



L a h a e w s

AMHURST, A VILLAGE IN THE CITY

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Photo by Kathy Love

**Next Board Meeting, Tuesday,
Nov. 28th, 7 PM.**

City Hall

Annual Meeting of the

Membership, Dec. 5th,

Registration 7 PM

Meeting 7:30 PM

St. Louis Park City Hall

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

Running For The Board, Do I Have What It Takes?

Are you considering running for the Board? If you are, please take a few moments to ask yourself the following three questions:

Do I have the time? As a Board member, you will need to devote a minimum of several hours of your time each month to Association business. In addition to regular monthly Board meetings, you will need to be active in email discussions, projects, and occasional special meetings. During special projects, you may need to spend a little extra time on Association business. Some board members may also spend more time than others if they work with a committee or are in an officer position, such as Treasurer, that requires them to do or handle specific things.

Can I make tough decisions when it's required? The primary role of the board is to conduct the business of the Association. This doesn't just mean approving the budget, but also developing and enforcing policies and dealing with homeowner concerns. Board members are required to step outside their immediate circle of family and neighbors and make decisions based on the greater good of the community.

Can I do all this and have fun, too? Yes! It isn't all about policies and tough decisions. Our community is only as good as we make it, and establishing and maintaining a sense of community is a part of a board member's responsibility. Being a presence in the community and planning and attending functions, such as National Night Out, Summerfest and the Annual Meeting, are as important as any policy decisions you may make.

Being a board member can be frustrating at times, but it may also be one of the most rewarding ways you'll find to volunteer your time. If you're interested in running for the Board or would like more details about the Board's responsibilities, please contact our Association Manager, John Dizon, or a current Board member.



**Linda Dingbaum,
Board President,
ldingbaum@aol.com**



Board Reduces Newsletters to Two Issues Per Year.

Due to the increased availability and use of our web site, the Board has decided to publish two issues per year, Spring and Fall.

www.amhurst.org

Maintenance Wrap-Up

Like most other summers, our residents saw many vendors come and go repairing, replacing, planting and trimming. Activities this summer included a major repair effort to the brick piers at our garage doors, replacement of concrete that was considered trip hazards, mud jacking of tilting sidewalks, major fence replacement and repair, a total rebuild of the #50-52 Rockwell walkway (note before, during and after shots below), gutter replacement, a few drainage projects, tree trimming, removal and replacement in some cases, and a multitude of other repairs. It bears repeating that our buildings, landscaping and infrastructures are over 20 years old. As a result, we are spending much more money maintaining our irrigation system than we did just five years ago. The system and all its components are getting old.

New colors for our doors added an updated look to our homes. Next year, the plan is to paint the buildings and fences at Park Lane, Somerset and Rockwell. Our painting is on a five year cycle; three courts each of three years, doors the fourth and the fifth year is a bye year.



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LINDSAY GILSTER, NEW AMHURST OWNER

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LISA ABRAMS, FORMER AMHURST OWNER



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**Past Amhurst
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Jottings From Your Association Manager

- PermaGreen, our lawn and snow removal service is conducting their fall cleanup now. Please assist them in doing a thorough job in and around your patio area by putting away as much of your summer 'stuff' as you can so they can remove as many of the leaves and debris as possible. Both gutter cleaning and the fall cleanup are very weather dependent.
- At the writing of this newsletter, we are not sure if we can finish the door painting or not. You will be notified of the status. But, if you want more paint, it is available at Hirshfields. The colors are: Red Jarrah, Weekend Getaway, Navajo White and Tudor Brown.
- Do not dump items such as old firewood, burned out charcoal, landscape rock and other types of debris in the wooded areas. If you do dump dirt in the wooded areas, please spread it out!
- When the snow flies, we do tow miscreant vehicles! Please familiarize yourself with the parking rules as well as understanding when snow is removed. See below!
- The snow removal crew is contracted to remove snow...not ice!
- Sand barrels will be placed throughout the complex for your use. Be careful out there!
- At our web site: past newsletters, Resident Guide, Governing Documents, news items, links to the state, city, local weather, highway web cam, USPS, information of HO-6 insurance policies, our emergency plan and much more. You can also view the current parking lot bulletin board poster. See aerial photos of Amhurst, check out floor plans and more!
- Still looking for an Amhurst volunteer photographer and web master.
- If there are maintenance items that were not completed this year, please let me know so we can tackle them next season
- If you use the 'yard waste' dumpster at the pool, please do not dump anything other than yard and garden waste. Remove plastic pots, etc.
- This winter, if your walkway gets missed by the shovelers, just give me a call!

