



LAHA NEWS



AMHURST, A VILLAGE IN THE CITY

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

SPRING 2016

INSIDE THIS ISSUE

Resident Guide, What Resident Guide?	2
Are You Properly Covered?	3
Email Addresses Needed	3
Is Your HO-6 Certificate Up To Date?	3
West Boundary Fence	4
Building Water Shut-Off Policy	6
Water Meter Replacement	6
Recreational Fires At Amhurst	10
Exercise Your Water Shut-Off	11
Is Your Floor Drain Clear?	11
Emergency Garage Release Key	11
Call Before You Dig	11



Tentative Pool Opening,
Monday, May 16th.

Annual Garage Sale,
Saturday, May 21st.

Annual Meeting of the
Membership,
Tuesday, December 6th.

PRESIDENT'S REPORT

JOHN ROUSSEAU, BOARD PRESIDENT

Lohman's Amhurst has done well since our last Newsletter. The Board wants Amhurst to be the most desired place to live in our price range and geographic location. This means we look great, have competitive dues, and are a community rather than just an association.

If you haven't seen the news on Amhurst's website, Gina Soucheray was elected and I was re-elected to the board at the Annual Meeting last December. Financially, we finished the year in good shape, justifying our modest dues increase. We have not had any ice dams, which will help defray the growing cost required to make our 36 water meters accessible for the city's mandatory water meter replacement later this year. When Amhurst was constructed, the water meters were not required to be accessible like they are today, and water heaters/softeners were installed in front of the meter in some cases. We must bear the cost of removing and reinstalling the water heaters/softeners where they interfere with replacing the meter. Fortunately, we can reinstall the water heaters/softeners in their old location. There is no other place to reinstall them. We are working with the owners who have the meters to minimize disruption, but all owners will be without water for a part of a day. John Dizon will have further communications with owners as the installation time draws near.

'Our goal this year is to make email our primary method of communication.'

(Continued on page 4)

SPRING TO DO LIST

LINDA DINGBAUM, BOARD VICE PRESIDENT

1. INCREASE your loss assessment amount on your Homeowner's HO-6 Policy to at least \$25,000.-Article on page 3.
2. SEND certificate of insurance to LAHA-article on page 3.
3. SEND an email to LAHA to provide your current email address-article on page 3.
4. OPEN outside water faucet valve-article in LAHA News, Fall 2015 at amhurst.org
5. EXERCISE water shut-off valve-article on page 11.
6. FLUSH floor drain to make sure it is flowing freely-article on page 11.
7. EMPTY water heater and use water to flush drain.-article on page 11.



RESIDENT GUIDE? WHAT RESIDENT GUIDE?

GINA SOUCHERAY, BOARD SECRETARY

Hasn't this been an interesting winter/spring battle? Plants and trees don't know when to blossom, we don't know whether or not to put away the little snow shovel or haul out the garden spade. But, we know that it is coming up on Spring at Amhurst and we can expect a veritable feast of eye candy with all of our beautiful blooming trees, leafing deciduous (I love that "fresh" green color, don't you?) and stately conifers. Add to that the talents of our many gardening residents, and you have what it takes to make Amhurst such a beautiful place to live and to show off to our friends and family who come to visit.

This is when Spring Cleaning comes to mind. Inside and out, we want our homes to reflect the pride we take in our "village". With that, here are some reminders and references to the Residents Guide which will help us all continue to make Amhurst such a wonderful place to live (and invest).

Deck and Patio Maintenance and Clutter – It is the responsibility of the Association to keep areas clear of leaves and other blowing debris. But, it becomes difficult to do that if the decks and areas are blocked with "stuff". This is particularly true around air conditioning units. Please ensure your areas are organized so that work may be accomplished around the rest of your "outdoor room". (see page 13 of Guide)

Political Signage – Talk about a seasonal battle - this year is proving to be quite the circus politically. As good citizens, it is important to be involved in the community, whether it is Amhurst, St. Louis Park, the State of MN, or the US in general. And this year we get a boat load of opportunities to participate! This year, signage is allowed within your own property boundary. For a November Federal election, signs go up October 1 and come down 10 days after the elec-

tion date (in this case, November 18, 2016. For our state election, signs may go up beginning August 1 and to be removed September 16. Only two signs per lot are permitted and they must be within a limited size. (see page 16 of Guide)

Holiday Lighting – as with political signage, seasonal lighting needs to be removed within a timely manner. While this is not specifically addressed in the Guide, it is understood that Santa Claus

"Inside and out, we want our homes to reflect the pride we take in our 'village in the city'."

and his Reindeer, along with other "obvious" holiday lighting, should be turned off/removed in a timely manner. Having seasonal lights on "out of season" sends a message to thieves that the unit **may** be on an automated system, making it a target. On the other hand, patio/deck lights and common area lighting that are used for entertaining/ambiance are different from seasonal lighting and are not required to be monitored for timeliness.

