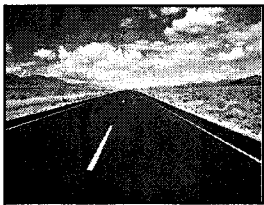


# Countryside Living...

A PERIODIC PUBLICATION OF THE DONALD ROSS LANDOWNERS ASSOCIATION, INC.



## Paving Prices

At the January 18, 2007 SIRWCD meeting the engineers revealed their estimates for road paving in PBCE. There is a total of 33.5 miles of roads that have petitioned for an estimate so they can vote on whether to have their roads paved with county standard type paving.

The SIRWCD engineers presented a total project cost of about \$20 million. This would come out to about \$1,300 to \$1,450 per parcel per year for 20 years. The cost was estimated at \$14,000 to \$15,600 per parcel. The engineers stated that at one time the cost was about \$260,000 per mile, while now they estimate it at about \$590,000 to \$600,000 per mile. They also stated that OGEM which was once about \$105,000 per mile had now increased to about \$246,000 per mile.

A decision was made to not yet send out a ballot, because of the huge price increase.

The Palm Beach Country Landowners Association met after the SIRWCD meeting. Board members requested that president Michael Danchuk look into possible ways to reduce the cost and also meet with County Commissioner Karen Marcus for assistance. Board members Michael Danchuk, Kevin Baker, and Chris Reinhardt recently met with the Commissioner. Unfortunately they were advised that there are no county funds to assist with a road paving project.

Michael Danchuk then contacted representatives of Hubbard Construction Company, which is currently paving I-95. After reviewing the issues with them they inspected our roads, met with SIRWCD engineers, and provided Michael and the Landowners Association a proposal which would be closer to \$11 million, or about \$350,000 per mile. Their proposal has now been forwarded to the SIRWCD engineers for review and will be discussed at the next Board meeting. This figure was estimated to be around \$800 per parcel, and hopefully additional reductions could be achieved.

## Turnpike Expansion and New Interchange



On February 15<sup>th</sup> residents of PBCE attended a meeting at PGA National given by the Florida Turnpike Authority, which is considering an expansion of the Turnpike as far north as Indiantown Road. Currently the authority is looking into the feasibility of an expansion. The meeting gave residents of PBCE an opportunity to voice their concerns that a sound wall needs to be built on the western side of the Turnpike.

Subsequent to the meeting, the Board of the PBCE Landowners Association decided to contact local State, Federal and County leaders to obtain support for the sound wall, and to get the criteria for a wall changed. The current sound wall criteria does not favor large lot homesteads. Currently residents living on smaller lots, as opposed to acreage, are more likely to get noise abatement walls, as the criteria favors developments where more people per acre are affected.

In a separate meeting of the Palm Beach County Commission Zoning meeting, Commissioner Jeff Koons suggested looking into an additional turnpike Interchange south of Donald Ross Road and north of the Hood Road overpass. The exit would service Florida Atlantic University, and the new Scripps Research Center. The Turnpike Authority would have to do a feasibility study to consider this new interchange.

## Community Spotlight

Many great things happen to our residents, and we want to provide a space for everyone to hear about it. This section will now be reserved for these type of announcements. So if you won a special award, had an extra special anniversary, or something else good happened just call us and let us tell the rest of PBCE about it.

## Officers and Committee Members

### Officers:

President - Michael Danchuk	626-2530
1st Vice President - Kevin Baker	748-3376
2nd Vice President - Stephanie Duncan	575-7956
Treasure - Daniela Russell	575-5189
Secretary - Chris Reinhardt	743-8725

### Committees:

Beautification - Valerie Rozzo	743-3290
Car Show - Scott Rice	723-5552
Disaster Network - Bill Bolds	626-7638
Entrance - Kirk Humphreys	748-4595
Helping Hands - Pam Malone	743-9912
Mom's Club - Sara Nakashian	748-7744
Newsletter Editor/Advert. - Nicole Campbell	626-2530
Parks - Bill Meyers	745-6632
Bob Berman	627-1118
Kirk Humphreys	748-4595
Mike Ryan	747-3233
Sidewalks - Mike Danchuk	626-2530
Welcoming - Arie Strobel	748-6784