General Vehicle Policy

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.**

Questions & Answers:

- Q: My vehicle is not operating. It has been in the same place for three weeks now. Will it be towed?
- A: YES. We will tag any vehicle that is inoperable or has not been moved for at least 2 weeks. This notice will give you a time period to fix the vehicle and/or move it. Vehicles must be moved at least every two weeks, or might be deemed inoperable and subsequently tagged.
- Q: Some friends are visiting and want to park their RV in the parking lot? Will they be OK?
- A: NO. They will be tagged and towed. Recreation vehicles are not allowed in the parking lots.
- Q: Might my vehicle be towed without any warning?
- A: YES. There are a number of conditions where your vehicle may be towed without written warning. Understand the rules detailed in this RESIDENT GUIDE.
- Q: I have friends that are taking a vacation and want to park their vehicle in our lot. Is this OK?
- A: NO. Our lots are for residents and short-term visitors only.
- Q: If I notice a vehicle that has been in the same place for a while, the plates are not up to date or it appears to be disabled, what should I do?
- A: Notify the Association.

SNOW REMOVAL & SANDING

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.

eQuality; a successful vendor!

Amhurst's partnership with eQuality, Pathways To Potential, this summer was a great success for both Amhurst and eQuality. eQuality is a day program for adults with developmental disabilities. eQuality's idea is simple. Help individuals with developmental disabilities maximize their potential and actively participate in life's opportunities. Since eQuality's inception in 1998, the emphasis on vocational training, education and recreation for developmentally disabled adults has helped individuals and their families connect with peers, employers and the community at large.

A work team of Associates in the eQuality program were on site at Amhurst two days each week this summer weeding, picking up litter, straightening chairs at the pool and other duties, such as emptying the garbage bins and much more. In fact, they worked diligently clearing an area on the south east side of the tennis courts. Next spring, if we have them back, they want to work on a garden, maybe with wild flowers, in this area..

The cost to Amhurst was a flat \$40.00 each day the work team was on site. A very small price to pay for the service we received.

Pat Mullen, our super volunteer and neighbor, who worked with the crew this summer said, "We had a great time and got a lot accomplished. They were great workers and enjoyed being at Amhurst. Most of them want to come back next year though Ashley felt the work was a bit too hard for her!"



Pictured (l. to r.) Our own Pat Mullen, Ashley Korkki of Plymouth, Tenner Murphy of Minneapolis, Kristopher Moe of Minnetonka, eQuality job coach, Derek Anderson of Blaine, Brian Evans St Louis Park, Ted Beck Brooklyn Park and Tim Judge of Champlin

(Continued from page 3)

'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 will 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 for a day, 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, your car may be towed at your expense. We do tow! You will not receive any additional notice of pending towing. Make arrangements with neighbors or friends to move your vehicle if you are unable to do so for whatever reason.

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. To facilitate your care of walkways, salted sand will be maintained in large drums located in each parking lot, and small pails of sand will be available at each sidewalk. If you need assistance in sanding your walk, call the Association. If this policy creates a problem for you, write to the Association and fully explain your situation.

(Continued on page 5)

New Rules for Political Signs At Amhurst

Members of the Architectural Committee were charged with the task of drafting new rules for political sign postings at Amhurst. Due to recent changes in state legislation, Common Interest Communities (community associations) must allow residents to post political signs with acceptable restrictions. The only other signs allowed at Amhurst are OPEN HOUSE signs the day of the open house.

"Homeowners may post political campaign signage within their residential unit property boundary from August 1st in a state general election year until ten days following the state general election. Signage is not to exceed two feet by three feet size and is limited to only two political signs per residential unit. No political campaign signage may be posted on exterior of Garage unit. Automobile signage is restricted to bumper sticker size only while on the Association property and parking lots. Penalty of up to \$100.00 will be assessed if residential unit owner does not remove signage within 24 hours of written notification of violation."

(Continued from page 4)

Questions and Answers:

- Q: If I feel that my sidewalk is slippery and needs to be sanded should I do it?
 A: YES. There are sand/salt barrels at each parking lot entrance and smaller buckets of the same mixture at each sidewalk. 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, not be seen or the attempt to contact you might not succeed, 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 is completed by ALL HOURS TOWING 952-546-7211.**
- 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).



