



LAHA NEWS



AMHURST, A VILLAGE IN THE CITY

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

FALL 2012

INSIDE THIS ISSUE

Court Island Trees	2
Water Conservation	4
Financial Review	5
Capital Improvements	6
Water Off	7
Winter Weather Information	8
Winter Forecast	9
Home Sale Update	11
Winter Procedures	12
Online Photo Gallery	14

Lohman's Amhurst Annual Membership Meeting and Vendor Show

**Tuesday, December 4th
at the St Louis Park
DoubleTree Park Place**

**6:00 PM Reception &
Vendor Show**

7:00 PM Registration

7:30 PM Business Meeting

If you are unable to attend, please complete a Proxy Vote contained in the soon to be mailed Annual Meeting package.

2013 Dues \$255.00

www.amhurst.org

PRESIDENT'S REPORT

LINDA M. DINGBAUM, BOARD PRESIDENT

In the past, my President's Report has always been a recap of the year at Amhurst, but this has been a good year, and we don't have a lot of issues. We are doing well financially, have virtually no homeowners in arrears, and are very current regarding repairs and improvements. So, that pretty much sums up my report for the year. As always, I've heard from many residents with questions regarding general concerns and some of the projects we completed this year. I will answer some of the questions here for your general information and to help you understand how decisions are made by the board and our Association Manager, John Dizon.

Financial issues are always a big concern and, as always, we received many questions regarding the financial situation at Amhurst.

Q. Are we financially healthy as an association?

A. Right now, we have virtually no homeowners in arrears. So, yes, we are financially healthy at this time. However, since Amhurst is funded through homeowner dues, we will only be financially sound if members pay their dues on time. It's always a balancing act regarding building our reserves for the future versus completing projects on a current basis. The board has a fiduciary duty to maintain the grounds, buildings, and amenities at Amhurst and to make sure that we have adequate reserves for the future. There have been changes to the Minnesota Common Interest Ownership Act (MCIOA), which governs Homeowner Associations, that require us to save and segregate funds to maintain Amhurst in the future. In the past few years, we have built our reserves to a more adequate level. In addition, we have been more aggressive in collecting outstanding and past due balances. A few years ago, we revised our collections policy to be much more stringent because homeowners

were not paying their dues on time and our arrears balance was very large - more than \$45,000. We have been aggressive in collecting past due amounts since then, and I am very happy to report that all 276 homeowner accounts are current at this time.

We are doing well financially, have virtually no homeowners in arrears, and are very current regarding repairs/improvements at Amhurst.

Q. Why do we save money in our reserve account?

A. From a legal perspective, we must follow the rules and regulations of MCIOA, which require that homeowner associations have adequate reserves. From a practical perspective, we don't want to be in a situation where we would need a special assessment to maintain Amhurst.

In addition to the financial concerns, there were quite a few questions regarding the improvement of the lot islands and signage. During the construction, I talked with many homeowners that contacted me with questions and concerns about this particular project.

Q. Why did we redesign the islands this summer?

A. The lot island and signage improvement has been on our list of projects for several years. The shrubs were over grown and, in some locations, they created a driving hazard because they made it difficult to see on-coming traffic. We also heard a lot of concerns about how difficult it was to see the address and lot name on the signs. Since

(Continued on page 2)

LAHA NEWS



(Continued from page 1)

the completion of the project, we've received overwhelmingly positive feedback from homeowners, visitors, and realtors. I've heard from many people that the new signage gives Amhurst a more updated look and has increased our curb appeal. Hopefully, we will see that reflected in increased value in our homes as the housing recovery slowly takes hold.

Q. Why weren't the homeowners given the opportunity to contribute to the design of the islands?

A. The purpose of the board of directors is to make decisions in the best interest of Amhurst as a whole. When you vote for board members each year, you are electing

I am looking forward to seeing you all at the annual meeting and vendor show at the Double Tree Inn on December 4!

people to act on your behalf, similar to the way that we elect members to the state and national congress. While there are a few decisions that must be presented to the homeowners for a vote, such as a change to the governing documents or a special assessment, the vast majority of decisions must be made by the board. It would not be practical, or even feasible, to present the annual list of projects to the homeowners for a vote.

There were also many questions and concerns about the recent work on the parking lots.