### Information:

Equestrian - Beverly Bean	575-4411
RV/Camping Club - Connie McCormick	744-2938
SIRWCD - <a href="http://www.sirwcd.org">www.sirwcd.org</a>	747-0550
Landowners Association - <a href="http://www.myPBCE.org">www.myPBCE.org</a>	
Park - <a href="http://www.twistypinesplayground.org">www.twistypinesplayground.org</a>	

## I-95 Expansion

A meeting presented by engineers for the Department of Transportation was held at the Jupiter Community Center to provide information on the future I-95 expansion. A large map showing the changes to I-95 was provided to president Michael Danchuk, which will be available for inspection at future PBCE Landowners meetings.

The plans are to start construction in the summer of 2008, and complete the project around July 2009 for the 4 mile section between Indiantown Road and Donald Ross Road. The road will be expanded to 10 lanes with larger entrance ramps. There will be a sound wall on the east side by North Palm Beach Heights, but there are no plans to build a wall on the west side along Palm Beach Country Estates. Residents of Palm Beach Country estates voiced their concerns that there should also be a wall alongside the western corridor of the Turnpike. The expansion will also include the interstate south of Donald Ross Road which is scheduled to be started next year, as a separate project.



### Message from the President

As reported in this newsletter, we have finally gotten a price for paving roads. We are now one step closer to having property owners that requested paving to decide if they want to pay for it or not.

Unfortunately as indicated in the article, prices were higher than expected. Now the SIRWCD Board members have to approve having the ballots sent out for a vote. Once that is done, property owners can vote to pave their road or not.

It should also be clear that recent mailings done by resident Robert Berman were not done under the control of either the Landowners Association or the SIRWCD. I have gotten dozens of calls in regard to these mailings and as I stated to all the callers, every resident has the right to express their own beliefs and do their own mailings, but these mailings were not done by either the Landowners or SIRWCD Board.

The PBCE Landowners Board in an effort to assist those that are considering paving, asked me to contact companies that do paving to try and get a better price. Hammond Construction is currently doing the widening and paving of I-95. In dealing through their representatives I have been able to get a price that may be substantially less than the original estimates. These figures and specifications have now been given to the SIRWCD engineers to evaluate.

I feel there are two very important things to consider when dealing with paving. The first is that each street should get the opportunity to vote whether it wants to be paved or not. I do not want to force any street to be paved if the majority of its owners wants to keep it dirt. I also do not want to see our community break up into splinter groups of: those streets that do not want paving, but are forced to have it; those streets that are already paved; those that have been recently paved and are paying for it now, and may have to pay for paving on other streets; and finally those that want to see their roads paved, and are tired of waiting for it.

I also feel if paving is to be done it should be done with a quality product. Like other things that I have done involving PBCE, I feel we should look at the long run, not a quick solution. I strongly feel that to consider OGEM or other lesser quality products may be a little cheaper now, but more expensive in the long run. I feel OGEM will not be as cost effective as it does not have the life expectancy of a county standard road, and will need to be redone more often. There is no base under OGEM so it can not last like a county standard road. Anyone considering OGEM should keep in mind what it will cost over the long run, and how their street will compare in appearance and durability to other streets in PBCE and the County. In my opinion OGEM will cost you more if you include maintenance costs and eventual resale value of your home.

On another issue I am very pleased to say that our State Legislators seem to have listened and done something about insurance costs. As many of you know I have been pushing for the last several months to allow homeowners to exclude windstorm coverage on their policy, if they choose, and still keep their other coverages. This would allow huge reductions in cost. I want to publically thank Representative Carl Domino and Senator Ken Pruitt for listening to me and working to get the legislature to pass this idea as one of their insurance cost reductions. For those considering canceling their insurance because of costs, there is now another option. If you have any questions about the road paving projects or this change in insurance please don't hesitate to contact me. *Michael Danchuk*

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## Donald Ross Landowners Association Meeting-1-16-2006

Meeting was called to order at 7:35pm Mike Danchuk, President, introduced himself and the board Officers Kevin Baker 1st Vice President, Stephanie Duncan 2nd Vice President, Chris Reinhardt Secretary. Daniela Russell Treasurer

**Treasurer's Report-** Daniela read the treasurer's report. General account \$0. Mike said this is nothing new. This time of year the account is always low. January dues are due and invoices for approximately \$1,500.00 in advertising for the newsletter will be sent out soon. Twisty Pines Playground \$5711.75 Legal Defense has \$2770.59. A motion was made and seconded to accept the treasurer's report.