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**Governing Documents Require
Personal Homeowners Insurance**

Did you know that all Owners are required, as stated in the Association Governing Documents, to have their own insurance for the insides of their units, their belongings, and any damage that might be caused by something within your unit (such as leaking toilet)? Section 11, Part 11.8 of the governing documents states:

“Each Owner shall obtain additional personal insurance coverage (commonly known as an ‘HO6’ policy) at his or her own expense covering fire and other casualty to the interior of the Owner’s Residential Unit and Garage Unit, personal property and the Owner’s personal liability. All insurance policies maintained by Owners shall provide that they are without contribution as against the insurance purchased by the Association, except as to deductible amounts or other items not covered under the Association’s policies.”

Townhouse owners sometimes assume that the association’s master insurance policy is all the coverage they need. The master policy actually only covers the building, not your personal belongings, or any upgrades you’ve made to your unit. For example, upgraded flooring, new cabinets or appliances, or renovations are generally not covered by the master plan. Also, it does not cover parts of the building that are used only by you—like the pipes that feed into your unit from the main pipes.

These policies generally cost only a few dollars each month and are well worth it! Be sure to ask about water or sewer backup coverage. Sewer backups are not unheard of, and a standard policy won’t cover the damage to your unit without a sewer backup rider. If you have any questions regarding what type of coverage you need, please contact your insurance agent.

The association’s agent is also very familiar with the type of coverage that is needed and can help you avoid double coverage or gaps in coverage between your personal insurance and the association’s master policy. **Note: related article on page 10.**



**Shirley Mullen,
Board Secretary,
Mullen52@msn.com**



Winter Weather Information

Reprinted from Minnesota Homeland Security and Emergency Management Web Site
www.hsem.state.mn.us. Check this web site for further 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.

FALL Water Shut-Off



You must shut off your outside water line for the winter. Regardless of the number of times the Association announces the importance of turning off the outside water silcocks, some don't follow this advice.

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.

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!

Neighborhood Watch Report

Old Man Winter Rears His Head Again!

As much as it may pain us to think about it, it is that time of year again. It's time for the days to get shorter, the trees to drop their leaves, and Northwest wind to start to howl. If you're like me, you enjoy the cooler weather as much as the warm summer weather.

However, some of these changes bring a measure of risk that we should consider. Wet leaves and ice are a slip hazard. Shorter days mean earlier evening shadows that a would-be "purse-snatcher" could hide among. Icy walkways and roads are a hazard for walkers and drivers alike. A few suggestions that we can easily act upon are:

- Sweep the leaves off of the sidewalks in front of your home. Be a steward of your neighbors' safety. Many household injuries are related to slipping and/or falling.
- Turn on your outdoor garage light from at least the time that the sun sets to the time that you go to bed. If you have a garage light that is on a separate switch, consider keeping the light on all night. Our **LIGHTS ON Campaign** will kick off at the Annual Meeting. You pledge to keep your garage light on at night, and the Association will offer you a 12,000 hour, 75 watt light bulb, to install in your garage light fixture.
- If you notice ice accumulating on the sidewalks, take a minute to spread some of the sand-salt mixture in the barrels located throughout the complex. The Association's responsibility is to remove snow but is NOT responsible for ice issues.
- Continue to drive safely and obey the neighborhood speed limits. The good news, according to the results from our Saint Louis Park police department automated speed survey done September 19th through September 22nd is that we don't have a speed problem. The data indicate that no one exceeded the posted 30-mile-per-hour speed limit on Independence, south of Gettysburg. The average speed for all 910-vehicle data points was 20 miles per hour.



Doug Kotowski,
Board Vice-President,
doug_kotowski@cargill.com



If we all work together, Amhurst will continue to be the safe haven that it has been, for years to come.



- Finish Carpentry
- Cabinet Installation
- Garage Door Installation & Service
- Door & Window Replacement
- Appliance Installation & Removal
- Custom Home Wiring
(Low Voltage, Audio, Video, Computer)
- General Home Maintenance and Repair

PLEASE CUT AND SAVE MY BUSINESS CARD



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Garage Sale , June 2006

Have your dryer vent as well as your furnace or 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. A fire in one home can become a fire in 8-10 homes in a matter of minutes.

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, the Association will charge you the following:

- 1/4 page: \$ 25.00
- 1/2 page: \$ 40.00
- Full Page: \$ 60.00
- Back Cover: \$ 75.00

Contact John for further information.

Design work available for \$40 per hour.

A Message From Our Insurance Agency

The Board of Directors for Lohman's Amhurst Association have elected to place your master insurance coverage with RJF Agencies, Inc. and underwritten by St Paul Travelers Insurance Company for the policy period of 07/01/06 to 07/01/07. **Note: related article on page 6**

In order to adequately protect yourself, it is essential that you purchase an HO-6 policy from your personal agent. An HO-6 policy is designed to cover your personal possessions, inside fixtures that are *not original* to your unit, and your personal liability.

