



# LAHA NEWS



## AMHURST, A VILLAGE IN THE CITY

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

SPRING 2015

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**Annual Garage Sale,  
Saturday, May 30.**

**Annual SummerFest,  
Tuesday, August 4.**

**Membership Annual  
Meeting, Tuesday,  
December 8**

### ASSOCIATION RESERVES

JOHN ROUSSEAU, BOARD PRESIDENT

Minnesota State Law requires that home owner associations, like Lohman's Amhurst do a reserve plan and disclose their funding status to prospective purchasers. Townhouse associations are aging and a glaring problem is surfacing. Many have not saved money to do replacements. The law was strengthened in 2012 and banks and federal agencies are including more reserve plan requirements for mortgages. A reserve plan is a financial plan that incorporates the costs, timing and funding (from association dues) of the association's replacement requirements, which are defined in the bylaws.

Our association generally is responsible to maintain and replace the building skin; including roofs, siding, windows, brick-work, patio doors, windows, exterior doors and garage doors. This replacement is only when these components are worn out or in substantial disrepair. Besides the building skin, our association replaces parking lot sidewalks, pool, tennis court, retaining walls much of the underground sewer and water lines and fencing. In our reserve plan we also include painting because painting and repairing fences and siding/shutters are large expenditures. There is a more complete listing of the repair/replacement in the annual Resident Guide. We only include costs we would incur in the next 30 years. When we replace these items we try to get longer lives such as the boulder retaining walls which have a 50 year life versus the modular block which in the salted areas have been lasting 10 to 15 years.

'Over the next 30 years, we will need to spend approximately \$7,000,000 dollars on Lohman's Amhurst reserve items. This does not include any routine maintenance or most of the landscaping.'

Over the next 30 years we will have to spend approximately \$7,000,000 on Lohman's Amhurst reserve items. This does not include any routine maintenance or most of the landscaping. The actual year the items (e.g. roofs) are replaced is an educated guess based on generally recognized average lives and observed condition. Some items like our siding are forecasted not to need to be replaced because with good maintenance and painting they may last 100 years. So when we paint, we want to do it well and repair any damage or rot before it gets out of control. The yard fences receive significant repair each time they are

*(Continued on page 2)*

# LAHA NEWS



*(Continued from page 1)*

painted. We are actually replacing a part of the yard fencing every 7 years and therefore don't have the yard fences listed as a replacement item.

We are in the process of refining our estimated costs but expect the latest version to be available to home owners late summer and we would like input from the home owners shortly thereafter. We want to publish the final 2015 version in the fall newsletter. In the 2015 budget we have \$200,000 for reserve projects/ reserves. This will likely be the absolute lowest amount that can be expected out of the finalized plan. Simple math \$7,000,000 divided by 30 years is \$233,000/year. Many townhouse associations do not have in their bylaws that the association manage the replacement including saving funds to do the replacement. These associations typically at the time of needed replacement, mandate replacement and the owners using approved contractors will contract and pay for the work themselves. If the work is not done on a timely basis the association will do the work and charge the owner as part of an assessment subject to home foreclosure. This is why reserve plans makes it very difficult to compare different association's dues, and total townhouse cost of ownership.

We need to have and implement a reasonable reserve plan to make Lohman's Amhurst a viable long term entity. The goal is to have a plan that does the replacements while maintaining competitive association fees.

## SUMMER PROJECTS

JOHN O. DIZON, ASSOCIATION MANAGER

Every summer, residents observe many contractors at Amhurst. This summer is no different. Fence repair will take place as we do every year. Just a reminder that if you have a gate, make sure it is functioning properly and is kept latched to avoid the wind blowing it open and shut all day. This is very hard on the posts.

We will be doing asphalt repair and crack sealing of parking lots. A concrete inventory will be completed to repair and replace bad walkways. Tuck pointing will be completed on brick piers in the parking lots. Touch-up painting, gutter repair and replacement and other on-going and basic maintenance will occur. Landscaping including mulch application will occur.

Tree trimming, treatment and new trees planted is conducted each year. We purchased trees from the St Louis Park Tree Trust again this year as well as over 125 seedlings from Pine County Tree Program. Plantings will take



place on the east boulder wall and at the gazebo.

Our snow removal company fixes sod damage due to plowing, we continually over seed turf areas that need help, trim shrubs and bushes, treat trees and shrubs, plant common areas such as the front monument and the central boulevard. Our community citizens, Kathy and Kevin Leighton will be planting and cleaning up this area for us. Look for there green thumb activity this spring.