Noise Pollution – As the beautiful starlit nights arrive, please be aware of the proximity of neighbors as you have your evenings on the patio/deck. Voices carry very easily across the short spaces and over fences – do you really want your neighbors privy to your cell phone conversations or face to face "discussions"? As a courtesy to your neighbors, please abide by the St. Louis Park ordinance which specifies that 10:00PM is the appropriate time for noise abatement. (see page 11 of Guide)

Debris Discard – With Spring Cleaning comes the opportunity to dispose of

a lot of "stuff", whether it is yard waste or things found in the house/garage you no longer need. This year's neighborhood Garage Sale is scheduled for Saturday, May 21 (earlier than in the past). This is a great chance to clean out, meet new people (whether neighbors or yard sale hounds), and maybe make some extra cash. After the sale, take the working, unsold goods to Goodwill (just a mile away) where someone will find a good home for the things that are just cluttering up your space. "Free" stuff should not be placed in the parking lots, but you can sign up on Nextdoor.com/Amhurst and let 15 communities around us know that you have something valuable to give away, saving you the hassle of transporting the item. Yard waste like leaves and last year's plants may be placed in compostable bags and taken to the pool shed. Hazardous waste like paints, solvents, etc. should not be put in the garbage. Watch for the annual hazardous waste days in St. Louis Park, Minnetonka, and Hopkins. (see pages 6 and 10 of Guide)

Nextdoor.com – as mentioned above, Amhurst residents have a very valuable resource in this online "bulletin board". It is like Craigslist, but much more neighborhood specific. If you haven't had a chance to sign up, talk to one of the 150 Amhurst residents who are on the system. It is a great resource for City news, road closures, and sharing of neighborhood activities. Looking for a book club or want to start one? Look there first!

Amhurst.org website - In the meantime, the Amhurst website is the place to go to learn about Amhurst specific documents and Board activities. The Resident Guide is there, too, so you can reference all the fascinating items just posted above! (see page 21 of Guide)

I hope to see you around – helping with gardening of common areas, etc. Thank you to those who already help make this such a beautiful place to live. Have a great and joyful Spring season.

ARE YOU COVERED?**LINDA DINGBAUM, BOARD VICE PRESIDENT**

Have you updated your HO-6 Insurance policy to cover the deductible on Amhurst's insurance policy of \$25,000? If you answered no to this question, you are NOT covered and you should immediately:

- ◆ Contact your insurance agent and increase your HO-6 loss assessment coverage to \$25,000.
- ◆ Request that a Certificate of Insurance for your HO-6 policy be sent to Amhurst.

If you don't have an HO-6 policy with adequate coverage, you could lose your home, unless you can obtain the cash to pay the deductible (up to \$25,000). If there is a loss in your unit or building and you cannot pay your portion of the deductible (up to \$25,000), Amhurst would be forced to foreclose on your townhome in order to obtain the insurance proceeds to repair the damage.

Also, you must provide a Certificate of Insurance to Amhurst as proof that you have adequate insurance coverage with a current annual date, as it renews each year. If you haven't done this yet, please submit a Certificate of Insurance to Amhurst as soon as possible.

The cost of insurance has increased significantly. Through much research and many conversations with Amhurst's attorney and professionals in both the property management and insurance industries, the best solution to keep insurance costs reasonable was to increase the deductible. Your fellow homeowners, Board of Directors, and Association Manager appreciate your prompt attention to this process, since we are all collectively responsible for protecting our investment in Amhurst. If you have any questions, there is additional information at amhurst.org, or contact the Association Manager John Dizon, or any Board member, or your insurance agent/company.

AMHURST IS MOVING TO EMAIL...DON'T MISS OUT.

LINDA DINGBAUM, VICE PRESIDENT

Amhurst is now moving to email for most communication with homeowners. The vast majority of people now prefer communicating via email. It's a faster, more efficient, and less costly method of communication. Please provide your email address to Amhurst as soon as possible, so you receive important information about Summerfest, the pool, meetings, projects, issues, dues, towing, emergencies, etc. Even if you have provided your email in the past, please send it again to make sure we have it.

It's easy to provide your email address – just send an email to Amhurst Association Manager, John Dizon, at jdizon@amhurst.org. Please include your name and address (or court & unit number) in the email, so we can update our records correctly!

IS YOUR CERTIFICATE UP TO DATE?

LINDA DINGBAUM, VICE PRESIDENT

Did you update your HO-6 Insurance policy to cover the new \$25,000 deductible last year? If you did, THANK YOU for protecting yourself and Amhurst. When you updated your policy, you probably also sent a certificate of insurance to Amhurst. Again, THANK YOU!