The master policy for the Association is **Original Specification** coverage, per your governing documents. Advise your agent to increase internal real property (Coverage A) to an amount equivalent to the replacement cost of your wall coverings, window treatments, cabinets, plumbing and electrical fixtures and floor coverings, and any permanently installed alterations, improvements or betterments to the unit that are **not original to your unit when built**. A minimum of \$10,000 Coverage A or Real Property is recommended for your HO-6 policy to cover losses under the Association's deductible or to cover losses excluded by the Association's policy. The master policy's property deductible is \$5,000 per occurrence for all losses.

It is recommended that you confirm with your personal homeowner's agent that your HO-6 coverage will cover Association deductible assessments up to the level of Loss Assessment coverage you purchase. We recommend increasing your HO-6 Loss Assessment coverage to \$5,000. **Make sure your HO-6 carrier does not limit the amount of recovery for your portion of any deductible assessment.**

If you rent your unit out to others, you should purchase a Dwelling Fire policy to cover Real Property and potential Loss Assessments at the amounts recommended above. As the unit owner, you are still responsible for covering these gaps in coverage.

Feel free to have your personal agent contact us directly with any questions they may have on the Association's insurance. If you suffer a claim to your unit, immediately contact your Association Manager, John Dizon. If the damage involves the inside of your unit, be sure to contact your HO-6 carrier as well. If you have a mortgage, please advise your lender to visit www.rjfagencies.com to print a certificate of insurance. Amhurst's code is LO for Lohman's Amhurst.



Architectural Committee Activities

Front door colors were selected and painting is under way. Next up on the horizon is investigating what we do with our current shutters. The committee has spoken to a color expert who gave us direction to update Amhurst's coloring to the new millennium. With the 3 new door colors we have started the color updating!



Jean Beckman,
Chair, Architectural
Committee,
jbeckman55426@yahoo.com



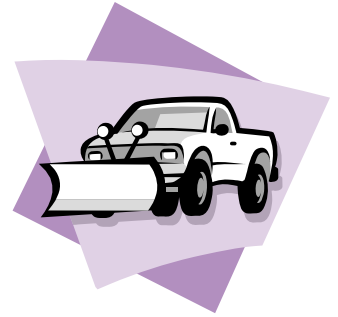
The committee in November will set dates for next spring and fall activities. The activities include: spring clean up day, spring planting day, fall clean up day and the Amhurst garden contest. Check the bulletin boards and web site for these dates to plan ahead to join in. The more volunteers, the greater amount of work and fun can be accomplished. The architectural committee welcomes our neighbors to join the committee.

REMINDER: Take time over the winter to think about your plans for outside your home. Next submit those plans early to the Architectural Committee to review for approval.

Suggestions From The Snow Plowers, Permagenta Incorporated

To: Lohman's Amhurst Residents:

This letter is to help answer some of the questions that you may have concerning snow removal at your home this winter. Permagenta is your grounds maintenance contractor for this upcoming season. Permagenta has been in the grounds maintenance business for over 25 years and our goal is to meet and exceed all of our customers' requirements.



Based on the specification of the contract between the Lohman's Amhurst Homeowners Association and Permagenta, here is what you should expect:

When it snows 1.5" or more we will be on site to do snow removal. If it snows during the night and more than 1.5" has fallen before 5:00 AM, we will open all drive lanes before 7:00AM or if it snows during the day the drive lanes will be plowed before 5:00 PM. Once the snow has stopped falling, within the next 12 hours all drive lanes, garage entrances and parking spots will be cleared.

Shoveling will also be done within 12 hours after the snow has stopped falling. A separate crew will generally do the shoveling and they may not be on site at the same time as the snow plows. The shoveling crew will shovel all sidewalks and fronts of all garages.

Things you can do to make sure the job gets done:

- Keep drive lanes and parking areas clear so that we can do the job completely
- Snow is pushed and piled to the ends of all lots. Please avoid parking near the ends of the lots when it snows. If those are your "normal" spots to park, we ask you to please find an alternative spot to park until the lot is cleared.
- Please use care around the plow trucks. We make sudden stops and starts and change direction quickly. Please stop and wait. Once we have seen you, we will stop and let you pass. If we are in the process of plowing your lot, please avoid parking in the lot until we have completed plowing your lot. We will work as quickly as possible and you will have a clean parking spot.
- If you move out of your parking spot that has not been cleared, please stay out of that spot until it has been cleared. Our plows are more than 9' wide – we can't get into a single spot so leave plenty of room on each side if you want it cleared.
- If you have ornamental items, planters, etc around your entrance or on your sidewalk, please move them so that the shoveling crew can shovel without interference.

