water heaters and room heaters. To prevent CO₂ poisoning in your home, be sure to take the following precautions:

- Educate your family about the causes of CO₂ poisoning and how to prevent exposure to this deadly gas.
- Do not use portable generators indoors, including in garages, even with doors and windows open. CO₂ can quickly build to lethal levels in even partially enclosed spaces.
- Hire qualified professionals to install new furnaces and appliances and to inspect and service your HVAC system, chimneys and flues.
- Never service fuel-burning appliances without proper knowledge, skills and tools. Always refer to the owners' manual when performing minor adjustments or performing maintenance on fuel-burning equipment.
- Never use portable fuel-burning camping equipment or burn charcoal indoors.
- Never leave a car running in a garage, even with the garage door open.
- Never use your gas oven or clothes dryer to heat your home.
- Never operate unvented fuel-burning appliances in any room where people are sleeping.
- Do not cover the bottom of natural gas or propane ovens with aluminum foil. Doing so blocks the air flow through the appliance and can produce CO₂.
- Install CO₂ detectors throughout your home, especially in hallways near sleeping areas, and follow the manufacturers' instructions for testing and replacing. Keep detectors unobstructed by furniture or draperies.

For additional details about how to prevent CO₂ poisoning, visit the Consumer Product Safety Commission's website at www.cpsc.gov/cpsc/pub/pubs/466.html or the website for the National Institute for Occupational Safety and Health of the Centers for Disease Control at www.cdc.gov/niosh/topics/co/.

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!**



Welcome to Wall Trends

Wall Trends offers a full line of services for your business or home.

What project is next on your list?

- Painting (Interior & Exterior)
- Woodwork Finishing (Staining, Enameling & Clear Finishing)
- Wallpaper Stripping & Installation
- Specialty Effects (Faux & Texture Finishes)
- Drywall Repair
- Color Consultation
- Four-Step Garage Floor Epoxy Finishes
- Deck Refinishing

INTERIOR & EXTERIOR -

RESIDENTIAL & COMMERCIAL

PROUDLY SERVING
LOHMAN'S
AMHURST
WALL TRENDS INC.
SINCE 1992

"...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

"...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

WALL TRENDS INC
THE EXPERTS IN WALLCOVERING & PAINTING
952-949-4918

TURN OUTSIDE WATER ON

Start by checking the condition of the brass bleeder valve near the inside water shutoff valve. This is usually located in the front hall or interior utility closet.

Replace (if your water system is equipped with one) the brass bleeder valve cap. Make sure the small, rubber gasket is seated correctly inside the brass cap. If this is missing or has deteriorated, a replacement cap is available at hardware and home improvement stores. Take the old cap with you for correct sizing.

Once this cap is tightly replaced with the rubber gasket seated correctly, turn on (counter clock-wise) the inside water valve.

If the brass cap leaks, call the Association for a replacement or check at a hardware store.

Make sure the outside water valve is shut-off when you turn on the inside valve. Water is now available to the outside faucet. Run water from the outside faucet checking for any leaks around the inside valve, the copper water line and the outside faucet.

If there is a split in the line due to winter freeze, this split is usually directly inside your home from the outside faucet.



Following these procedures in the fall and spring does not guarantee that pipes will not freeze during the winter months.

These shut-off and turn-on steps lessen your risk to damage and flooding.

JOD



SERVING AMHURST AND ITS RESIDENTS FOR MANY YEARS, WITH QUALITY SERVICE AND REASONABLE PRICING.

**Nate Karol
ELECTRIC, INC.**

200 Louisiana Avenue North
Golden Valley, MN 55427
Phone: 763-544-0091

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

- HARDWOOD FLOORS
- BATHROOM REMODEL
- COUNTER TOPS
- LIGHTING
- TILE
- PLUMBING
- GATES
- CABINETS
- ELECTRICAL
- PAINTING
- RAILINGS
- SHELVING
- PREVENTATIVE MAINTENANCE
- ...AND MORE.