Q. My parking lot looked okay to me, so why was it repaired?

A. The parking lots develop cracks, holes, and dips over time due to normal wear and the severe weather we have in Minnesota. We repair these problems on an on-going basis in order to maintain the safety of the lots and to increase the life of the asphalt. The work on the parking lots was not designed to make them look new. It was done as routine maintenance to fix the deterioration. In order to have our lots look new, we would have had to use a different process, which would have been much more expensive and wasn't necessary at this time, according to the asphalt companies that we consulted.

And, finally, there have been some miscellaneous questions.

Q. Our pool season in Minnesota is so short. Why isn't the pool opened earlier in the spring and kept open later in the fall?

A. The swimming pool at Amhurst is typically opened a few weeks earlier and closed a few weeks later than the majority of outdoor pools in the metro area. The pool is very expensive to heat, so we rely on weather reports to determine when to open and close it, but there are also other considerations. Every year, we have maintenance and upgrades to perform at the pool and must have it inspected and certified before we can open it. In the fall, we have to balance the cost of keeping it open with the number of people that use it. After Labor day, the pool becomes much more expensive to heat due to cooler temperatures and much more time consuming to clean and maintain due to falling leaves. There is also a drastic reduction in the number of people that use the pool after Labor Day. We try to keep the pool open as long as possible, but need to close it when it becomes more expensive and gets much less use.

Q. Why don't we use a management company, instead of our current management structure? What does our Association Manager do?

A. Over the years, the board has researched using a management company, rather than having an on-site homeowner manager at Amhurst. We have always found that hiring a management company would be more expensive, and we would receive fewer services. The board believes that there are many benefits to having a manager with 25+ years of experience at Amhurst that also has a vested interest in our community as a long time homeowner. Many residents believe that our manager's job is that of a handyman, gardener, pool-cleaner, etc. While John does perform some of these services sometimes, as an Association Manager his job responsibilities are much broader than that. In a nutshell, John's job is to maintain and improve the buildings, parking lots, amenities, and grounds at Amhurst through the use of specialized contractors and to act as an executive to the board and its activities. He manages both the business of the association and the property. His role is very similar to a small town city manager. Contrary to what some residents believe, we do not pay John to pull weeds. We pay him for managing the Association, which is his actual job and requires much more experience and expertise than gardening.

I hope you have enjoyed seeing some of the questions we have received over the past year and learned something from my answers. I am looking forward to seeing you all at the annual meeting and vendor show at the Double Tree Inn on December 4!

Paul Sanoski



Delivered & Stacked
1-320-632-6538
Cel# 1-320-360-1528

610 8th Avenue SW
Little Falls, MN 56345

Formerly Rosie's Firewood
Delivering to Amhurst for over 25 years

COURT ISLAND TREES

Here are the types of trees that were planted in the renovated parking lot islands:

Somerset	Autumn Blaze Maple
Rockwell	Flowering Fruitless Crab
Blackwood	Honey Locust & Blue Spruce
	(The spruce was donated by David Eddy of Prescription Landscape.)
Briarwood	Red Maple
Cliffton	Linden
White Oak	Ohio Buckeye

Park Lane, Newport and Amhurst court trees were not replaced.



Remember: Outdoor fire pits and chimaneas are not allowed within 25 feet of any structure (fence or building). This is a City of St Louis Park regulation. To have open fires (not including gas fire pits) you must have a city fire permit. For details, www.stlouispark.org



There IS A Right Way and Wrong Way to present your rubbish and recycling bins for pick up. The bins are picked up by a mechanical arm and deposited into the truck. When the bins are close to each other or the garage doors, they cannot be 'grabbed' without moving the bins. Also, please keep the bins out from the garages at least four feet. This allows the arm to grab the bins without damage to the doors, gutters and brick piers. Thanks much.

FYI. Our rubbish and recycling program is not part of the City of St Louis Park's program.



WATER CONSERVATION
JOHN ROUSSEAU, BOARD VICE PRESIDENT



Water and sewer bills are a major expense of Lohman’s Amhurst. The 2012 cost of water and sewer of our housing units will be very close to \$69,000 or \$ 250 per living unit. Our lawn irrigation is metered separately and not part of this cost. When you consider that a very large number of our neighbors are single or seniors, many of whom are gone part of the year and when they are here do not use much water, the overall consumption is too high. Future water costs are predicted to go up faster than inflation and conservation advocates are trying to reduce consumption thru higher rates.

