

AMBERLEA NEWSLETTER

July 2009

Amberlea Homeowners Association-Officers and Directors

Officers	Directors	
President: Ken Rejko	Greta & Bruce Develle	Diane Chavez
Vice President: Bob Koechlin	Joyce Kucek	Lynda Blaire
Treasurer: Carl Bowles	Dave Dunlap	Grace Cristo
Secretary: Terry Rejko	Shaine Harvester	Laura & Chris Tehan

Greetings to all,

Board Meeting

The quarterly board meeting of the officers and directors was held on April 11, 2009. New residents Greta and Bruce (BJ) Develle were unanimously approved by the board to become our Area Directors for Area 2 (west sides of Brook Drive West & Dale Circle West). At our request, our main order of new business was Greta's presentation of the proposed creation of an **Amberlea Homeowners Association Website**. This web site would allow timely notification to residents regarding items of special interest such as our recent city water shutdown and brief contamination of the water supply, neighborhood watch bulletins, dates/times/locations of annual and quarterly board meetings with the associated minutes, garage sales and upcoming events. As an ongoing function of the web site, deed restrictions, local water restrictions, frequently called numbers to city/county/utilities and emergency services could be posted for our convenience; and, possibly residents' communications with Area Directors and officers to allow feedback on issues. Discontinuing our current mass mailings of newsletters about five times a year (at a varying cost of approximately \$500.00 and volunteer labor to fold, label and mail 232 copies) appears to offset the maintenance fee for the web site service provider.

Should the Board approve the implementation of this web site, several issues must be considered. Among them: How do residents without computer access receive information? Do we want to have internet feedback from residents? What security risks, if any, might we encounter if telephone numbers or addresses are exchanged? Would residents need a login identity password? There is much to consider and we are proceeding cautiously to seek workable solutions for implementing the web site. **I am looking for a response from residents to enable me to express your thoughts to my fellow board members.** If we do proceed after thoroughly investigating various avenues, use of the web site would hopefully begin no later than January 2010.

Directors Needed

We are continuing to seek interested homeowners to fill the Area Director vacancies for Areas 4 and 5. As stated before, contact me if you have a sense of community spirit and a willingness to share your views and ideas with your fellow board members. Without obligation, perhaps you could attend our next board meeting to see how we function.

S.R.580 & Amberlea Entrance Update

There still appears to be no hope for left hand turn signals being installed at the entrance.

Until finalization of all plans by the city and FDOT are approved and in place for our intersection at the Amberlea Entrance the Board will be continuing only minor plant and irrigation maintenance with no additional capital improvements to our identity feature and median island.

The current plan for the northern side (Amberlea) of the intersection remains the same as outlined in the March 5, 2009 Amberlea Newsletter. However, the southern side has a new wrinkle being proposed and discussed by the city and the FDOT. It appears that an additional 13'-15' of right-of-way is available for creating a third lane adjacent to McDonalds on the east side. This would allow a right (eastbound) turn lane, a straight (northbound) lane and a left (westbound) lane for traffic traveling north on Virginia Avenue. At least this would eliminate the guesswork of what eastbound traffic and southbound traffic leaving Amberlea have to constantly deal with every time one leaves the subdivision.

Annual Garage Sale

The annual Amberlea Garage Sale will be held on Saturday, November 7, 2009 with a rain date of Sunday, November 8, 2009. There will be additional information with a registration form included in the next newsletter for those wishing to participate. It will operate much the same as last year; however, solutions are being discussed to alleviate some of the problems encountered last year as this event has fostered some dangerous street parking conditions. The Board is open to suggestions.

Amberlea Drive North Speed Control Update

A meeting was held on March 24, 2009 at the Dunedin Community Center by the city to determine if there is a need for added enforcement, traffic monitoring equipment or other traffic control measures in response to residents' complaints of problems near Amberlea Park along Amberlea Drive North.

Pipers Glen residents and Amberlea Board members attended and the facts seemed to center on a few recognized repeat violators speeding, running stop signs and disregarding children crossing the street to get to the park. Eyewitnesses pinpointed most violators appeared to be school aged drivers from outside of Amberlea and Pipers Glen on their way to and from Dunedin High School. How they knew this was not made clear.

White pavement striping has been applied at the crossings, speed monitoring display equipment has been implemented, speed limit signs and stop signs have been posted and additional police patrolling should be evident. Due to substantial costs (\$3500.00 each), "speed bumps" would not be encouraged but only considered as a last resort. These procedures will extend into the fall and the matter will be readdressed by the city once school has been in session. An additional item was tabled until the fall regarding the safety of children in the park. If requested, the city would look favorably to installing low fencing along the park to prevent children from inadvertently running into the street.

Neighborhood Watch Program

Director Shaine Harvester has been contacted by Deputy Sherri Roberts of the Pinellas County Crime Prevention Unit to attend a civic meeting at the Dunedin Community Center in an attempt to bring new life to the County's Neighborhood Watch Program. This meeting will take place before you receive this newsletter but we will include any pertinent details in the next issue of the newsletter. Shaine, as many of you may remember, was instrumental in initially establishing the Neighborhood Watch Program for Amberlea and we appreciate her continuing efforts.

Vehicle Parking Issues

The Board has received several complaints regarding parking of vehicles on grass violations as conveyed in the following Amberlea Deed Restriction:

“13. No vehicles shall be parked on any part of this property except on paved streets and driveways. No trailers or commercial vehicles, other than those present on business, may be parked in the subdivision. No vehicles shall be left on property that is inoperative.”

No one has brought forth a complaint against reasonably sized business trucks (ie: pickups and/or 2 axle vans) belonging to Amberlea residents parked in driveways. When “large vehicles” (ie: flatbeds, semis, towing rigs, large motor homes, etc.) are present your neighbors become irate and want action taken. When cars, vans, pickups, etc. park on the grass adjacent to driveways your neighbors have a similar reaction and expect the board to take immediate action by enforcing the deed restrictions. Do residents expect the Board to respond by filing liens and taking legal actions? These types of actions are costly to us all, time consuming and foster resentments between neighbors which we want to discourage. We would hope that those of you who are in violation would be considerate of your neighbors and voluntarily park on paved drives. Most driveways in Amberlea will accommodate four vehicles and many residents currently do so.

On three occasions (weekends when vehicles would likely be on the premises) a survey was made to see how prevalent the problem was. On each of the three surveys 18-20 vehicles (mainly pickup trucks) were parked on either side of paved driveways on the grass and appeared to generally be the same ones each week. One vehicle was inoperative and has since been removed. This represented only about 10-12 residences out of 232. The Board would like to see this situation rectified in a friendly manner. At this time your Board is taking no action and will wait to see if additional complaints are received.

A tentative date for our next Board meeting is scheduled for 7:00 PM-Thursday, August 6, 2009 at the Rejko residence ([address redacted]). Officers and Directors please respond for confirmation.

Ken Rejko
(727) 734-0024 [email address redacted]
President-Amberlea Homeowners' Association