



**SPRING 2018 ISSUE**

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**Pool Opens**

Saturday, May 19<sup>th</sup> (tentative)

**Annual Garage Sale**

Saturday, June 2<sup>nd</sup>, 8:30a – 4:30p

**Annual SummerFest & Night Out**

Tuesday, August 7<sup>th</sup>

**Board Meetings (all are welcome!)**

See [Amhurst.org](http://Amhurst.org)

**Annual Meeting**

Tuesday, November 13<sup>th</sup>

**For updates and all relevant information visit [Amhurst.org](http://Amhurst.org)**

# LAHA NEWS

## AMHURST, A VILLAGE IN THE CITY

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

### PRESIDENT'S CORNER

**JOHN ROUSSEAU**

Finally, welcome to spring! We survived the winter and the marketplace for townhouses is rewarding us. Values for our well maintained remodeled townhouses are at record levels. Lohman's Amhurst homes continue to sell quickly and be in high demand.

A very harsh winter created a lot of lessons concerning snow plowing, snow shoveling and water drainage. Damage to the property was modest, most of which will be repaired by the snow plow contractor. As you know, spring clean-up started later than normal, but we are all caught up. Our snow removal costs were higher than anticipated and we will have to manage other costs to compensate.

With limited areas to store snow, we have learned it may be better to spend more money and stack snow early rather than have parking issues later. We tried several ideas to reduce snow storage and protect parking with mixed results. Because of the heavy freeze and heavy snow, water drainage was more of an issue than normal. Please call Jim or me with any thoughts or comments.

We have identified areas we need to improve and will be working on those projects this summer. Please review Jim's Management Report for more details below. The game/pet court resurface project is being deferred.

From a financial position, we spend most of our discretionary funds between June and September. At this point, the only concern is being over-budget on snow removal due to the higher than average snowfall this winter. Per Linda Dingbaum, our receivables continue to be very low, but we have experienced an issue with a reverse mortgage. Those with reverse mortgages can walk away from the mortgage, but they are still responsible for association dues, until the mortgage company takes over the property thru foreclosure. This can be at least six to twelve months or even more. If you have a reverse mortgage, please contact the association to let us know. During the annual meeting, we mentioned that we would have an audit for 2017. This audit is in progress and should be completed in June.

Remember, SummerFest is Tuesday, August 7<sup>th</sup>. We have an annual meeting and election of Board members in November, so please consider running for the Board. Be considerate of neighbors, pick up debris when you walk, pick up after your dog, and notify Jim Kraus of needed repairs. We need your eyes. Please help make Lohman's Amhurst an even better place to live.

**John Rousseau | Board President**

2018 started out with Mother Nature flexing her weather might. We received 78" of snow over the course of winter, with a parting shot blizzard in April. The blizzard caused frustrations about plowing and sidewalk shoveling. Given the amount of snow at such a late time of year, I can assure you the snow removal contractor complied with the terms of the contract and I can assure you I will continue to work with you to address any concerns. As an Association, we will be reviewing and may have to amend the terms of the contract before next winter. We are also considering other contract options. Our major projects are listed below and will be ongoing over the course of spring, summer and fall:

**Brick column walls between garage doors:** The bricks and mortar at the base of the column walls between garage doors are deteriorating. Our goal is to return the walls to as close to original as possible. Matching the bricks will be the major challenge of this project.

**Walkway path from Newport Court to Gettysburg Ave:** This pathway is nearing the end of its service life. Fortunately, the condition is good enough to be smoothed of roots/bumps before it is resurfaced with a top coat of asphalt.

**Modular block walls:** Throughout the Village our modular block walls are showing stains and

effervescence. These will be power washed to brighten appearance.

**North end of the South Pond:** Last year our buckthorn volunteers cleared the area of buckthorn between the south pool deck and north end of the south pond. With this cleared, our intent is to extend the culvert, install boulders along the pond waterline, fill in this area with soil and then plant ground cover.

**Pool Furniture:** New pool furniture has been ordered and is on the way! We will be getting 36 lounge chaises, 12 chairs and two tables. Stay tuned for announcements on how the existing chairs will be recycled, there may be a deal for those interested in obtaining chairs.