We have worked hard to not raise association fees next year. In order to keep dues increases to moderate level, we will need help from all Amhurst residents. Water consumption and sewer charges are a direct result of your actions using water and your maintenance of your toilets, faucets and other water consuming appliances. Only you can help control these costs. We believe we can reduce our consumption. Below are listed the things you can do to help reduce our water.

Leaking toilets--Greatest opportunity, attached to the newsletter is a test strip with instructions. If the flush valve is leaking, replace it yourself or hire a handyman. It doesn’t require a plumber. Use this test strip to identify any leaks in the toilets.

Dripping faucets—Normally a bad washer. Replace it yourself or hire a handyman. It doesn’t require a plumber. Long term water drips will probably wreck a faucet.

Furnace humidifier water problem-- The humidifier is not needed above 40° outside temperature. Shut off the water valve to the humidifier or if you have humidifier control on the humidifier or on a wall somewhere, set it to off. Sometimes the water shutoff isn’t working. If you hear the water flow after it is shut off, call a handyman or repair it yourself.

(Continued on page 10)

Timber Creek

"BUILDING YOUR OUTDOOR VISIONS"

retaining walls paver patios landscape designs

Maple Plain, MN 55359 952-473-7166 FAX: 763-479-8116 www.timbercreeklandscape.net

2012 FINANCIAL REVIEW
MARK ERICKSON, BOARD TREASURER

I am very happy to announce that the board has decided not to increase the homeowner association dues for 2013 and they will remain at \$255 per month for 2012. Based on our projection we will be able to continue to keep the property maintained, work on the capital projects and still increase our reserve fund for larger projects down the road.

As stated in prior year reports the MCIOA (Minnesota Common Interest Ownership Act) rules have put an emphasis on the reserve funds in an association. We believe that we have an acceptable level for the projects that are outstanding or could be done in an emergency situation. Our goal has always been to increase the reserve each year for projects that require large outlays of cash like new roofs, siding, windows, etc. that may need to be completed in 10-20 years. We also believe that having an adequate reserve fund will increase the value of our property as future homeowners are less likely to see a special assessment.

Please review the financial information that will be contained in the Homeowner's Annual Meeting packet mailed to owners with a few weeks. Please bring your questions to the annual meeting, December 4th. Also please participate in the Vendor Show at the meeting.

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.



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.

DVW services keep dryers functioning properly, prevent dryer fires and reduce energy costs.



Dryer Vent Wizard of St. Paul, Minnesota

651-792-5626

**19456 Ellington Trail
 Farmington MN 55024
 651-792-5626**

**twincitiesdryerguy.com
 chein@dryerventwizard.com**



2013 CAPTIAL IMPROVEMENTS



From left to right; Board members Brad Larson, Mark Erickson, Linda Dingbaum and John Rousseau.

Photo by resident Patti Koskovich

Board Members Participate in the Annual Property Inspection. One of the purposes of the annual inspection is to determine the next year's major projects. Two of the major projects for 2013 are the replacement of the concrete block wall at 3680 Independence, #20-#32 and painting of all fences and gates. In the past years, fences gates and the buildings were all painted at the same time. Currently, the building paint looks great but the fences need repainting; hence the change.

The association budgets for other capital projects such as roofs, parking lots, garage doors, irrigation system re-building (it is over 20 years old) and concrete replacement. Our operating budget also has funds for maintenance of many of the above items. We reserve dollars for capital improvements based on our current Reserve Plan and budget yearly for maintenance needs.



PICK UP AFTER YOUR DOGS WE ARE FINDING A REAL MESS AT THE NORTH END OF THE PARK LANE LOT. NEIGHBORS ARE WATCHING!

Did You Know? You may submit dues payment checks in advance and have us deposit each month's check on the 1st. Just post date them...one per month. Or, use BILL PAY from your banking institution.

