

# AMBERLEA NEWSLETTER

December 2010

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## Amberlea Homeowners Association-Officers and Directors

### Officers

**President:** Ken Rejko  
**Vice President:** Bob Koechlin  
**Treasurer:** Carl Bowles  
**Secretary:** Terry Rejko

### Directors

**Area 1:** Bob Koechlin  
**Area 2:** Greta Develle  
**Area 3:** Joyce Kucek  
**Area 4:** B. J. Develle  
**Area 5:** Ed Albuoy  
**Area 6:** Dave Dunlap  
**Area 7:** Shaine Harvester  
**Area 8:** Diane Chavez  
**Area 9:** Barbara Piltaver  
**Area 10:** Grace Cristo  
**Area 11:** Don Ropp

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**We sincerely wish all of you are having a joyous holiday season and anticipating the start of a more productive 2011 New Year.**

### BOARD & ANNUAL MEETING

The New Year will begin with a **Board meeting on Thursday, January 13, 2011 at the Rejko residence (1290 Amberlea Court West) at 7:00 PM.** Our agenda will include a discussion of our association's goals for the up-coming year and the planning for the **Annual Meeting to be held at the Dunedin Community Center on Michigan Boulevard on Monday evening, January 31, 2011 beginning at 7:00 PM in the Elliot Room.** Last year only 30 people were in attendance and over half were officers, directors and guest speakers. Your opinions and suggestions are vital to us as Board members when voting on matters that affect our entire subdivision. If you believe your ideas are important, as we think they are, then please attend and make them count (*see next message below*).

### MEDIAN ISLANDS ALONG STATE ROAD 580

On Thursday, December 9, 2010 the city of Dunedin held an information meeting with Dunedin residents and business owners for the purpose of acquiring public feed-back regarding the proposed additions of landscaped median strips along State Road 580 from Pinehurst Road to K-Mart. Several of our Amberlea Officers and Directors attended to ascertain the impact this project may have on our already congested intersection. This would be a Dunedin funded project under the jurisdiction of the Florida D.O.T. The premise is to improve and/or restrict turning lanes to improve traffic flow, provide safety measures for pedestrians crossing State Road 580, and to improve the aesthetic appearance of State Road 580. There were "lively" discussions from many business owners and other homeowner associations reflecting the negative impact this project would place on existing properties. Discussions of a sorely needed north and southbound left turn signal at our Amberlea entrance were supported by everyone attending...even the representatives from the city. The objection of said turn signal seems to rest with Keith Crawford (Florida D.O.T. Director of Traffic Operations in Tampa). Your Board will be represented during a Dunedin Commission Meeting, yet to be slated in the early spring, for further discussions. Amberlea residents are encouraged to attend.

## **FRONT ENTRANCE UP-DATE**

Written approval of our city grant for \$10,117.35 was received December 6, 2010 and our general contractor, **Ed Proefke**, President of Proefke Construction Company, applied for a building permit on December 9, 2010. We received our building permit from the City of Dunedin on December 15, 2010 and filed our Notice of Commencement with Pinellas County on December 17, 2010. Our goal is to have the structure completed by the Annual Meeting except for the landscaping and irrigation finalization which is now scheduled for March or April. The weather at that time of year should be more conducive for our volunteers to work outdoors. More importantly, we will need by that time for the Florida D.O.T. to have cleared out most of their equipment and vehicular traffic to provide us with a staging area for our work. Please volunteer at **amberleadunedinfl.com**. We are fortunate to no longer have to solicit volunteers to paint the new front entryway. **Ed Albuoy**, a resident and painting contractor living in Amberlea for over 21 years, is generously donating his services to perform the required painting. To date, he has painted over 38 homes in Amberlea. We have included his flyer with this newsletter as a means to thank him for his generosity and sense of community spirit. With our total budget of \$20, 234.70, this project is the largest undertaking Amberlea has ever undertaken. Our cash outlay is only 25% of the budget due to the credits for our volunteered hours and in-kind donations such as **Ed's**. We can all rightfully be proud of the improvement and impact our entrance will have on our community for many years to come.

## **ANNUAL DUES NOTICES & WEBSITE AWARENESS**

There has been little response and feedback on our website (**amberleadunedinfl.com**). We wonder if some of you have read past newsletters to know if the website even exists. Included with this newsletter is an **Annual Dues Notice & Website Awareness Survey**. Please check the appropriate responses and return with your dues to our **Treasurer, Carl Bowles**. As a further measure, we are incorporating our website address on each side of the new entryway to be seen as vehicles enter and exit Amberlea. If anyone can not receive website newsletters and other pertinent information posted on the website, please contact us to discuss a solution.