**Secretary's Report-** Copies of the January Countryside Living Newsletter with the minutes of the November 14, 2006 were mailed out to residents and were also available at the meeting. No additions or corrections were presented. A motion was made and seconded to accept the minutes.

**Guest Speaker** - Due to the recent vandalism and break-ins Mike thought it would be a good idea to invite someone involved in security to speak. Mike introduced this month's speaker, Carlos Diaz and Nicolas Erazo from ADT Security. Nicholas and Carlos talked about cameras, perimeter window detectors, and glass breaking detectors, motion, fire and carbon dioxide detectors. He said cameras are a good way to give police detailed information about a break-in or theft. He also reminded everyone that insurance companies would give a discount if you have fire, smoke or theft protection. He said that ADT could do a security assessment of your home to see where your home is vulnerable.

**Old Business: Water** - Bob Berman gave the update. Water is ahead of schedule. The contractor wants to get the job done before the rain and hurricane season starts. He has hired three extra crews to get the job done by May. The original plan was that as the pipes are laid an area would be closed off for testing, once the testing was done those residents would be able to hook-up if they choose. But due to some heavy rain and some local road flooding at the beginning of the project, the company skipped those roads to remain on schedule. Then they will go back to those roads and lay the pipes. Since some roads were skipped they can no longer activate a section at a time. They will lay all the pipes first and then activate the lines all at once. A resident asked about the asphalt patches where the contractor had to cut the road to lay the pipe. Were these patches permanent? Bob said he would ask the contractor. Another resident said she spoke to the contractor and he said the patches are temporary and the contractor will go back and re-pave these areas after all the road work is done.

**Roads** - The ballots for the road paving should go out soon. (Note, after this landowners meeting the prices for the paving came into SIRWCD. The price has almost tripled to \$1200-\$1500 per household, per year for 20 years. SIRWCD has decided this price is too high and they are going to hold off on the mailing of the ballots.)

**Playground** - Chris Reinhardt reported the Twisty Pines Playground website has been updated and the downloadable forms for the fence pickets, bricks and components are ready. Paypal is not ready yet but hopefully will be coming soon. Twisty Pines Playground Foundation Inc. has now been officially incorporated and checks can be made out to this name. The 501(c)(3) application has been filled out and the supporting paperwork is being completed. Daniela is looking over the 15-page application for any errors. The Playground Committee is still looking for volunteers to help on the various committees. There is much work to be done BEFORE BUILD DAY. Some of the committees that need help right now are fundraising, tools, materials and food. Someone from the food committee could be soliciting local businesses to sponsor a meal during the build. We will be serving breakfast, lunch and dinner to the volunteers. Check the web site for a complete list of volunteer opportunities. You don't have to be skilled at building to help out. During the build week we will need help with serving food, checking tools in and out, and at the volunteer check in table. For the workers with small children we will have an onsite day care so we will need volunteers for that. We had originally wanted to do the build the last week of January 2007. The window we originally had hoped for was January through March to stay in the cool months and to avoid the hurricane season. But due to the water project scheduled to be in that area at that same time and safety concerns for the volunteer builders we have moved the build date to the first week in November 2007. This way we can avoid the water project, stay in the cool months and avoid the hurricane season and the holidays. To clarify for new residents the Twisty Pines Playground will be a volunteer community-built playground within the Margaret Berman Memorial Park on the corner of 69th and 155th. If anyone would like to help on any of the committees contact Bill at [bjmeyers@bellsouth.net](mailto:bjmeyers@bellsouth.net) or 745-6632, or Chris Reinhardt at [reinham@bellsouth.net](mailto:reinham@bellsouth.net) or 743-8725. **PBCE web site** - The PBCE web site now has the old newsletters up on the site for viewing. The board is also looking into possibly emailing the newsletter to residents.

This would save us a great deal of money in printing costs. When residents send in their dues there is a space for their email address. If residents could please fill this out we can email any important or timely news to residents.