Of course, all this activity is driven by our budgeted dollars. In some cases, we need to be selective as to what is repaired or replaced based on a limited amount of dollars available. One can cast a critical eye at the infrastructure and see that there is always more that can or should be done but resources are limited.

If you have maintenance needs that are the responsibility of the Association, make sure I am aware of these issues. Also, many repair activities are 'batched' to get better pricing, hence the repair might not be completed soon after we are aware of it. If you have questions, don't hesitate to contact me.

**HOME SALES APRIL 2014-APRIL 2014**  
 RUTH LEVINE, EDINA REALTY

There were 13 sales of Amhurst homes in this one year period. Eight of the sales were 3-bedroom and five were 2 - bedrooms.

Average selling price of 3-bedroom homes was **\$165,650**. Sales ranged from \$144,900 to \$178,000. Average price of a 2-bedroom homes was **\$155,250**. Sales ranged from a low of \$153,150 to \$162,000. Median cumulative days on market was **68**.

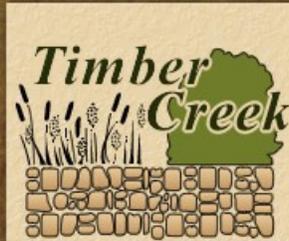
**What are the factors that most affect selling price:**

- ◆ One-level (higher) vs. two-level.
- ◆ Attached garage
- ◆ Location in complex
- ◆ Interior condition (upgrades/replacements)
- ◆ Curb appeal (inviting patio area)

In general, Amhurst has a lot to offer. It is a park-like setting with a pool, tennis court, dog run, pet friendly environment and ponds. The community is in walking distance to the regional trail, shopping, banking and restaurants with easy access to downtown. Everything is done by your Association to enhance the appearance of the property so that potential buyers have a positive first impression. The rest is up to the homeowners. Maintaining and improving your interiors and patio areas will improve your chances to sell at the high end of the market in the least amount of time.



*(Ruth is a prior homeowner at Amhurst and served on the Board of Directors for many years, serving as it's President for a number of years).*



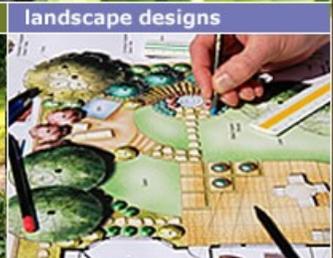
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- Deck Refinishing

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Theresa Sydness

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Tracy Whipple

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**PARTICIPATION AT ASSOCIATION BOARD MEETINGS**  
**CAROL CHAFFEE, BOARD SECRETARY**

The Board and Association Manager welcome homeowners to our meetings at the St. Louis Park City Hall, but there are a few rules that must be followed for a properly conducted meeting.

The sole purpose of these meetings is to allow the Board to conduct the business of Amhurst.

Participation in transacting business is limited to the Board and Association Manager. Homeowners may listen but not speak unless asked. The agenda is created by the President. Past meeting minutes can be reviewed on the Lohman's Amhurst web site.

The Board wants to get more input from our owners and after each Board business meeting, a fixed time open meeting between Board and homeowners has been created. The meeting format is a work in progress and the goal is to have all parties get equal access, be treated fairly and with respect.

The Board is also trying to build more advance notice to our owners concerning the plan for next year's major efforts



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### HELLO AMHURST RESIDENTS

My name is Carl Hein. I am a franchise owner/operator of **Dryer Vent Wizard (DVW)**, Dry Clothes, Safe Homes, a home service franchise based in Farmington Minnesota, since 2007.

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[chein@dryerventwizard.com](mailto:chein@dryerventwizard.com)





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



Tentative Opening: Saturday, May 18th

### 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.**

### HELP THE NEIGHBORHOOD LOOK GREAT THIS SUMMER!

- ◆ Might you have 'winter debris' and other junk on your patio? A quick clean up would be very much appreciated.
- ◆ Many areas of Amhurst's turf is not irrigated by the underground system. Please water these areas as needed.
- ◆ Help the small trees and shrubs get a good start this spring. Watering them would be most appreciated.
- ◆ At the end of garbage/recycling pickup day, please put your bins back in your garage.
- ◆ It will be time to clean out the garage of all that sand. Don't sweep it into the parking lot. Instead, dispose of in your trash.
- ◆ Thank you to the vast majority of dog owners that pick up after their pets. Those few of you that don't; your cooperation in this matter would be appreciated by all your neighbors.
- ◆ The same goes for those of our neighbors that smoke. Dispose of your cigarette butts appropriately.
- ◆ Keeping garage doors closed gives the courts a cleaner look and does deter potential crime.
- ◆ Remember, if you have plans to do some landscaping that is a bit more involved than flower planting, please check with the Association prior to initiation of your projects.