However, the certificate is only good for the term of the policy, so you need to submit a new certificate of insurance to Amhurst every year, right after your policy renews. We know it can be a pain, but it is similar to the proof of insurance on your car. If you are stopped by a police officer, you must produce up-to-date evidence of insurance. The officer will not accept a certificate for a policy that expired two months ago. It is the same way with your HO6 policy. Please provide a current certificate of insurance to Amhurst now, if your policy renewed after you submitted your certificate last year.

LAHA NEWS



(Continued from page 1)

Our current 2016 project plan is:

Central corridor- Complete by adding a planter and add a colorful tree and bushes

North Park Lane—Complete by planting 3 Tree Trust trees and more ground cover. Volunteer resident Mark Sprung has been a major contributor in the project with leadership, labor, and materials, and Lynda Gully and VerDel Markly are helping by planting a flower bed in the North East corner. We are looking for more volunteer help with planting and weeding. If you can assist, please contact John Dizon.

West fence—Replace the west fence. John Dizon will contact affected owners later this year

Parking lot seal coating- Complete seal coating of the parking lots in order to extend their life. Further information will be communicated later.

36th Street across from Ramp- Plans will be displayed for your input at a later date.

Globe Area Rejuvenation- Plans will be displayed for your input at a later date.

Of course, all projects above are subject to budget constraints that may be caused by the water meter replacement or other unforeseen expenses. Our goal this year is to make email our primary method of communication. We will still use US mail as necessary or where required for legal communication. We know some people do not use email and will work to solve that issue. We are asking all owners to confirm their emails by sending an email to John Dion at jdizon@amhurst.org. We are also updating our business systems to create efficiency and provide more options for homeowners to pay dues. We will likely incorporate third parties to accomplish our goals.

WEST BOUNDARY FENCE TO BE REPLACED JOHN DIZON, ASSOCIATION MANAGER

We are working on a major capital improvement. The 30+ year old fence running north-south on Amhurst's west border will be replaced. The look and structure will be very similar to the existing fence. The material will be cedar and the posts metal. These posts will be 'faced' with cedar to disguise the galvanized post. A galvanized post will last much longer than the existing wood posts. This is the type of fence that was installed at the central corridor last fall. The project should take 4-5 weeks, including staining. The Association will communicate further details with owners living on our west border.

This fence structure (2,400 linear feet), is required to be in place per our governing documents. When the complex was planned, our neighbors to the west demanded the requirement of this perimeter fence.

This replacement project has been planned as part of the Association's long term reserve plan (reprinted in last fall's LAHA News).



Other maintenance projects this summer include chip coating all parking lots, shrub and tree planting at the central corridor, vine removal, completion of the north Park Lane area, minor concrete repair and replacement, and fence work. We will be completing some dredging of sand from the south pond. Our resident, Brad Larson has volunteered to build a decorative, concrete block planter for colorful annuals at the entry to the central corridor.

Of course, there will be a lots of activity with the replacement of water meters and valves. (see page 6). Another busy summer!

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Policy for Building Water Shut Off

"If an owner requires their building's water to be shut off for any plumbing activities within their home, there will be a \$100 administrative fee for this procedure. This fee may be waived if a ball valve is installed or repaired.

Water may not be turned off for more than four hours between the hours of 9:00AM and 4:00 PM, Monday through Friday, excluding holidays.

The fee will be charged to the homeowner's account and, if not paid, may be subject to a late fee being assessed. The board reserves the right to waive the fee and the owner may contest the fee at any regularly scheduled board meeting."

Policy Effective as of May 1, 2016.

City to Replace Building Water Meters

Each of Amhurst's buildings has one home that contains the building's water shutoff valves and city water meter. Owners that have the meter have been notified of this pending replacement by the City's Utility Department. Dates have not been identified for this work.

In cases where the main valves are not functioning correctly, those will be replaced by the Association. In many cases, an owner's water heater and/or water softener is in the way of the meter and valves. In this case, the Association is responsible for the cost of moving these items in order for the meter replacement to take place. Once replacement is complete, the appliances will be reinstalled.

During the above operations, water will be turned off in the building. All residents will be notified. That would be a very good time to replace your own home's water shutoff if it is not then ball valve type.

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



Tentative Opening: Monday, May 16th

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.



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AMHURST DISCOUNT DAYS

Tuesdays: May 17 & 31 and June 14 & 28

Special Pricing on Garage Door Tune-Ups

Hello Amhurst Residents,

I'm Shawn Laurent, Co-owner of **Performance Plus Garage Door**.

When I was out there a month ago working on one of the garage doors, I heard a few others going up and down and they sounded pretty loud and squeaky. That's what prompted our special offer designed just for Amhurst Residents.

**SAVE \$20.00 on your garage door tune-up when you schedule an appointment on the following Tuesdays:
May 17 & 31 and June 14 & 28**

During Amhurst Discount Days we are offering this service for only **\$65.00** a door. A normal service call to come out and lubricate the doors and make any minor adjustments would be \$85.00.