What should you do if you have a problem?

If something does get missed or you have a complaint, please contact the on site manager and we will respond as quickly as possible.

Please plan on attending the
Annual Meeting, Tuesday, Dec. 5th.

If you are unable to attend,
submit your proxy vote!

Annual Meeting packets will be mailed shortly.



You will not see 'individual identifiers' in our future LAHA News or on our web site, www.amhurst.org, due to our society's increase desire for privacy. Specifically, we will not publish an individual's home address, either by identifying their street or court address. Phone numbers and/or email addresses will be published, with permission only.



Lohman's Amhurst

HOMEOWNERS' ASSOCIATION

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 E-mail: jdizon@amhurst.org
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 and LAHA NEWS editor
 Published Spring and Fall.

2006 Board of Directors

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952-933-0466; ldingbaum@aol.com

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#141 Amhurst

952-933-3768; bobm@iccmnnesota.com

Doug Kotowski, Vice President

#11 Park Lane

612-207-6354; doug_kotowski@cargill.com

Carol Chaffee, Member

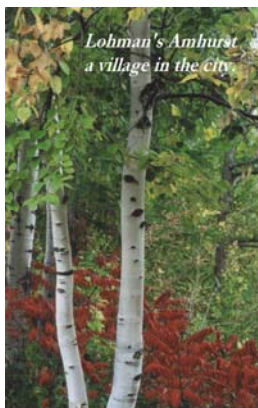
#10 Amhurst

952-238-0759; carol@chaffeeighting.com

Shirley Mullen, Secretary

#71 Rockwell

952-938-0941, mullen52@msn.com



Do You Have An Amhurst Refrigerator Magnet? Need one for your office? Call 952-933-9747 to order. Magnets are FREE.

MAGNET PHOTO BY RESIDENT, KATHY LOVE, #81 BRIARWOOD. THANKS KATHY!

Annual Meeting, December 5th, 2006

The Annual Meeting of the Lohman's Amhurst Homeowners' Association is fast approaching. All members will receive an official notice as well as the 2007 budget, 2006 financial reports, Board nominee data and other information offering an annual report of the Association.

Please mark your calendar now to attend this annual meeting, held at our City Hall Council Chambers.

It is very important that we have attendance that meets our quorum requirements (25% of membership, or 69 homes) so business can be enacted. This quorum can be reached with those members in attendance as well as by proxy votes.

The 2007 Association budget is based on a 5% increase in the operating and reserve budget, not including the \$50 being collected each month to pay off the angled roof loan. Incidentally, that loan is scheduled to be paid off in October, 2008. The 2007 Association dues will be \$250.00 beginning January 1st.

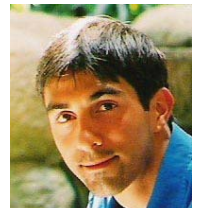
2007 Board Nominees

The current Board has placed into nomination Zane Detert, Carol Chaffee and Mark Sprung. Two Board positions are up for election; Bob Malooly and Carol Chaffee. Bob's term is up and he has decided not to put his name up for reelection. Carol was appointed to the Board this past summer to fill Humphrey Otita's vacancy. Carol would like to serve the Association for a complete term and has put her name up for reelection.

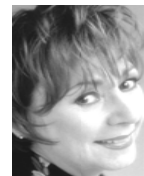
Are you interested in running for the Board? You may have your name nominated at the Annual Meeting by another homeowner. Once a Board is formed, the Board members determine the officers.



Mark Sprung



Zane Detert



Carol Chaffee

Board Role

The Association Board of directors is an elected body of volunteers that is charged with managing our Association's assets and ensuring compliance with the governing documents.

The Board is directly involved with:

Finances—budget, cash flow, and assessment collection.

Contracts—building maintenance, grounds management, reserve study, capital improvements and snow plowing and lawn care

Management—upkeep and repair of the property, manager supervision and services to homeowners

Legal responsibilities—rules, regulations, policy enforcement, meetings, and elections

The Board gets the authority to perform these duties from Association documents and state statutes. Directors, having control and responsibility for the property of others, must act with scrupulous good faith and candor. They must avoid even the perception of conflicts of interest, favoritism, and acting out of self-interest.