## Is Amhurst "Bee Safe"?



Yes we are. Our lawn care vendor, Prescription Landscape, does not use chemicals that contain products with Neonicotinoids.

Neonicotinoids are a relatively new class of insecticides that share a common mode of action that affect the central nervous system of insects, resulting in paralysis and death. Neonicotinoids were introduced in the early 1990s as a replacement for older, more damaging chemicals.

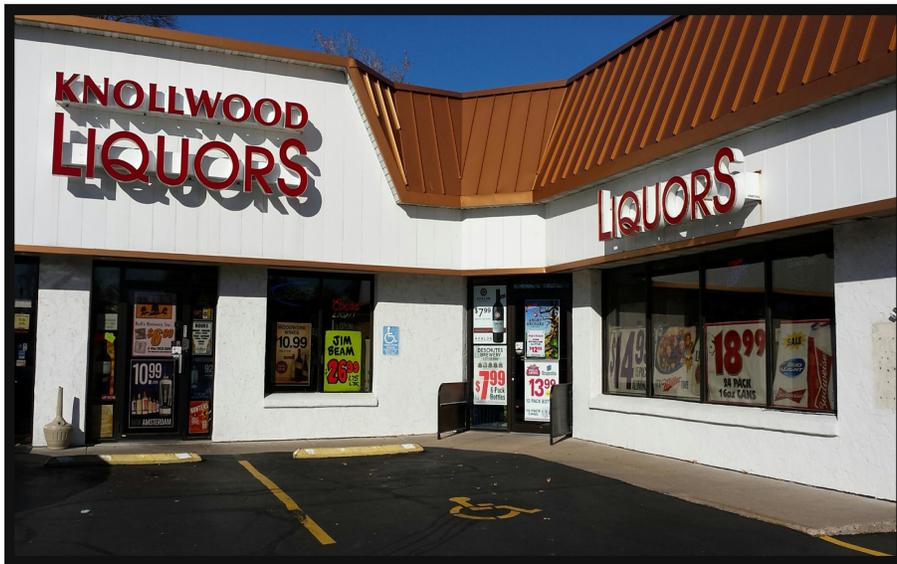
They are a systemic insecticide, meaning that they are absorbed into every cell in a plant, making all parts poisonous to pests. But some scientists have been concerned about their impact, almost since the moment they were introduced, especially on bees, a major pollinator of foods, and flowers world wide.

Each year native and domesticated bees pollinate around 30% of crops in the United States with a value of approximately \$23 billion. They also pollinate around 70-80 percent of flowering plants in the Midwest, playing a key role in their seed production. Native bee populations that include more than 4,000 species in North America have declined in recent years due to habitat loss and pesticides use among other factors. At the same time, managed colonies of European honey bees have suffered a 50% decline in recent decades. At least we are doing our part!

Ten Basswood tree seedlings will be planted on the east wall. Basswood trees are called 'the bee tree' because the early summer flowers attract honey bees. They also are great bird habitats.

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CENTRAL CORRIDOR RENEWAL PROJECT

Rita Brooks, Board Vice President

I am excited to report that we are making great progress to determine the plans for the renovating of the central corridor (previously called the pool area project). We feel "central corridor" project better defines the activity, which actually has little to do with the swimming pool. Specifically, the area is from the tennis court door, west to the street, rebuilding the walkway and re-landscaping.

Three landscape designers were interviewed last year. We are making great progress in researching the many options. You may have noticed this item was included in the 2015 budget presented in the annual meeting packet. Forty thousand dollars has been set aside to complete this rebuilding project. Incidentally, the current walkway and adjoining landscaping is second generation; it is not the original walkway and landscaping installed by the developer almost 30 years ago.

The central corridor project aims to solve a major drainage issue. During heavy rains (recall the rains during the 2013 Summerfest) rain water runoff has come to within inches of the pool and has severely flooded

the pool shed. Other objectives are to redo the asphalt paths (reducing trip hazards), removing the planters, installing new low maintenance shrubs and redoing the rock beds for better drainage. We have a few options in dealing with removing surface water; one using sustainable, permeable pavers to move much of the water into the soil and the drain fields or to move water across the tennis courts and direct the water toward the willow tree to reduce the amount of water that moves along the current path and rock bed.