- The first Amhurst newsletter was published in **1985**. It's editor was Char Chapin, still a resident at Amhurst!
- Geese were a problem here even back in **1986** with instructions to residents not to feed the geese. Still is the instruction.
- The Association instituted a LEASH law in **1993**.
- The First Summer Picnic featured a roasted pig and chicken. We had a resident that was a butcher at Nelson's in Hopkins.
- In **1997**, the average sale price of a 2 bedroom, 2 bath was \$95,175. Sixteen units of that configurations sold that year.
- Viking quarterback Wade Wilson lived at Amhurst in the mid **1980s**.
- The first buckthorn article in this newsletter was in **2001**.
- Your association manager became a NOTARY PUBLIC in **2006**. Call if you need a document notarized.

Urban Coyotes in SLP

There has recently been an increase in the reported sightings of coyotes in St. Louis Park and even reported attacks on domesticated animals.

One attack was on the small dog of an Amhurst owner. The attack took place at his E. Cedar Lake Rd. townhome. He said the attack was within feet of his home. He did chase the coyotes who then dropped his puppy. Sadly, his dog did die.

The following link has further information about urban coyotes in St. Louis Park:

www.stlouispark.org/environment-wildlife/urban-coyotes-in-st-louis-park.html



What other critters (not including mice, chipmunks, birds, rabbits and squirrels) have we seen at Amhurst over the years?

Well, besides the usual ducks, geese, raccoons and geese, residents have spotted fox, skunks, wild turkeys, a coyote, a bald eagle, numerous types of hawks, owls, otters, woodchucks and even a KEMPS® cow!



PLUMBING AND HEATING REPAIR SERVICE SPECIALISTS

Joel Swanson 952-938-2010

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

Water heaters

Toilets, Tubs & Sinks

Water softeners

Faucets

Disposals

Silcocks...

Dishwashers

and more!



DOG WASTE MANAGEMENT

Amhurst has always been a pet friendly community. We have lots of dogs that are part of our neighborhood. We also have lots of pet waste to deal with.

Amhurst has begun to dispose of our dog waste in an environmentally friendly way. For years, we have added hundreds of pounds of pet waste a month into the general land fill. This will soon not be allowed by the general landfills. The collected pet waste will be properly disposed of at a special land fill by BFI.

Pet waste will be picked up weekly by PetWaste Professionals. Additional stations will be placed throughout the neighborhood equipped with bio degradable bags for your use. Dog owners: You may still use your own bags. The station bags are for those times you need an extra bag. JOD



Introducing
PETERSON'S SATURDAY SALT SALE

Great Prices! Delivery Included!

Every Saturday

Great Prices on Salt Delivered to Your Home!

FREE Delivery

SALE!

25# Extra Coarse Solar Crystals ~~\$2.49~~ ^{\$2.25} /bag*
*sale price good while supplies last (10 bag minimum)

Peterson Salt & Water Treatment will deliver the salt, stack the extra bags where you prefer and fill your brine tank.

40# Extra Coarse Solar Crystals \$4.29/bag
(5 bag minimum)

We accept cash, check, Visa, American Express or Mastercard upon delivery.

50# Extra Coarse Solar Crystals \$4.65/bag
(5 bag minimum)

80# Extra Coarse Solar Crystals \$7.29/bag
Also Available: \$11.95/bag (3 bag minimum) (5 bag minimum)



ORDER TODAY!

Call (952) 929-0422
Email sales@petersonsalt.com
Online www.petersonsalt.com

40# Diamond Crystal Pellets \$4.89/bag
(5 bag minimum)

A family-owned business since 1987.
2855 HEDBERG DRIVE • MINNETONKA, MN 55305

50# Diamond Crystal Pellets \$5.65/bag
(5 bag minimum)

40# Diamond Crystal Rust Inhibitor Pellets \$5.89/bag
(5 bag minimum)

**WATER SOFTENERS • DRINKING SYSTEMS
SALT DELIVERY • SERVICE REPAIR**



Now Offering Amhurst Approved  **SOLATUBE.**
Innovation in Daylighting.