Advertisement for ACI Concrete Construction. Includes the headline 'ENJOY A NEW PATIO THIS SUMMER!', two images of patios, and a list of services: PATIO'S, SINKS, COUNTERTOPS, DRIVEWAYS, FOUNDATIONS, INTERIOR FLOORS, STAMPED, COLORED, EXPOSED, BROOMED, ACID STAINED. Contact info: 612-868-1694, 612-868-4671, WWW.CONCRETEACI.COM, EMAIL BEN@CONCRETEACI.COM. **CALL FOR A FREE ESTIMATE TODAY!

A grid of empty cells at the bottom of the page.

FALL 2012

TURN OUTSIDE WATER OFF

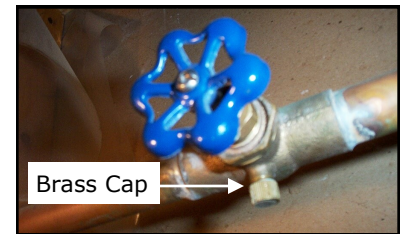
Regardless of the number of times the Association announces the importance of turning off the outside water silcocks, some don't follow this advice. **Some homes have had their silcock replaced with a non freeze type. If you have this type of silcock, there is no need to 'turn' your water off but it sure does not hurt to do so.**

The result of not shutting down this water line is frequently a costly repair due to burst pipes inside the walls of the residence. Not only will the burst pipe require a visit from the plumber, but very likely the water damage to walls and carpet will necessitate painting and carpet maintenance. The most distressing part of this sad tale is that the cost must be borne by the owner. Follow the steps below to decrease your risk of a burst pipe. It is rather simple...just follow the next few steps!

Locate the inside shut-off faucet for your outside (silcocks) faucet. In most cases, this is located in the furnace enclosure. In a few homes, this shut-off can be found in a closet. Locate the faucet handle in-line with the outside faucet. Turn this faucet off...turn clock wise.

Locate the outside faucet. Open the valve... counter-clockwise. A small amount of water may drip out. If it continues running, the inside faucet is not compactly turned off.

Return to the shut-off valve inside your home. Locate the small brass cap sticking out at a right angle to the pipe near the shut-off valve. This is a bleeder valve which will allow any remaining water to flow out of the pipe and faucet outside by breaking the vacuum in the line.



Remove this brass cap. Do not lose the cap or the small, black rubber gasket inside the cap. You might consider storing the cap and gasket in a small plastic bag taped near this valve. The rubber gaskets do wear out. Replacement bleeder caps can be obtained at any hardware store.

Go back outside. Many homes have a brass cylinder screwed on to the outside faucet. This is a back flow preventer. This item is the chief culprit in pipe freezing as it tends to retain water over the winter months. Several different varieties exist. You may find a stem up inside the preventer outlet—pull it down and jiggle it until water stops dripping out of the assembly. This may take a while. **That's it until Spring!**

 <p>» SILPADA Live Life in Style</p> <p>Ruth Grodahl Independent Representative</p> <p>mysilpada.com/ruth.grodahl rgrodahl@gmail.com</p> <p>Cell 952-484-7410</p>	<p>DO YOU...</p> <p>Like it? Purchase a fun piece of jewelry that will give your wardrobe an instant update!</p> <p>Love it? Host a qualified Party and earn up to 30% in FREE jewelry and a half-price jewelry item!</p> <p>Want it all? Start your own Silpada business and create the life you deserve!</p> <p>PLUS Earn an unlimited amount of \$25 FREE Booking Bonus jewelry certificates. Contact me to find out more!</p>
--	--

**WATCH FOR OUR NEW AND IMPROVED WEB SITE AT
WWW.AMHURST.ORG**



WINTER WEATHER INFORMATION

- [Winter Weather](#): information about the dangers and how to prepare for them. (See below)
- [NOAA Weather Radio Map](#) - a map of weather radio towers and frequencies around Minnesota and western Wisconsin. (This is a link to the National Weather Service - Twin Cities web site.)
- [NOAA Weather Radio Information](#)
- [Wind Chills](#) - a chart for calculating wind chill factors. (This is a link to the National Weather Service - Twin Cities web site.)
- National Weather Service (NWS) Minnesota County Responsibility - a map of Minnesota counties and the NWS office that has responsibility of them. (This is a link to the National Weather Service - Twin Cities web site.)