The landscaping along the central corridor path is old and tired looking. Redoing the landscaping is the third facet of this project coupled with installing a visual barrier to block the view of the portable toilet, yard waste dumpster and shed garage door. The Goal is to have a safe, low maintenance, well groomed and inviting Corridor walkway.

As stated, we still have much to discuss, learn and determine. Once we have a final design it will be posted on the Amhurst website. Enjoy your summer.

Advertise Your Business In LAHA News!

Residents: 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, (and non-residents):

Business Card:	\$ 15.00 (Free to Residents )	1/4 page:	\$ 35.00
1/2 page:	\$ 50.00	Full Page:	\$ 70.00
Back Cover:	\$ 85.00		

Contact the Association for further information.

SPRING 2015

## WINDOW PRIMER

John O. Dizon, Association Manager

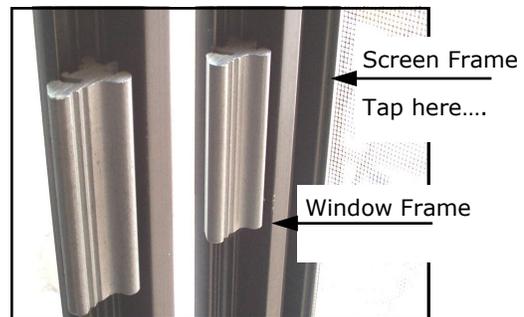
They look easy enough. You take them out, you give them a nice wash, you clean the tracks and you put them back in their tracks and shut them tightly. It is now you realize you have one of the sections reversed and you just locked the windows with one of the locking clasps between the two windows. Darn! 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 and air 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 re-

moving 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 (see diagram). You can also push the edge with your fingers. You will feel it snap into the center track.



**Replacement window screens (\$36.00) and replacement wheels (NC) available from the Association.**

Measure width and call or email. Screens delivered to your door and your homeowner account invoiced.  
Patio screen doors available area home stores.

## AMHURST'S LITTLE FREE LIBRARY

Carol Chaffee, Board Secretary

It has been some months since our Little Free Library was installed and it appears to be quite the success. I stop by quite regularly and always find the Library stocked with a variety of mainly books of fiction. A reminder that non-fiction books are also welcome: nature, history, travel, biographies, et al. And for summer months at the pool with kids or grandkids, share some children's fiction and non-fiction books with the little ones.

If you really like a book that will be donated, insert a hand-written note with your comments. The next reader will enjoy your thoughts and share in the joy of reading.

The Library is located in the Rockwell Court, next to the mailboxes. If you haven't used the LFL yet, please give it a try. It's fun and free!

**TAKE A BOOK ■ RETURN A BOOK**

# LAHA NEWS



## AMHURST PONDS

JOHN DIZON, ASSOCIATION MANAGER

### Amhurst Ponds; a breath mint or candy mint? Both. (a reference to the Certs TV Commercials, circa 1970)

“Storm water ponds are not little lakes. They are polluted by design and require a significant public and private expense to maintain”, states Dick Osgood, in a StarTribune article, December 17, 2014.

Residents at Amhurst see our two man made ponds as either part of the storm drainage system or as nature ponds. Your Association sees them as both; but their primary purpose is to hold storm water.

When storm water collects in these ponds, they hold many kinds of pollution including phosphorus. This chemical is very harmful to lakes. The ponds are designed to hold these chemicals to allow them to be trapped vs. causing them to runoff into streams and lakes.



We feel we have found a balance with keeping the ponds functioning as storm water systems and allowing nature to enjoy the setting. We do keep the cattails controlled as well as surface and subsurface vegetation.



South Pond. August 2000.

The Amhurst ponds are relatively clear due to the aeration fountains and treatments by Lake Restoration.

Many long time residents will remember when the south pond looked more like a golf putting green (see picture ). Today, the ponds are populated by ducks (wood, mallard, merganser, etc), geese, herons, sandpipers, turtles (at least one very large snapping turtle or two) and frogs. We have also had a pair of swans.

We are mandated by our governing documents and state and federal law to maintain these ponds for storm water collection. Ongoing maintenance and upkeep is critical to keeping them functioning.

Research shows that holding ponds do not do as much good as previously thought but at this point, they are the best answer along with controlling the amount of chemicals applied to lawns, roadways, etc.