It is a good idea to get your garage door lubricated at least once every 2 years or whenever it starts to get noisy and annoying. If you haven't had this done since Performance Plus Garage Door installed it in 2005, they are most likely ready for some lubrication. It also helps all the moving parts last much longer on your garage doors.

Not going to be home on those days? NO PROBLEM! We can still service your door. With a few simple steps on your part before you leave, we can perform your tune-up and have it completed for you when you get home.

Call and Schedule Today 763-560-7521

Tune-Up includes inspection, minor adjustments, lubrication.






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.

Dryer Vent Wizard specializes in dryer fire prevention and "urgent response" dryer and vent maintenance, repair, replacement and alterations.

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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 John Dizon, Association Manager, for further information.



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RECREATIONAL FIRES AT AMHURST

JOHN DIZON, ASSOCIATION MANAGER



Essentially all Amhurst homes are not allowed to have recreational fires on their property.

Minnesota State Fire code states that fires shall not be located within 25 feet of any structure (including house, garage, decks, sheds, fences, etc.) and shall not be located within 10 feet of the property line.

"St. Louis Park residents may have a small recreational fire on their private property from 11 a.m. to 10 p.m. on Sunday through Thursday, and from 11 a.m. to midnight on Fridays and Saturdays.

A Recreational Fire Permit is required for fire pits and other devices designed for outdoor recreational fires (not barbeque grills). Prior to a Recreational Fire Permit being issued, an inspection of the fire site must be completed and approved by the St. Louis Park Fire Department. Inspections will be conducted within five (5) business days of receipt of permit application. **Please plan ahead.** Inspections will typically take place Monday - Friday between the hours of 8 a.m. and 4:30 p.m. and you need not be present unless you need to provide access to the area where the recreational fire will be located. Please include a drawing on the permit application of the fire site location and distances from buildings, deck, shed, property line, etc.

- There is a one-time Recreational Fire Permit fee of \$25 for a lifetime permit for the current owner or renter residing at the property. The permit is non-transferable and the fee is non-refundable should the permit request be denied. Renters will be required to have the property owner sign a permission letter form and provide it with the permit application.
- You may mail or drop off the application and site drawing, along with a check made payable to the City of St. Louis Park for \$25 (non-refundable) at the Fire Administrative Office at 3750 Wooddale Ave. S. You may also obtain and drop off the application at City Hall at 5005 Minnetonka Blvd.
- If you are home during our inspection, we will leave the signed permit with you, otherwise, you will be notified that your permit is ready and available to be picked up during normal business hours at the Fire Administrative Office located at 3750 Wooddale Ave. S.

A person without a permit or in violation of any provision of the permit is subject to a Civil Penalty fine of \$50 and/or guilty of a misdemeanor under the City of St. Louis Park Ordinance Section 14-80." *Reprinted from www.stlouispark.org*



Please do not plant trees or shrubs on common areas at Amhurst without receiving permission from the Association. With any major digging, you must contact Gopher State One Call to have underground utilities marked. Call 811 before you dig.

<http://www.gopherstateonecall.org/>



THE POWER IS OUT. WHERE IS YOUR GARAGE EMERGENCY RELEASE KEY?

Where are they? In their original location attached to the dry-wall in your garage? In your car? If so, you will need to call a locksmith or garage door company and pay a hefty fee to get your car out! Find your keys NOW and put them in a safe and specific place in your home where you can find them immediately when you need them.

EXERCISE YOUR WATER VALVES; CLEAN YOUR FLOOR DRAIN.

Every home has a water shut off located in the utility closet or utility room. You should 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.

Also, it is very important that your utility room/closet drain is free flowing. Slowly pour a bucket of water down the drain or empty your water heater down the drain for your annual water heater flush. You don't want to flood your home if you have a water leak.

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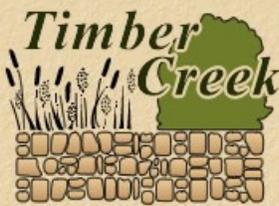
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Meet Ruth LeVine, Real estate agent and Amhurst specialist:

“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 and click on HOMES FOR SALE

**2016
Board of Directors**

John Rousseau, President

#50 Rockwell
612-802-2687

jrousseau2000@aol.com

Rita Brooks, Vice President

#103 Park Lane
612-701-2490

rbrooks@bellbanks.com

Linda Dingbaum, Vice President

#31 White Oak
952-933-0466

ldingbaum@gmail.com

Gina Souchery, Secretary

#32 Blackwood
651-270-3763

ginsouch@msn.com

Mark Erickson, Treasurer

#53 White Oak
612-239-6397

mark@pbzcpa.com



www.amhurst.org



Lobman'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.

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