Facts

- Winter storms can be accompanied by strong winds creating blizzard conditions with blinding, wind-driven snow, severe drifting and dangerous wind chill. These strong winds can knock down trees, utility poles, and power lines.
- Winter storms can be accompanied by heavy snow which can immobilize a region and paralyze a city, stranding commuters, stopping the flow of supplies, and disrupting emergency and medical services. Accumulations of snow can collapse buildings and knock down trees and power lines. In rural areas, homes and farms may be isolated for days. The aftermath of a winter storm can impact a region for days, weeks, and even months.
- Winter storms can be accompanied by heavy accumulations of ice, which can bring down trees, electrical wires and telephone poles. Communications and power can be lost for days. Even small accumulations of ice can cause extreme hazards to motorists and pedestrians.
- Extreme cold often accompanies a winter storm or is left in its wake. Prolonged exposure to the cold can cause frostbite or hypothermia and become life-threatening.
- The National Weather Service (NWS) issues a **winter storm watch** when severe winter conditions such as heavy snow and/or ice are possible within the next 12 to 48 hours.
- The NWS issues a **winter storm warning** when severe winter weather conditions are occurring or expected within a few hours.
- A **blizzard warning** is issued when considerable falling and/or blowing snow, frequent visibilities less than one-quarter mile, and frequent wind speeds of at least 35 mph are expected.
- A **ground-blizzard warning** is issued when visibilities are reduced to less than one-quarter mile due to existing snow cover being blown about. The sky might be clear, but strong winds cause near-zero visibility in blowing snow.
- **Wind chill** is the cooling effect upon exposed skin, produced by the combination of temperature and wind.
- **Advisories** are issued by the NWS for conditions that warrant increased public awareness, but the weather is not severe enough to merit a warning.

Before A Winter Storm Strikes

- Be able to [differentiate](#) between a winter storm watch and a winter storm warning.
- Keep ahead of [winter storms](#) by listening for the latest weather statements, watches and warnings. You can maintain a direct link to the NWS by purchasing a National Oceanic and Atmospheric Administration [\(NOAA\) weather radio](#).
- Familiarize yourself with the [new wind chill index](#).
- Keep your car "winterized" with fresh antifreeze. Use snow tires. Keep a winter survival kit in your car.
- "Winterize" your home by installing storm windows, adequate insulation and caulking, and by weather stripping doors and windows.
- Stock extra batteries for radios and flashlights.
- Consider a safe alternate heat source and a supply of fuel.

During A Winter Storm

- Listen to NOAA weather radio, local radio or television for the latest weather reports and emergency information.
- If you plan to be outside, dress in layered clothing and avoid over-exertion. Wear a hat; most body heat is lost through the top of the head.
- If your vehicle becomes stranded, stay with it until help arrives. Do not try to walk for help during a blizzard.

Reprinted from Minnesota Homeland Security and Emergency Management Web Site

www.hsem.state.mn.us. Check this web site for further information

**WINTER FORECAST FROM PRESCRIPTION LANDSCAPE
AND THEIR WEATHER SERVICE**



Last winter season temperatures for the Dec-Feb months averaged +7.5° above the mean. This would be considered much above normal and ranks 5th all time warmest winter. The period from Dec-Mar ranked 1st warmest ever with the warmest March ever at 15.5° above normal. Snow-wise, we had a much below normal snowfall of 22.3"...which is 30.8" inches below the 53.1" 30 year average and 23.3" inches below the 125 year average of 45.6". The 22.3" inches ranks 10th on the all-time least snowiest winters list.

Trying to gauge what will happen for this winter's snowfall, we look at water temperature profiles of the tropical Pacific Ocean along with current to long range weather patterns. During September, neutral conditions in the Pacific Ocean have been occurring. The majority of the latest model predictions indicate that neutral (non La Niña/El Niño) conditions remain into the spring of 2013.

Statistically, neutral condition years show no significant trend for snowfall over the Upper Midwest. Temperature stats as well show no trend.

So, here's the bottom line and the Official Weather Watch Inc. **2012-2013 Winter Forecast**. Temperatures will average above normal for this winter season (December -February). **Total snowfall** forecast this season will be **43.6"** or **below normal** to the 30 year average of 53.1" and **near normal** to the 125yr average (since records have been kept) of 45.6".