It is a balancing act at Amhurst balancing the control of applied chemicals with the wish by most residents to have nice, green, weed free lawns, safe lots in the winter and trees that are healthy.

Please enjoy the nature of the ponds but understand they have a very important environmental purpose.

**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.**



## REVIEW OF FINANCIAL STATEMENTS

MARK ERICKSON, BOARD TREASURER

As many of you know, we are required to have a review of the financial statements done each year unless a vote of at least 30% (83 out of 276 owners) agree to waive that requirement (Section 8.6 of the Governing Documents). We did do a vote earlier this year and the tally came out 65 for not doing the review and 50 in favor of the review. Since we did not meet the 30% (83 owners) minimum I have contacted several CPA firms to get bids. We had one CPA firm give a bid to a homeowner but they have not returned my attempts to contact them. The board has discussed doing an audit if the price is not much different than a review so we are asking for bids on both. With either a review or audit, our accounting records will be analyzed for accuracy and any adjustments will be made by the CPA firm.

My goal is to keep the cost under \$2,000 and I may have to contact more firms before we settle on one. The time frame for completing the review (audit) is 180 days after year end so we will need to get it completed before June 29, 2015. At the time of this writing no CPA firm has returned my emails so I am still working on finding a CPA firm.

'With either a review or audit, our accounting records will be analyzed for accuracy and any adjustments will be made by the CPA firm.'

This will be the first review of the financial statements since the association was formed and to our knowledge, we asked longtime homeowners, the first vote taken on the subject. As I have previously said I do not think this is a wise use of our money and I think in prior years other boards have thought the same. But since this is a requirement, the board will do everything it can to get the review done as quickly and as affordable as possible. Once the review is done the board will discuss the best way to distribute it to the homeowners. We may wait until the fall newsletter or use our web page.

The reason I do not think this is a wise use of the associations funds is that we have strong internal controls where more than one person is in control of who we spend our

money with and the signing of the checks. I review all the bank reconciliations after our manager, John Dizon has done the initial reconciliation. I also review the financial statements each month for proper presentation and we vote on them at the board meetings. We have always had two board members sign the checks prepared by John Dizon but added an additional control in 2014. John Dizon and John Rousseau (board president) meet weekly to go over projects, vendors, bids, etc. They are then discussed at the board meetings with the rest of the board. Once a project and vendor is decided on and the work completed (including the receipt of an invoice), John Dizon prepares the check. Linda Dingbaum and I review the information and both of us sign the checks. John Dizon sends John Rousseau a list of all checks that are being signed so he can review the amounts with the vendors. Finally the CPA firm will be reviewing the accounting records of the organization and not looking for fraud. Our balance sheet has a minimal number of accounts that are straight forward and our profit & loss statements are quite clear on where the money is being spent.

Of the \$853,691 that we spent in 2014, most of the money was spent with vendors that we have contracts with (lawn & snow, garbage, insurance), bids (east wall project of \$220,565 and other projects around the association), and monthly services (such as Xcel, City of St. Louis Park, insurance, etc). The items that John Dizon does not have to get approval for are office supplies, maintenance supplies, postal, and computer services and similar items. Every purchased item has a receipt or invoice. Overall there is not much room for unsupervised expenses. Next year I hope more people will be involved with the voting on doing the review.



# LAHA NEWS



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40# Diamond Crystal Pellets	\$7.95/bag	\$5.79/bag
50# Diamond Crystal Pellets	\$8.95/bag	\$7.49/bag
40# Diamond Crystal Rust Inhibitor Pellets	\$8.95/bag	\$6.95/bag
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**9-Time Super Service Award Winner**

SPRING 2015

## CITY OF ST LOUIS PARK'S SPRING CLEAN UP DAY, JUNE 6TH

**The Annual Spring Clean-Up Day will be held from 8 a.m. to 1 p.m. on Saturday, June 6, at the St. Louis Park Municipal Service Center, 7305 Oxford St. The event is for St. Louis Park residents only, personal identification will be required.**

For a fee:

Bulky items for disposal (furniture, toys, remodeling supplies, equipment, etc.).

Appliances and CRT Monitors, Box/Tube TV's.

Tires will be collected for shredding and reuse.

Mattresses and box springs can be brought to the event for recycling for a fee of \$20 each, regardless of size.

See the price list or call Waste Management at (763) 783-5423 for fee information. Cash and checks only.

For no charge:

Bicycles in ANY CONDITION.

Electronics - Excludes CRT Monitors, Box/Tube TV's.

Gently used items for donation.