Smaller projects will be completed throughout the summer, including: drainage projects, sidewalk and fence repairs, irrigation system upgrades, installing gutter screens on select homes, and installing speed bumps to reduce speeding in our larger parking lots.

Amhurst continues to be a very desirable place to live. I receive compliments from vendors, visitors, and realtors quite frequently. I believe this can be attributed to all of us cooperating to maintain our "Village" to a high standard. Please feel free to call me at 952-933-9747 to make suggestions and share ideas on how to keep Amhurst a wonderful place to live!

#### AMHURST FACTS

- 276 units; over 90% owner-occupied
- 36 buildings, brick and cedar, asphalt shingles
- 36 acres, mature neighborhood
- Swimming pool, tennis court, and basketball court
- Large gazebo that may be reserved for private parties
- Two ponds; both with fountain/aerators
- Two and three bedroom units, one and two-story
- Single and double car garages
- 9 'courts' for resident/guest parking
- Metro Transit and school bus service with shelter
- Underground sprinkler systems
- Walking paths, benches, enclosed pet run
- Green ways and oak forests
- Roofs, garage doors and parking lots replaced in 2005
- Walking distance to Super Target, Cub, and Knollwood Mall and more
- Full-time, on-site manager

#### WATER TURN-ON REMINDER

First check the condition of the brass valve on the inside water shutoff valve. Usually, your valve is in the front hall or interior utility closet. If the brass valve is missing or has deteriorated, a replacement cap is available at hardware and home improvement stores. It's helpful to take the old cap with you for correct sizing. When replacing the valve, make sure the small, rubber gasket is seated correctly inside the brass cap.

Once this cap is tightly replaced with the rubber gasket, you're ready to turn on your inside water valve. **Before doing this, make sure the outside valve is shut-off.** Turn counter clock-wise to turn your inside water valve on. If the brass cap leaks or you're still having troubles, call Jim Kraus, our Property Manager at 952-933-9747.

Following these procedures in the fall and spring doesn't guarantee pipes won't freeze during winter months but it will decrease the risk of damage and flooding that can occur.



## KEEPING HOME, SWEET HOME | CURB APPEAL AND PROPERTY VALUE

As we see birds and ducks building nests, our own 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 that will help us all continue to make Amhurst such a wonderful place to live (and invest). Hard copies of the Resident Guide were delivered to every doorstep in late March. You may also see a copy at the website, [Amhurst.org](http://Amhurst.org).

**Dog Clean-up and Street Trash** – Many thanks to pet owners and exercisers who use the green doggie drops and beige garbage containers to dispose of dog poo and general litter. Both the green and beige containers may be used for dog droppings as they are all maintained by the same pick-up vendor. Thank you for helping keep Amhurst healthy and clean when you pick up after your dog and dispose properly. We have seen a wonderful increase in youngsters and walkers, so keeping grass clear of “surprises” is more important than ever, and taking a bag for litter on walks helps keep the property looking like we all care. See Residents Guide, Pages 13 – 15 for more information.

**Trash Cans** – We all know there are coyotes and stray cats and dogs running around – along with other “critters” (chipmunks and squirrels and raccoons). For safety and health reasons, trash cans need to be kept away from our doors. Please ensure trash cans are stored inside garages and not on patios or decks. If you have difficulty transporting your garbage/recycling to the garage, please ask your neighbor for assistance. I’m sure they’d be happy to help. For information on timing of trash can placement and storage, see Residents Guide Pages 6 and 7.

**Deck/Patio Maintenance and Clutter** – It is the responsibility of the Association to keep areas clear of leaves and other blowing debris. This becomes difficult if the deck areas are blocked with “stuff”. This is particularly true around air conditioning units. Please keep areas clean and organized so work may be accomplished around the rest of your “outdoor space”. If you are upgrading your patio or want to do gardening outside your property area, please follow the guidelines in the Residents Guide on Pages 5 and 6.