Garlock-French Roofing

79 years of Excellence

**LOHMAN'S AMHURST ROOFER FOR OVER
27 YEARS**

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.



MORTGAGE RELIEF AVAILABLE

To help the millions of homeowners whose Federal Housing Administration (FHA) mortgages are threatened by foreclosure, the FHA established the Home Affordable Modification Option, or FHA-HAMP. Homeowners approved for this program could have their monthly mortgage payments reduced significantly.

Homeowners may only apply for FHA-HAMP once. And although they are not required to have equity in their homes, to be eligible for the FHA-HAMP mortgage payment reduction, homeowners must:

- Reside in the properties they own.
- Have a mortgage that is at least one year old.
- Have made at least four mortgage payments.
- Have mortgage payments (including taxes, insurance and homeowners/condo fees) that exceed 31 percent of their gross income before deductions.
- Be delinquent on their mortgage payments by at least one month.
- Have an unpaid principal on their home that is less than \$729,500 (\$934,200 for two units);

\$1,129,250 for three units and \$1,403,400 for four units. The Department of Housing and Urban Development, which works with the FHA, defines a unit as "a habitable living unit added to, created within, or detached from a single-family dwelling that provides the basic requirements for living, sleeping, eating, cooking, and sanitation," such as a mother-in-law suite).

Other requirements and considerations—such as the amount of the monthly mortgage payment in relation to the applicant's debt ratio—may need to be satisfied before a mortgage reduction can be approved. For instance, a homeowner applying for FHA-HAMP must have a cumulative debt, including second mortgages, credit cards, car loans and leases and any other installment or revolving accounts, that is no more than 55 percent of his or her household's monthly gross income.

To determine eligibility or to apply for the FHA-HAMP, homeowners should contact their existing lenders or the U.S. Department of Housing and Urban Development's National Servicing Center at (888) 297-8685. Applicants will be asked to provide proof of income, a hardship letter explaining the circumstances of their financial difficulties and a list of monthly expenses with supporting documentation. To avoid scams, homeowners are reminded that HUD's counseling services are free and are cautioned not to pay anyone to prepare their intake packages or applications.

SWEET CORN AND MORE

10% Discount For All AMHURST Residents The Month Of May.



COME VISIT US!

Knollwood Mall
Texas Avenue and Highway 7
St. Louis Park
612-201-9027

9 AM-Sunset
9 AM- 6 PM Sunday
Weather Permitting!

Spring 2011

WHAT MIGHT I WANT TO KNOW THIS SPRING AS AN AMHURST RESIDENT?

Yard waste dumpster will again be placed at the pool shed for your use. Please, no plastic bags...only compostable bags or no bag at all. Only yard waste!

Spring clean up has begun. Your efforts to clean up around your home, especially if visible to your neighbors, is appreciated.

Major projects planned this summer include the rebuilding of the area around the bus shelter, chip sealing parking lots, more shutter rebuilding and repairs due to our terrible winter conditions.

Tuck pointing and caulking will be completed on brick piers in the parking lots.

Swimming pool resurfacing will take place this spring. Pool should open mid to late may.

Buck Thorn removal will take place in the areas worked last summer. See article on page 15. We need your help.

Water our turf areas that are not serviced by the underground system.

Pool safety. Be cognizant of proper pool etiquette and safety rules. See rules on page 2.

Garage sales are Saturday, June 11 and Saturday, Oct 1.

SummerFest is Tuesday, August 2. Back by popular demand, Dick Stelzer will again be serving Fish and Shrimp.

Website is constantly being updated with pertinent news and data. Note the special section for real estate professionals.