**This will be the last quarterly newsletter delivered to you by the US Postal Service. Future quarterly newsletters will be posted on the Amberlea website (amberleadunedinfl.com). Only dues notices will continue to be mailed to you via the US Postal Service.**

## **WELCOME WAGON COMMITTEE**

**Director Shaine Harvester** and **Director Joyce Kucek** have been formulating the committee's procedures and packages for welcoming new residents to Amberlea. There is little chance of our knowing in a timely fashion when someone moves into Amberlea. If you are aware of someone new residing on your street, it would be most helpful if you would bring it to the attention of a board member or post it with their names and addresses on our website. All too often, new residents are not aware of the existence of our deed restrictions, newsletters, or that we have a homeowner's association. More importantly, we would like to welcome them to Amberlea as a good will gesture by being neighborly. **Shaine** and **Joyce** will welcome any pertinent suggestions.

## **WELCOME NEW DIRECTORS**

We are happy to have **Barbara Piltaver** volunteering to be a new Director of our association. She and her husband **John** hail from the Chicago area and purchased their home in Amberlea last year. Although not yet residing as a full time resident in Amberlea, **Barbara** has often visited and has kept abreast of Amberlea doings by way of the internet and telephone calls. She brings with her several years of service and experience by producing newsletters for her local association in Illinois. Welcome **Barbara and John**. We also welcome **B. J. Develle** as a full-time Director. He has been serving as Co-Director with his wife, **Greta**, for the past two years. Since he has attended all the Board Meetings to date, he has agreed to step up as a voting Director. **Ed Albuoy**, mentioned earlier in this newsletter, was a Director on the Board several years ago. We now welcome him back as a Director. With these new Directors, we have a full compliment of Officers and Directors on our Board but residents are encouraged to attend Board Meetings. We welcome your thoughts and interest in the welfare of Amberlea. In addition to the Annual Meeting, the Board meets approximately four times a year during the early evenings for two hours. Please consider the importance and worthiness of your contribution and sense of civic responsibility to make Amberlea a better place to live.

## **SAVING THE BAD NEWS FOR LAST**

It's a shame that I have to bring up a sore subject once again...**Parking on the Grass**. We thought our campaign of reminding residents in the friendliest manner possible, by way of the newsletter, was having a favorable impact on this situation. **We were wrong**. During the last year violations had dropped from 18-20 to about 8-10 but are now back up to 18-20. Those residents lacking consideration and respect for their fellow neighbors in Amberlea remain out of touch with the world around them. They continue to flaunt their selfish behavior and/or their apparent ignorance of our recorded deed restrictions by doing as they please. Your Pinellas County recorded deed restrictions, posted on our website ([amberleadunedinfl.com](http://amberleadunedinfl.com)), read, "No vehicles shall be parked on any part of this property except on paved streets and paved driveways." By parking on the grass in the front yards for all to see and adjacent to their neighbors' property lines, these violators seem oblivious to both the impact on their own property values and their neighbors' frustrations in dealing with it on a daily basis. One homeowner contacted me to inquire as to why we tolerated such a "crappy neighborhood" look? Another asked if we were trying to achieve a "trailer trash" look? Several have asked, "**Why don't we sue them?**"

As your Board of Directors, we have kept very cool heads and maintained rational thinking while dealing with this irksome issue. Looking at past Board minutes and letters sent years ago to homeowners regarding the same perpetual problem, the solution appeared to be solved by suing the major offending party. A judgment was ruled favorable to Amberlea and the offending party had to remove offending vehicles and pay all court costs...including Amberlea's legal fees. As the years went by, cars began slowly appearing on lawns until it has once again become a major issue resulting in many upset homeowners. **So why don't we sue them?**

Because of this drastic, costly, and time consuming means of solution, the Board has proceeded cautiously but has not shied away from pursuing a legal solution. We have prudently been reluctant to jump immediately into litigation for the following reasons:

1. Litigation does not promote friendliness and harmony within the community.
2. The adverse media attention is not necessarily in Amberlea's best interest.
3. Reimbursement of litigation costs are at the discretion of the Court.
4. Our current dues structure of \$20.00 per year would not be adequate to cover potential legal costs, should they not be reimbursed.
5. Lawsuits are time consuming. Volunteers giving freely of their time for the good of the community may think twice before committing to an office or directorship if they potentially may have to be part of a lengthy legal process.

The tone of this commentary should strongly lead the reader to believe that this issue will not be ignored or trivialized by your Board of Directors. We have had enough. Our time serving as your Board should be better spent implementing new ideas and improving the quality of Amberlea and not continuing to deal with the few causing unrest. If litigation appears to be the only course of action to rectify these violations, litigation will be pursued. We have consulted with an attorney and are setting some initial procedures in motion. You will be contacted and notified in writing of any violations on your property and a copy will be sent to our attorney and photographs will be taken to document said violation/s. As Officers and Directors of your association we are charged with upholding the deed restrictions and have no choice but to seek a solution that is in keeping with that responsibility. Our Board Meeting in January and later Board Meetings during the year as well as the **Annual Meeting on January 31, 2011** will concentrate on this issue.

If you are interested in attending our Board Meetings and/or voicing your opinion, please contact me via the web site ([amberleadunedinfl.com](http://amberleadunedinfl.com)) or by telephone. Your participation and input are encouraged and most welcome.

Thank you for your confidence,

Ken Rejko  
President-Amberlea Homeowners' Association  
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