**Noise Pollution** – As the beautiful starlit nights arrive, please be aware of the proximity of your neighbors.

Voices carry easily across the short spaces and over fences. As a courtesy to your neighbors, please abide by the St. Louis Park ordinance which specifies 10:00PM is the appropriate time for noise abatement. See Residents Guide, Page 12.

**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, June 2**. This is a great chance to clean out, meet new people, and make extra cash. After the sale, you can take your unsold goods to Goodwill (just a mile away via Excelsior Blvd.). “Free” stuff should not be placed in parking lots, but you can sign up on [Nextdoor.com/Amhurst](http://Nextdoor.com/Amhurst) and let 15 communities around us know you have something to give away. Yard waste like leaves and 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.

**Nextdoor.com** – Amhurst residents have a valuable resource in this online forum. It is like Facebook, but neighborhood specific. If you haven’t signed up, talk to one of the many Amhurst residents who have already. 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** – The Amhurst website is the place to learn about Amhurst specific documents and Board activities. The Resident Guide is there, too, so you can reference all the items just posted above!

**Ask a Question** – If you encounter a question for which you can’t find an answer, contact Jim Kraus, our Property Manager at 952-933-9747.

I hope to see you around – helping with gardening of common areas, cutting buckthorn, caring for YOUR area, etc. Thank you to those who already help make this such a beautiful place to live. Have a safe and joyful Spring and Summer season.

**Gina Soucheray** | Board Secretary (*and homeowner*)

## HOA MONTHLY DUES | WHAT ARE MY OPTIONS?

**ACH** – An electronic option where Sharper debits the homeowner's designated bank account for the amount of the monthly dues every month. The board encourages everyone to take advantage of this method because it is the easiest and most accurate method for both the management of Amhurst and our homeowners. Once a homeowner sets up a monthly ACH transaction with Sharper, Sharper will debit the homeowner's designated bank account for the amount of the dues on the 1<sup>st</sup> of every month. After creating an account, Sharper is responsible for changing the debit amount and the homeowner should not have to do anything further. If you would like to set up ACH, please contact Sharper using the information below.

**Sharper Portal** –The other electronic option is to use the Sharper Portal to set up one-time or recurring payments. The advantage of this method is the homeowner can choose which day the payment is scheduled. To use this payment method, homeowners will need their Sharper login information. If you no longer have this information, please contact Sharper using the information below. **Please Note: you should choose the 1<sup>st</sup> of the month as the payment date. If you must choose a different date, please make sure it is no later than the 5<sup>th</sup> of the month to avoid late fees.**

**Check** – Another option is to pay by personal check or a check sent from your bank using your bank's bill pay system. The board and management of Amhurst strongly discourages this method because of the time it takes to mail and process payments. If a homeowner uses this method, the check should be mailed at least 10 days prior to the 1<sup>st</sup> of the month to avoid late fees. Also, make sure your Sharper Management Account Number is on the check.

If you have any questions about Amhurst monthly dues payments, please contact Sharper, Jim Kraus, our Property Manager at 952-933-9747, or any board member.

**Amhurst's Sharper Management Rep  
Josh Reams**

952-698-2061 or [josh@sharpermanagement.com](mailto:josh@sharpermanagement.com)

**Sharper Management | Contact Information**

952-224-4777 or [www.sharpermanagement.com](http://www.sharpermanagement.com)



## HO-6 INSURANCE | ANNUAL REQUIREMENT

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 do the following 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.

**Each year you must provide a Certificate of Insurance to Amhurst as proof 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.

Your fellow homeowners, Board of Directors, and 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](http://amhurst.org), or feel free to contact Jim Kraus at 952-933-9747, any Board member, or your insurance agent/company.

# LOHMAN'S AMHURST POOL SAFETY RULES

Pool Use for Amhurst Owners/Residents and Their Guests

## WARNING – NO LIFEGUARD ON DUTY

CHILDREN (Under 12 years of age) MUST HAVE AN ADULT (AT LEAST 18 YEARS OF AGE) SUPERVISING AND ACCEPTING FULL RESPONSIBILITY.