**New Business: New Residents** - One new resident introduced himself and was given a welcome bag. A resident asked about sidewalks. After the water is done in May the pathways, which are wider than sidewalks, will be put down on 69th. Currently there is no money available from the county to add pathways to 155th, 150th and 75th. Kevin Baker, at the Juno Beach debate asked Rep. Carl Domino about a sound wall on the turnpike side, and he said yes. If anyone is interested in getting sound walls you should call Carl Domino's office. A resident suggested asking the county about planting large native plants as a sound barrier. Mike said we could ask. One resident complained about some cars playing their car stereos extremely loud. He said these are not just kids. He said it was so loud it rattled the windows in his house. He talked to the sheriff's department and they said he needed to get a license plate number for them to follow up on the complaint. If you hear these cars go by try to get their license plate number. If you are these cars, please be considerate to your neighbors. One resident complained about the trash being dumped in and on the sides of the canals. If anyone sees someone dumping trash get the license plate number and call it in.

It is illegal to dump trash or building materials and there are heavy fines if they are caught. Daniela said she saw a resident drive by and throw an empty six-pack of beer out the car window onto the shoulder of the road. This is not the behavior residents of our neighborhood should be exhibiting. She suggested if everyone could pick up the trash on the side of the road next to, or in front of their houses it would help keep our neighborhood looking good. Also, if everyone could pick up any trash that has fallen out onto the road or swale after the garbage trucks have emptied the garbage cans this will also help keep our neighborhood beautiful.

One resident asked if the board could write the sheriff's department about increasing their patrols to hinder the break-ins. Mike said he would send the letter. Bob suggested if anyone knows of any plumbers who would be willing to do a bulk rate on the water hook-ups contact him or the board with the phone number. Bill Bolds said he has only received two calls regarding the neighborhood watch. He said people want it but no one is willing to participate. Please call Bill at 626-7638 to be involved in the neighborhood watch. A motion was made to adjourn the meeting. Motion was seconded. Meeting ended at 8:40pm. Respectfully submitted, *Chris Reinhardt*, Secretary

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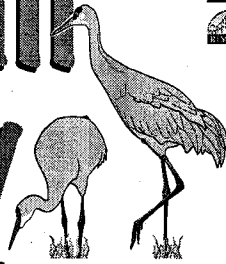
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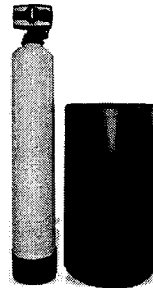


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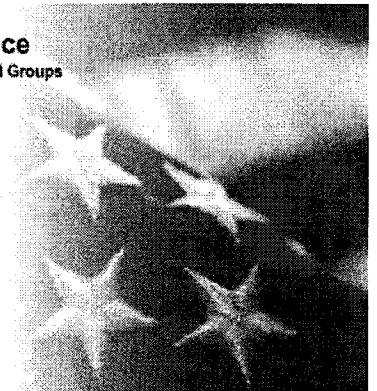
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We also need all levels of volunteers so please contact the committee to see how you can help or if you have any questions about the donations.

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Thank you.

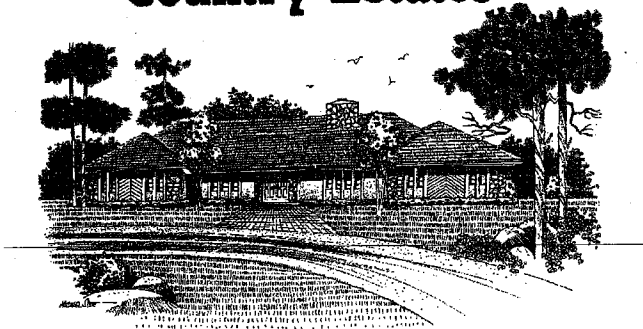
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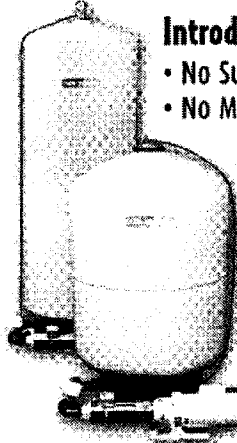


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### **\*\*Land Owners Meeting\*\***

**March 13, 2007 at 7:30 PM at Living Oaks Ministries Church on 64<sup>th</sup> Drive**