Textile recycling - Bring torn and worn clothes, shoes (pairs only), linens, towels, fabric scraps and rags for free recycling. Clean and dry only please.

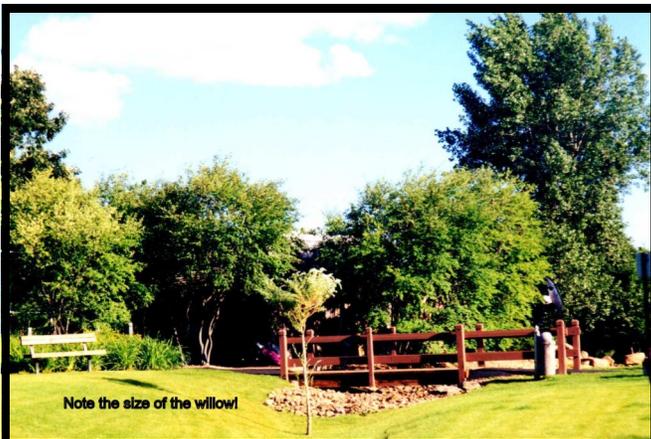
Scrap metal recycling - Bring in old metal grills, steel shelving, bed frames etc. Lawn mowers and snow blowers must be drained of all fluids.

Paper shredding - Bring in your papers for free shredding. Limit three grocery-sized bags per vehicle. Shredded paper will be recycled.

Fluorescent bulb recycling - Limit 10 bulbs per vehicle. Bring in your expired, unbroken fluorescent bulbs (including compact fluorescent lights, U-tube and circline fluorescent tubes, bug zappers, black lights, germicidal bulbs, high output bulbs and cold-cathode fluorescent bulbs) for proper disposal.

Not accepted:

Please DO NOT bring tree debris, yard waste, garbage, recyclables, batteries, hazardous waste or concrete. Hazardous waste can be brought to Hennepin County's event at the St. Louis Park Middle School June 11-13 from 9 a.m. to 4 p.m. To find disposal options for these items, visit Hennepin County's A to Z Guide. The St. Louis Park Clean-Up Day is sponsored by Waste Management and the City of St. Louis Park and is provided as a lower-cost alternative to home pick up. Call Public Works at (952) 924-2562 for more information.



Many  
Years Ago  
at  
Amhurst!



LAHA NEWS



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## 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.

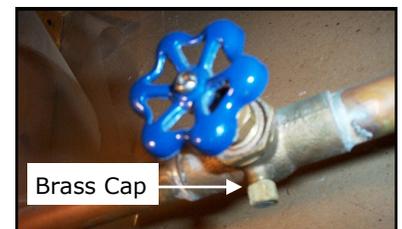
If the brass cap leaks, call the Association for a replacement or check at a hardware store.

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 of damage and flooding.



## YES, IT IS THAT IMPORTANT!



Have your dryer vent as well as your furnace, fireplace and duct work professionally cleaned. This cleaning is very important. A CLOGGED VENT IS A MAJOR FIRE HAZARD. A clogged dryer vent also reduces the useful life of the dryer and increases the drying time and operating cost appreciably.

**REMEMBER: A fire in one home can become a fire in 8-10 homes in a matter of minutes.**

## 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. It is 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.



# Premier Staging Designs, LLC

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### I specialize in marketing homes...

Premier Staging Designs brings a fresh perspective to each property going on the market by focusing on the potential buyer. I closely monitor buyer-trends, return on investments, and local markets.

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SPRING 2015



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### Edina Realty

a Berkshire Hathaway affiliate

***Meet Ruth LeVine, Real estate agent and Amhurst specialist:***

“I’ve sold over 55 homes in Amhurst. I find it easy to sell in Amhurst. The park-like setting with its ponds, pool, tennis court, walking path, gazebo and green spaces that are so well-maintained make Amhurst an inviting place to live. Walk to shops, restaurants, banks and Regional Trail. Only 15 minutes to downtown Minneapolis.”

“As a former resident, board member and past president I believe in Amhurst, its management and its strong commitment to make this the most beautiful and well-run townhome complex in the area. I am familiar with the staff, the board, the homeowners documents and city requirements. I love this place!”

To see a listing of homes available in Amhurst visit [www.amhurst.org](http://www.amhurst.org) and click on HOMES FOR SALE

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### **AN EARLY SPRING MORNING VISIT AT AMHURST**

Photo by Gena Soucheray, Blackwood Court

[www.amhurst.org](http://www.amhurst.org)



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