Home maintenance is important to you and your neighbors. Change furnace filters, check or install smoke and CO2 detectors, clean fireplaces, dryer vents and the air conditioner condenser. Check for plumbing leaks, Don't store flammable materials in your garage.

Garbage bins. Put your bins out correctly. Yes, like loading dishwashers, there is a right way. Face front and at least three feet away from other objects so the 'claw' can grab the bin. Put garbage bins away at the end of the pickup day, please.

Gardens of Distinction Contest judging scheduled for Saturday, July 9th. Its time to plan your garden. Judging by Sweet Corn and More.



JOD

LAHA NEWS



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!

Thinking of renting your home? Already renting?

Whether you're just getting started or don't have the time to continue doing it yourself, I offer a variety of services from full property management to tenant screening. I would be happy to help!

Property Management Leasing Services Tenant Processing

Client for 6 plus years...Responds quickly to all forms of communication, email, phone, text message... Very happy with the attention to detail and willingness to go beyond her responsibilities to make a deal happen. Experienced professional that knows her clients needs providing solutions to even the most challenging concerns.
~ Randy Highness

Working with Patti was a great experience for a novice landlord like me.

She did a great job prescreening applicants and gave me practical advice, so at the end of the day I could evaluate as needed and find the right renter for my property. Her years of experience and expertise in this field made me feel comfortable. I was very impressed by the quality of prospective renters, and her excellent response time to my questions and concerns. She found a perfect tenant in just a few weeks during a tough time of the year to find renters and I couldn't be happier!
~ Dan & Sheryl (Amhurst Owners)

I have used Twin Cities Rental Homes several times and am very pleased with the results. Patti gives a complete check of credit, rental history, and character promptly. If you want a job well done, consider using Twin Cities Rental Homes.
~ Joe Gannon



Twin Cities Rental Homes, LLC
"A Place to Call Home"

Patti Ford

LEASING AGENT

Cell: 612.581.0091

Fax: 952.935.0022

patti@twincitiesrentalhomes.com

Spring 2011

**GARDENS OF DISTINCTION
JUDGING JULY 9 & 10**

Register By July 6th.

You may register by e-mail, fax, phone or mail with the Association.

Judging by Sweet Corn & More staff

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

**BUCKTHORN: THE EFFORT
CONTINUES**

RONALD ADAMS & PETER DORSON, MD,
AMHURST RESIDENTS

We all have busy lives, so we need to choose the battles we wish to fight carefully.

Most of us chose the townhouse lifestyle in part to lose the need for yard work. As a result, we are not always happy when someone asks us to get out and get involved with our forested areas.

Many of us have gotten accustomed to living with buckthorn as visual breaks between units in our common areas and even in our own yards. We don't know or have forgotten what woods are supposed to look like.

So why get concerned with buckthorn? Even more, why should we get out and work at grubbing the stuff out of the ground?

Next time you get a chance, take a slow walk through the wooded areas of our community. You will see that the majority of the desirable trees in the woods are fairly mature. You will have a hard time finding young desirable trees. They are unable to beat out the buckthorn for light and space. Except in the gazebo area, if you wander into the woods you'll find

yourself facing hostile underbrush, growing dense and with thorn like growths that catch at clothes and scratch the skin.

This underbrush is buckthorn. A plant that thrives in Siberia has become a menace in Minnesota. It is one of the first trees to get its leaves in the spring, one of the last to lose its leaves in the fall, and one of the fastest growing plants in the woods. In addition, local insects and herbivores don't like it. Buckthorn crowds out the native trees.

As the buckthorn proliferates, its berries give birds a diarrhea that attacks native shrubs and trees. Purple stains from the berries excreted by sick birds mess up our patios and sidewalks.

As a result, I've decided that for me, buckthorn is a battle worth fighting. I enjoy working with the association management, which has been fighting buckthorn for many years. The goal is to selectively eradicate infested areas, planting beautiful young shade hardwoods and flowering trees in their place.

ENJOY A NEW PATIO THIS SUMMER!