Weather Watch, Inc.,

Craig Berthiaume, Chief Meteorologist

***PLUMBING AND HEATING
REPAIR SERVICE SPECIALISTS***

Joel Swanson 952-938-2010

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

Water heaters

Toilets, Tubs & Sinks

Water softeners

Faucets

Disposals

Silcocks...

Dishwashers

and more!

LAHA NEWS



(Continued from page 4)

Water softener—If water continuously flows or drips out of the tube to the drain, it needs to be serviced. A handyman may be able to fix it. If you are using a lot of salt, the softener may not be set correctly. You are using more water and salt than you need. Check the operating manual (Check internet if you don't have one) and adjust the settings. A handyman might know how to adjust it.

Lawn watering—Do not over water your yard. When you see water running off your yard and onto the sidewalks and the parking lots, the water is wasted. Turn off the faucet. You can buy simple inexpensive water driven timers from home improvement stores that are attached to the faucet. The timers can be set to turn off the water in 1 to 4 hours.

Dishwashers and laundry—Wash dishes and clothing in the largest loads practical.

General water use—shut off faucets as soon as practical rather than leaving the faucet running between activities or during activities like brushing your teeth

Faucet aerators—The little nozzle at the end of the kitchen and bathroom faucet unscrews and can be replaced by lower volume type and still get adequate water flow. Aerators can be bought at home improvement or hardware stores. Over time aerators get partially plugged and you will see a more uniform water flow with a new aerator. Reduced flow shower heads are much improved and now you can get a good feeling shower with them. If your shower head is more than 15 years old, replace it. Use a handyman or do it yourself.

Help us reduce our operating costs and conserve our natural resources by comparing this list of water savings tips to your actions and plumbing.

Introducing
PETERSON'S SATURDAY SALT SALE

Great Prices! Delivery Included!

Great Prices on Salt Delivered to Your Home!

SALE! ~~\$2.49~~ **\$2.25**

25# Extra Coarse Solar Crystals *sale price good while supplies last	\$2.25/bag* (10 bag minimum)
40# Extra Coarse Solar Crystals	\$4.29/bag (5 bag minimum)
50# Extra Coarse Solar Crystals	\$4.65/bag (5 bag minimum)
80# Extra Coarse Solar Crystals Also Available: \$11.95/bag (3 bag minimum)	\$7.29/bag (5 bag minimum)
40# Diamond Crystal Pellets	\$4.89/bag (5 bag minimum)
50# Diamond Crystal Pellets	\$5.65/bag (5 bag minimum)
40# Diamond Crystal Rust Inhibitor Pellets	\$5.89/bag (5 bag minimum)

Every Saturday

FREE Delivery

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

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

ORDER TODAY!

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

PETERSON SALT & WATER TREATMENT CO.

A family-owned business since 1987.
 1415 5th St. S. Suite E, Hopkins, MN 55343

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



Offering Amhurst Approved



80 years of Excellence

LOHMAN'S AMHURST ROOFER FOR OVER 29 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.

HOME SALE UPDATE

RUTH LEVINE, EDINA REALTY

Good news! Things are looking so much better in the housing market. The median sales price of \$174,000 in the Twin Cities is an increase of 12%. Number of homes on the market (inventory) is down as much as 30% in the Twin Cities area. This means buyers

have fewer homes to choose from and they are making their decisions faster. Average days on market is 101, a considerable decrease. As I write this article, there are three Amhurst homes on the MLS (Multiple Listing Service).

I have sold over 45 homes in Amhurst and am always proud of what you have to offer a buyer. This includes the beautiful park-like setting, healthy financials, responsible board and manager who are dedicated to protecting your investment, friendly neighbors, pet friendly community and a location that is easily accessible to shopping, restaurants, banks, trails and downtown. We might call Amhurst the best kept secret in St. Louis Park.





WINTER REGULATIONS & PROCEDURES

In any season and under any weather conditions, the following parking policies exist: **Vehicles may be towed immediately, without notice, under the following conditions: blocking garages, blocking fire lanes at the back of the parking lots, blocking fire hydrants, and parking in the traffic lanes running parallel to the garage doors. WE DO TOW AGGRESSIVELY AND AT OWNER'S EXPENSE.** For complete information on the Association's parking lot policies, please refer to the Resident Guide.

