

AMBERLEA NEWSLETTER

December 2009

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 7:** Shaine Harvester
Area 2: Greta & BJ Develle **Area 8:** Diane Chavez
Area 3: Joyce Kucek **Area 9:** Vacant
Area 4: Vacant **Area 10:** Grace Cristo
Area 5: Vacant **Area 11:** Don Ropp
Area 6: Dave Dunlap

It is with great sadness that I must report the recent passing of Amberlea Director Lynda Blair. She will be missed as a vital member of your Amberlea Board and especially as a friend to all that have worked with her on many projects for our neighborhood. Our sympathies go out to her family and to her many close friends.

Greetings and Happy holidays to all Amberlea Residents as we Now bid farewell to 2009 and greet a new and productive 2010.

Annual Meeting

We look forward to beginning the New Year with our Annual Meeting. It will be held on **Monday, January 25, 2010 at 7:00 PM at the Dunedin Community Center** on Michigan Boulevard in the "Elliot Room". Don Ropp has agreed to serve as a Director on our Board and he will be attending the meeting to get acquainted. The annual dues of \$20.00 can be collected at that time if you wish since they are due by January 31, 2010.

Dunedin Commissioner, Julie Scales will be in attendance to speak to us regarding our application for a **City of Dunedin Neighborhood Enhancement Program Grant** which will enable us to erect new and updated entrance identity signage with lighting and total median landscaping featuring new irrigation. This city funded program is essentially a matching fund grant that will greatly benefit the Amberlea community and fulfill our desire to have an attractive and more durable (less maintenance) front entryway. We hope to have a preliminary design for presentation at the meeting prior to grant application.

Attorney John Freeborn will also be in attendance to inform us of the legalities and ramifications of our efforts to enforce our recorded deed restrictions. Only one time has the Amberlea Homeowners Association filed a lawsuit. This action regarding parking issues was brought to trial and was successfully won against a former homeowner back in the 1980's. We as officers and directors are charged with the enforcement of the deed restrictions and want to publicly air these issues prior to pursuing stronger means of controlling the 18-20 parking violations that some of our residents continue to flaunt.

Deputy Sherri Roberts will give us a presentation on recent scams and crimes that should be of vital interest to all of us and inform us of updates on the Neighborhood Watch Program. So far, only 10-12 people have responded to be included on her e-mail list. Our Neighborhood Watch Committee Chairperson, Shaine Harvester, will answer any questions from the floor and enroll additional residents for Deputy Roberts' bulletins.

I would like all of us to begin thinking of specific goals we, as an association, would like to achieve during the next year and/or in the years to come. It is my wish for us to discuss these ideas openly at the Annual Meeting. As I complete my first year as President, I would like to address several issues that have caused deep concerns:

1. Some residents never received a copy of the Deed Restrictions during the purchase of their property (Realtors should have provided this legal document).
2. Some residents were not aware of our annual \$20.00 association dues and were upset when mailed an invoice.
3. Some residents are unaware of the function or even the existence of the Amberlea Board. They do not realize the value of their personal input as a vital source of information to enable the Board to make intelligent decisions on their behalf. Without input, how can a Board of 12-14 volunteers really know what is in the best interest all 232 families living in Amberlea?
4. Only one person (not on the Board) volunteered to assist in the planning and control logistics of future garage sales. Should this be the end of this effort because not enough people are willing to give a little of their time for this productive event?
5. Some residents remember times when there were activities that brought the community together, such as: Easter egg hunts, visits from Santa, picnics and other social gatherings. They ask, why don't we do them any longer? Do you want them?

As a response, I would like to offer the following as an idea to consider for discussion. With each new family moving into Amberlea, a "welcome wagon" type of approach to introduce new residents to Amberlea and Dunedin might be the direction to proceed to address the five items listed above. The Dunedin Chamber of Commerce has agreed to provide tangible informational items to include in a "gift basket" presentation to supplement whatever our association may wish to do. We could include Deed Restriction copies, information regarding association procedures, etc. This should lead to better communication and understanding between all Amberlea residents and help create a better sense of community spirit and a willingness to actively participate. With only about 20-25 homes represented at the last few Annual Meetings it is very difficult to feel the pulse of the remaining homeowners. What would be the best means to gain input from a majority of residents? Please attend and make your opinion count.