ACI
CONCRETE CONSTRUCTION
WWW.CONCRETEACI.COM
612-868-1694
****CALL FOR A FREE ESTIMATE TODAY!****

PATIOS	STAMPED
SINKS	COLORED
COUNTERTOPS	EXPOSED
DRIVEWAYS	BROOMED
FOUNDATIONS	ACID STAINED
INTERIOR FLOORS	

The association could hire someone else to fight this battle for us. In our experience this is expensive and not effective. Buckthorn control is a matter for patient, year after year, effort by volunteer residents. We don't have to get rid of all of it at one time. We can concentrate on a two-fold effort: 1) Clearing specific areas completely and planting grass and native species of shrubs and hardwoods and 2) A general focus on clearing out the female plants that bear the berries renewing the cycle of buckthorn overgrowth.

Please join the volunteers who are working to contain the buckthorn. We have a volunteer day set for May 28. We will provide instructions, tools, gloves, water, sandwiches (at noon) and thanks for those who show up. We will not be using any chemicals. Please put it on your calendar to meet at the gazebo at 9:00 A. M. and/or 1:00 P.M. Please RSVP to Ron at 952-237-0506 or cymraeg@comcast.com

Spring 2011



Ruth LeVine
REALTOR GRI®

Edina Realty

RUTHLEVINE@EDINAREALTY.COM

EDINA 50TH AND FRANCE OFFICE
3930 WEST 49 1/2 STREET
EDINA, MN 55424

DIRECT (612) 915-7956
CELL (612) 812-1022
FAX (612) 924-8700

"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!

LOWER ASSESSMENTS – LOWER TAXES. IT WOULD SEEM THIS SHOULD BE THE CASE, BUT IS IT?

A review of recent sale prices, active listings in the neighborhood, size of unit and one or two car garage should impact the value of your home. Property values over the past few years have dropped dramatically but your taxes may not reflect that.

Homeowners can challenge their taxes prior to each year's deadline (you can determine this by calling St. Louis Park City Hall). Common errors in property assessments are number of bedrooms, baths, square footage, number of garages, etc.

Recently closed comparables are the most common proof to present. Amhurst has not had a lot of sales over the past year and a half so there are not a lot of comparables to use. If your taxes reflect pre-2009 market values, you might want to question them.

A real estate professional can supply comparables to help you filter the results. **Ruth**

**2011
Board of Directors**

Linda Dingbaum, President

#31 White Oak
952-933-0466;

lmdingbaum@gmail.com

John Rousseau, Vice President

#50 Rockwell
612-802-2687;

jrousseau2000@aol.com

Barbara Stevens, Vice President

#10 Briarwood
952-935-2112;

purplebarb@comcast.net

Carol Chaffee, Secretary

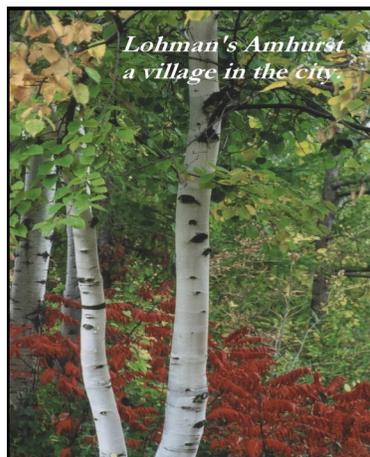
#10 Amhurst
952-238-0759;

carol@chaffeelighting.com

Mark Erickson, Treasurer

#53 White Oak
612-239-6397

millarco@aol.com



Lohman's Amhurst

**HOMEOWNERS
ASSOCIATION**

3680 Independence Avenue S.
St. Louis Park, MN 55426-3761

Phone: 952.933.9747

Fax: 952.988.0824

E-mail: jdizon@amhurst.org

Web site: www.amhurst.org

John O. Dizon, Association

Manager & LAHA NEWS editor

Published Spring and Fall.