Emergency Phone 911

Nearest Public Phone is at Target | Directions: Go East on 36<sup>th</sup> St. Make a Right Turn at First Stop Light to Target

- No person with or suspected of having a communicable disease which could be transmitted through use of the pool shall work at or use the pool.
- A person with any considerable area of exposed sub-epidermal tissue, open blisters, or cuts must be warned that these may become infected and should be advised not to use the pool.
- A person who is incontinent must wear swim diapers when in the pool.
- Any person using the pool must take a cleansing shower using warm water and soap, and thoroughly rinse off all soap before entering the pool enclosure. A user leaving the pool to use the toilet must take a second cleansing shower before returning to the pool enclosure. A person who exercises, applies lotion, or uses a sauna or steam room must shower before using the pool.
- Spitting, spouting water from the mouth, and blowing the nose in the pool is prohibited.
- No running, or boisterous or rough play, except supervised water sports, is permitted.
- Glassware and similar material with a tendency to shatter on impact is not allowed in the pool enclosure area.
- Diving is not permitted.
- Pets are not permitted in the pool or the pool enclosure.
- For safety reasons, management may limit the number of floats.
- The Amhurst pool area is non-smoking.
- DANGER: STAY OFF FENCE AND SHED ROOF.

**Pool hours 10am – 10pm**



## COMMUNITY NEWS AND HELPFUL INFORMATION

### **AMHURST'S ANNUAL GARAGE SALE | SATURDAY JUNE 2<sup>ND</sup> 8:30 A.M. – 4:30 P.M.**

Gather any items you'd like to sell, price them, and display them at your garage! Each year we have 30-40 homes participate in the sale. We have great crowds, weather dependent. The Association will place the large garage sale sign at the front entrance, flyers around the Knollwood area, and an ad on Craig's List.

### **ST. LOUIS PARK CLEAN UP DAY | SATURDAY, JUNE 9<sup>TH</sup> 8:00 A.M. – 1:00 P.M.**

The Annual St. Louis Park Spring Clean-up Day will be held at the St. Louis Park Municipal Service Center, 7305 Oxford Street. St. Louis Park residents only. The Clean-up Day is sponsored by Waste Management and the City of St. Louis Park and is provided as a lower-cost alternative to home pick up. Call Public Works at (952) 924-2562 for more information.

### **COMPOSTING AT AMHURST**

Since Lohman's Amhurst is a multi-family community we do not fall under the same contracts as the City of St. Louis Park single family homes. We have our own garbage/recycling contracts and composting is not part of the system. It is cost prohibitive to add it to our existing contract and difficult to manage as a community.

However, in 2017, the city started an organics drop-site program for multi-family residents. These drop-off sites offer an opportunity for multi-family residents to collect their food scraps and keep them out of the trash. The compost created from organics is very valuable, and it can be used as a soil amendment to improve garden crop yields or for water retention in construction projects. The program is free and the city provides a complimentary starter kit of compostable bags. To participate, or for more information, please go to [www.stlouispark.org/services/multi-family-recycling](http://www.stlouispark.org/services/multi-family-recycling) and complete the **multi-family organics recycling drop-site sign-up form** or contact Emily Barker at 952-924-2187 for more information.

*At least one Board member currently participates in the program. Convenient drop-offs for our neighborhood are off Wyoming and Minnetonka, or at Creekside Park off Oxford (near the City Municipal Offices). Consider it!*

### **ST. LOUIS PARK SUMMER CONCERT SERIES**

All performances at the Veterans' Memorial Amphitheater are free and filled with amazing talent! In the event of inclement weather, call 952.924.2567 for concert status. Check out [www.stlouispark.org/our-city/summer-concerts](http://www.stlouispark.org/our-city/summer-concerts) for more fun activities and a full concert list!

### **CITY OF ST. LOUIS PARK NEEDS ELECTION JUDGES**

Interested in participating in our election process? You can vote AND do more! Plus get paid! (Not a lot of money, but it's about more than money). 2018 is a BIG year, with ballots for Governor, Judges, Senators (local and state) and more. AND, it appears St. Louis Park will be gearing up for ranked choice voting in 2019 local races. This is a great time to learn new technology (they use iPads for registration) and how our electoral system works. Training is provided, mandatory, and paid for. It doesn't matter what your political beliefs are. Participate in the process and help make it work for all. Contact the City Clerk's office at 952-924-2503 Monday – Friday between 8:00 a.m. and 4:30 p.m.