Since we currently have three vacant seats on the Board of Directors, we are in need of interested homeowners willing to express their views and ideas. We meet approximately five times a year during the early evenings for about two hours. Please consider the importance and worthiness of your contribution by volunteering as a Director and join us in sharing a sense of civic responsibility to make Amberlea a better place to live.

Board Meeting

The quarterly board meeting of the officers and directors was held on November 5, 2009.

Dave Dunlap updated us on the entrance renovations and we have now seen the results of FDOT and the City of Dunedin in reconfiguring our entrance intersection with SR 580. Only time will tell if this will relieve the traffic ambiguities we have encountered for so long. There are a few remaining clean-up items to be completed by the city.

This now allows us to proceed with our design of a new entrance identity feature.

Dave also reported on the now successfully completed efforts of a crew of juvenile delinquents who were assigned the enjoyable task of repainting over the graffiti that had been spray painted on the entrance walls between the commercial strip and Amberlea.

The continuing problem of unsightly vehicular parking by a few residents was again discussed and it was suggested to poll the attendees at the Annual Meeting to see how strongly (legally) we should proceed with action against violators. The Amberlea Deed Restrictions Violation Notice sample copy that appeared in the last newsletter will be utilized after the first of the year as a strong reminder to those in violation. Attorney John Freeborn's office will receive a copy of any delivered notices. I felt that we should not begin knocking on doors until the holidays were over.

Greta Develle reported on the progress of our **Amberlea Homeowners Association Website**. The website company in Indiana we have been working with has now demanded all the monies for the first year in advance prior to our review of their work. This was unacceptable to Greta and the Board and we are now working with ADSHARP Advertising in Dunedin at a lower cost per annum and a review of the website before all the monies are paid. We are still anticipating the use of the website as a work in progress to demonstrate at the Annual Meeting on a large screen. Once we have everything compatible to meet our needs we will notify all homeowners but continue mailing hard copies of the newsletters until a smooth switchover is deemed appropriate to all concerned.

Annual Garage Sale

As discussed in the last newsletter, the annual Amberlea Garage Sale status is in limbo. I will review the situation briefly since the event has had its share of problems:

Complaints of blocked streets from careless parking and pedestrians idly walking in front of moving cars has created potentially dangerous situations your Board is very concerned about from a moral and legal viewpoint. It has been suggested to hire off-duty policemen and/or provide road cones to direct traffic and parking to ease the situation. This of course would necessitate extra expenditures from the Association. This increase in fees could be passed on to those participating even though there are

those who pay no fees whatsoever. Is this the best use of Association monies collected through our dues when the garage sale benefits a minority of the Amberlea residents? We don't think so. It is everyone's right to host their own garage sale if and when they want, provided they comply with the city's regulations.

Dave Dunlap has been most generous of his time by single-handedly filing the required permits with the city, issuing the flyers, placing the advertising, collecting the fees from participants, chasing down the non-payers who benefited from our advertising; and, directing rampant parking and traffic snarls over the past several years. He cannot nor do we encourage him to continue to do so. Therefore, if we are to resume this event next year, we will need the assistance of perhaps a dozen or so non-Board members to cover these various categories and participate by serving on a planning and implementation committee.

Unfortunately, only one person as stated on page 2 of this newsletter has offered any assistance. Until such time a solution presents itself, the garage sale is canceled for the future. The Board will remain open to suggestions from any and all concerned residents and your comments regarding this matter will be appreciated. The Annual Meeting would be an ideal opportunity for an open discussion.

Future Board Meeting

A tentative date for our next Board meeting is scheduled for late March, 2010. The time, place and date will be announced at a later date. All interested parties not on the Board are invited to attend with prior notification so we can provide an appropriate meeting place.

Thank you for your confidence,

Ken Rejko
amberlea.info@gmail.com
President-Amberlea Homeowners' Association