Parking Lots

The contractor will make a double plow pass by the garage doors during the snow fall to be completed by 7:00 AM and/or 4:30 PM whenever the accumulation has amounted to at least 1 1/2 inches of snow. The contractor will return after the snow fall has stopped to completely remove snow from the parking lots whenever the accumulation totals 1 1/2 inches of snow or more. Final clean-up of previously occupied parking stalls will happen later.

'Snow Birds', inoperable and unlicensed vehicles, will be aggressively towed. Please move your vehicle immediately to a plowed parking stall. After a large snow fall - 8 inches or more - a sign may be posted at the bulletin boards and at the entrance of the complex notifying you that the parking lots will be closed. When the parking lots are closed, all vehicles will be towed on the day of closure unless removed prior to the time specified. The foregoing sign will be your only notice. **After any snow fall, but when the lots are not declared vacated, you MUST move your vehicles to a plowed parking space or a garage within 48 hours of the cessation of the snow fall.** Then the contractor can make a second visit and clean up the space you previously occupied.

If you fail to move your car as outlined above within 48 hours after the snowfall ends, your car may be towed at your expense. We do and must tow! You will not receive notice of pending towing. Make arrangements with neighbors or friends to move your vehicle if

you are unable to do so for whatever reason. Towing by Frankie's Towing, 5615 Hwy 169 N, MPLS 55442, 763-595-0321

Sidewalk Shoveling

After the snow fall has stopped and when accumulation has totaled 1 1/2 inches or more, the contractor shovels all sidewalks up to your front door but not your patio area. When accumulations are between 1 1/2 and 8 inches, the contractor has **12 hours to finish shoveling**. When over 8 inches accumulate, the contractor has **24 hours to finish shoveling** with both time-counts commencing at the cessation of the snow fall. Asphalt nature trails are not shoveled in the winter so use them at your own risk..

Slippery or Icy Walking Conditions

Slippery or icy walking conditions are the responsibility of the individual homeowner and not that of the contractor or the Association. The Association's governing documents require that it plow snow but does not require that the Association remedy slippery conditions. If you rent your home, your lease, if legal, must contain a clause which makes you subject to the governing documents of the Association and its rules, including its Snow and Ice Removal Policy.

We understand that we have all chosen to live in Minnesota and thereby have accepted responsibility for our own safety under slippery winter conditions. When you selected your home for purchase or rental you were presumed to have considered your physical condition and the climate, and any potential winter walking conditions while getting to your car, mail box, garage and the like. Please exercise caution when walking and driving; sanding does not guarantee your safety or that of your neighbors. **Salted sand is maintained in large drums located in each parking lot. Ice melt is available free of charge from the Association.** If you need assistance, call the Association. If this policy creates a problem for you, write to the Association and fully explain your situation.



Ice melt is available FREE for your use on your sidewalk as well as the common sidewalks. Use the material sparingly following the manufacturers instructions. Ice melt was delivered to all homes three years ago with instructions to keep the container in order to replenish your supply at the pool shed. If you do not have a container, extras are available at the pool shed.


Please, do not take more than one container.