### **MAKING CHANGES TO YOUR PATIO/GARDEN AREA?**

If you are upgrading your patio or want to do gardening outside your property area, please follow the guidelines noted in the Residents Guide on Pages 5 and 6. Complete the Request/Authorization procedures and receive **written approval** before beginning projects. **Contact Jim Kraus, our Property Manager at 952-933-9747, for more information.**

### **LITTLE FREE LIBRARY | TAKE A BOOK, RETURN A BOOK**

Our Little Free Library is a free book exchange for our community found in the Rockwell Court. How it works is simple:

- We initially stocked the LFL with a variety of quality books in good condition
- Stop by and take whatever intrigues you
- Return the book and bring books to contribute
- LFL books are always a gift to lend – never for sale!

***Have fun and happy reading!***



### **PLAYGROUND WITHIN WALKING DISTANCE - WEST 36<sup>TH</sup> STREET AND FLAG AVE SOUTH**

With the growing number of new babies and youngsters, we wanted to highlight the hidden gem that is located less than half a mile from the Amhurst entrance! Take a left onto Flag Ave S. from W. 36th Street and you'll find a playground with picnic tables, a play area, a trail, and on street parking for those who don't want to walk across busy 36th.



### **AMHURST OPEN HOUSE**

Interested in seeing what other homeowners have done with their townhome? We've had several new homeowners join the neighborhood making improvements to their home. Many owners want to invest in their property and sharing ideas is a great opportunity for homeowners to see what works.

How about a home tour for Amhurst owners only? If you are interested, please contact Gina Soucheray at [ginsouch@msn.com](mailto:ginsouch@msn.com). We'll gather interested parties, determine a date and format, and get the word out. Ideally, we need at least ten homeowners to make it viable.

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## **WHAT IS THE HOMEOWNERS ASSOCIATION?**

Each homeowner is a member of the Amhurst Homeowners' Association. Each year there is an Annual Meeting to elect board members where we discuss previous year's projects/concerns and what should be prioritized over the next 12 months. Currently the board consists of the following five officers: President John Rousseau, Treasurer Linda Dingbaum, Secretary Gina Soucheray, and Vice Presidents Cindy Piche, and Ashley Brown. Board Representatives are volunteers who are elected to make decisions regarding what needs to be done in the community on a daily, monthly and annual basis.

Amhurst is self-managed with one full-time manager, Jim Kraus. Some of Jim's responsibilities include: managing contractors, communicating with residents, managing the swimming pool, budgeting projects, creating the newsletter, and updating the website. Jim is an employee of the Association and is managed by the Board of Directors. The board makes decisions on what needs to be accomplished to maintain our property and John implements those projects. The Association takes care of the siding, bricks, shingles, etc. as well as maintenance of the common grounds, parking lots, snow removal, financial and legal issues and more.

We pride ourselves on the look of Amhurst and the individuality of our homes add to the beauty of our neighborhood. As an Association member or a resident at Amhurst, it is important to know the rules and pay attention to the communications you receive from the Association. **Please visit [Amhurst.org](http://Amhurst.org) website for all current and relevant information regarding our community.**

Together we create the beautiful, safe, and fun living environment we call home. If you have ideas to make it better or articles you'd like to see in the fall newsletter, contact any board member or contact Jim Kraus, our Property Manager at 952-933-9747.

# Lobman's Amburst

36th STREET

WHITE OAK

SOMERSET

CLIFFTON

ROCKWELL

BRIARWOOD

NEWPORT

## HOUSE-TYPE KEY

	PARK LANE
	SAN SIMEON
	HEMMINGWAY
	THOREAU
	EDGEWOOD
	EMERSON



Lobman's Amburst

HOMEOWNERS  
ASSOCIATION

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Jim Kraus, Property Manager  
*Published Spring and Fall*

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