

AMBERLEA NEWSLETTER

October 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	

Greetings to all,

Board Meeting

The quarterly board meeting of the officers and directors was held on August 6, 2009. Unfortunately, Directors Laura and Chris Tehan are moving out of state and will need to be replaced to cover Area 11. We thanked them for their many years of service to our Association and wished them and their newborn good luck in their new home.

Dave Dunlap updated us on the entrance renovations and we should see work commencing in the latter weeks of October (read further as to how this will impact our Annual Garage Sale). The continuing problem of unsightly vehicular parking by a few residents on the grassy portions of front yards was discussed at length. We are proceeding with placing notices on front doors reminding residents of the specific deed restriction violations that we find in non-compliance and will speak to homeowners if they are home. See the included sample form notice you may receive if you are in violation.

Shaine Harvester (Neighborhood Watch Chairperson) reported the status of her neighborhood watch efforts after her meeting with Deputy Sherri Roberts. Her report can be read later in this newsletter and all concerned residents should notify Shaine accordingly.

Greta Develle reported on the progress of our **Amberlea Homeowners Association Website**. After much discussion to eliminate any potential problems anticipated, we agreed to move ahead with Greta's suggestions and voted to have her implement our program with the website vendor. We formed a committee to work on the specifics of the contents of the website. Additional information will be addressed in the next newsletter prior to the Annual Meeting in January 2010. **I will continue to accept responses from residents to enable the board members to fine tune this website.** We are still anticipating the use of the website no later than January 2010.

We are continuing to seek interested homeowners to fill the Area Director vacancies for Areas 4, 5 and now 11. 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.

Annual Garage Sale

The annual Amberlea Garage Sale scheduled for November 2009 has been canceled.

With the planned entranceway construction scheduled to be in progress at that time, concerns over last year's parking and this year's anticipated construction conditions has given us pause to continue this event as in years past. This event has not been without 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 continue this event resuming 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.

The Board is open to suggestions from any and all concerned residents and your comments regarding this matter will be appreciated.

A tentative date for our next Board meeting is scheduled for 7:00 PM-Thursday, November 5, 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

Amberlea Deed Restrictions Violation Notice

Resident: _____

Date: _____

Address: _____

Dear Resident:

Your property is in violation of the Amberlea Subdivision Deed Restrictions as recorded in the Public Records of Pinellas County, Florida. As duly elected Officers and Directors of the Association we are charged with the responsibility to proceed with actions to maintain compliance with said restrictions. The following item/s on your property is/are in violation:

1. **Noxious or offensive trade or activity.**
2. **Parking of vehicles on lawns in lieu of designated driveways and streets.**
3. **Rubbish, trash, garbage or other waste not properly maintained and concealed from public view as per City of Dunedin guidelines.**
4. **Boat/s and/or trailer/s not properly concealed from public view.**
5. **Inoperative vehicle on premises.**
6. **Other:** _____

It is regrettable that a few individuals habitually ignore the subdivision's covenants and restrictions that were an integral part of the legal documentation in force at the time of your purchase in Amberlea. We, as your Board, do not wish to move in legal directions without first attempting to rectify the situation in a friendly and neighborly manner. This issue was part of the Amberlea Newsletter of July 2009 mailed to your current address. Since the newsletter, we have either noticed or received additional complaints of these violations. We are following through with this notice as our second "friendly" step to directly inform you of the violations/s. Most of our residents have a sense of compliance and wish to reside in a harmonious community of well intentioned and considerate neighbors. They expect us all to preserve the integrity of Amberlea. They share a common goal of preserving our properties' values by maintaining Amberlea as an attractive place to live.

We will sincerely appreciate your efforts in resolving these issues. If you wish, you may contact the Board to discuss your particular situation via Ken Rejko (President-Amberlea Homeowners Association) at [email address redacted] or (727) 734-0024.

Thank you,

The Amberlea Board of Officers and Directors

Cc: John F. Freeborn-Attorney at Law, Freeborn & Freeborn

Fellow Amberlea Neighbors,

We are trying to get the Crime Watchers up and running in our neighborhood again. Once upon a time we had a strong group and a great Crime Prevention Officer however as we all know things change and the Crime Watchers in Amberlea, to all intents and purposes, slid into oblivion.

So here we are – a new day – and a new powerhouse Crime Prevention Officer, Deputy Sherri Roberts.

I was impressed with Deputy Roberts and all she is trying to do to keep us informed and safe. So much so, that I re-enlisted to be the neighborhood watch person again. Please feel free to join me in this worthwhile program.

1) Deputy Roberts has requested an updated neighborhood list with phone numbers. Due to privacy laws, the Amberlea Homeowners Association Board felt that before we furnished this information we need each and everyone's permission.

If you would like your information included on this list, please notify me either by phone, email or stop by and tell me.

2) Deputy Roberts sends me informative emails on a steady basis with tips and advice about how to keep safe. She also sends out emails warning of scams, robbery patterns in neighborhoods and other crime behavior. If you would like to have these "warning" emails sent to you, I will need your email address to add to my distribution list.

There's an old adage – "knowledge is power." Please keep this in mind when you are contemplating being added to these lists.

Sincerely,

Shaine Harvester
Neighborhood Watch Chairperson
amberlea.info@gmail.com