FALL 2012

WINTER REGULATIONS – FAQs

- Q: If I feel that my sidewalk is slippery and needs to be treated should I do it?
- A: YES. There are sand/salt barrels at each parking lot entrance and ice melt is available for your use. If you are in need of assistance, call the Association.
- Q: I travel on business and do not park in a garage. Might my car be towed from the parking lot when it snows and I am out of town?
- A: YES. Leave your keys with someone responsible who will move it.
- Q: I am planning a winter vacation and plan to leave a vehicle outside of the garage. If it snows when I am gone, might my vehicle be towed at my expense?
- A: YES. Again, leave a set of keys with someone responsible who will move your vehicle or keep in garage.
- Q: What if my spouse/child/roommate/guest doesn't see this notice or is unaware of it and violates the policy? What if a new tenant of mine moves in and is not aware of this policy?
- A: Make sure each family member, guest and tenant understands this policy.
- Q: What if I park on the city streets (Gettysburg and Independence) after a snowfall?
- A: No parking 8 AM to 5 PM after a 2" or more snowfall on city streets until the city has plowed curb-to-curb. The city does ticket and tow.
- Q: If my vehicle gets stuck in snow or breaks down so that I must leave it in a traffic lane or somewhere else where it shouldn't be left, might I be towed?
- A: YES. Leave a note with your name, address, and work and home phone numbers under your windshield wiper so we can locate you. Then get help or a tow immediately.
- Q: Will such a note exempt me from towing?
- A: NO. The note might blow away, or we might not reach you, so get help immediately.
- Q: All designated parking spaces were occupied. Might I be towed if I park my vehicle where you say I shouldn't.
- A: YES. You may be towed. You must park your vehicle on the street or in another parking lot at Amhurst which is not full; we have nine lots for your use.
- Q: The snow plows might block me while parked in a legal parking space. Could I be towed any way?
- A: YES. You have 48 hours to move to a plowed parking stall which is more time than any of the cities around us grant even when a city snow plow blocks a street parked vehicle.
- Q: Does the snow removal contractor tow my car?
- A: NO. **Towing by Frankie's Towing, 5615 Hwy 169 N, MPLS 55442, 763-595-0321.**
- Q: Will the Association attempt to contact me prior to towing?
- A: NO. The Association does not know which car is yours and the police will not give us the information from your plate number. However, if your vehicle is disabled, and you have placed a note on the windshield with name, phone numbers, etc., we will attempt to reach you (as explained above)





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 About Weatherizing Your Amhurst Home

Steps and tips can be found at these websites (or SEARCH on the topics).

http://www.hometime.com/Howto/projects/insulation/insulation_ventilation_1.htm

<http://www.centerpointenergy.com/services/naturalgas/residential/saveenergyandmoney>

http://www.xcelenergy.com/Save_Money_&_Energy/For_Your_Home/Energy_Audits

Recommended weatherization & insulation vendors:

Nordic Insulation, 763-784-7893, www.nordicinsulation.com

Webster-Windsor, 763-560-2013, www.websterwindsor.com

Help us Build A Photo Gallery on our Web Site of
Home Improvements at Amhurst.

Have you redone your kitchen or a bathroom?

Taken out the wall between the kitchen and dining room?

Moved your washer and dryer to the walk in closet upstairs?

Worked very hard at beautifying your yard?

**SEND US YOUR DIGITAL PHOTOS (jdizon@amhurst.org) WITH DESCRIPTION
TO BE INCLUDED IN THE ON LINE HOME TOUR.**

ADDRESSES/NAMES WON'T BE PUBLISHED.

FALL 2012



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
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

Smart Solutions and Smart Financing for our Community

With over 20 years of experience, count on me to use my expertise and provide an objective, no-cost consultation of your current situation or future home financing. I can help customize a financing solution that is right for you.

- I know and care about the community. I am an Amhurst resident.
- Ask me how grant programs can help sell your property and buy your next home.
- Specializing in Conventional VA and FHA financing.
- Homebuyer grant programs.

Dedicated to delivering the best financial solutions to meet your needs.

Apply online today at www.ritabrooks.net

Rita Brooks, Mortgage Banker

Direct 952.540.6106 E-mail rbrooks@prime-mortgage.com



PRIME MORTGAGE

The smart way home.®

FALL 2012



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

"My experience with Ruth has been the best. She responds immediately, works tirelessly and gets the job DONE. I have already told my friends & colleagues that I have worked with the BEST agent ever! I highly recommend Ruth!"

- Mindy Carlson

"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

"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

I will be with you every step of the way...Right up to your new front door!

Are you struggling to make ends meet? Are you concerned about being able to stay current with your Association dues and mortgage payment, perhaps due to a job loss or illness? Before you get behind, consider some options. Perhaps you could find a roommate to share expenses. Perhaps you can refinance to lower your mortgage payments. Interest rates are at historic lows and this might save you a considerable amount on your monthly payment. You might also consider selling your home before you get into serious trouble. Talk to your lender and/or a realtor to determine the best course for you to take. It is best to be proactive so you can preserve your credit score.

2012 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

Brad Larson, Vice President

#51 Briarwood
612-554-7729

blconstruc@gmail.com

Carol Chaffee, Secretary

#10 Amhurst
952-238-0759

carol@chaffeelighting.com

Mark Erickson, Treasurer

#53 White Oak
612-239-6397

millarco@aol.com



Thank You Judy and John!



Lohman's Amhurst

**HOMEOWNER'S
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.