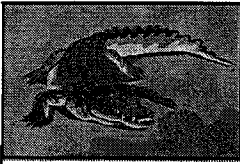


Countryside Living...

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



Don't Feed The Alligators

There have been recent reports of people feeding alligators recently in our area reported to SIRWCD. Maybe it is only a coincidence but there have also been reports of missing pets. With the low water level some of the gators may be moving so we are printing comments recently made by Gale English in one of his reports to the district.

We live in a beautiful, largely natural area with lots of trees and greenery that make it a very nice place to live. However, just like any other area, there are "rules of engagement" that if honored, make for harmonious and safe living. The earliest residents of our area were wildlife, and many species still make their home here. While we enjoy this, they are wild creatures and must be respected. Alligators can be particularly bothersome during drought conditions as they migrate from pond to pond and canal to canal searching for deeper water. Caution is urged around any body of water, such as backyard ponds, canals and drainage ditches. Whatever you do, please don't feed the 'gators!



Road Alternatives Discussed at SIRWCD

As a result of pricing information obtained by Michael Danchuk, the engineers and SIRWCD Board members have had extensive conversations on the costs of paving. The engineers explained that as a result of needing to comply with County Standards and bidding requirements, costs are higher than just having paving.

Since most of the roads in PBCE are owned by residents, and since the county no longer is subsidizing road construction, there may be an alternative of not needing to meet County Standards, but instead having County like roads. By not complying with County standards any streets that do decide to pave would not be able to turn over the roads to the County once completed. However since there are presently no longer any cash incentives to doing it may not be something residents would even consider.

The engineers will look into such alternatives and report to the Board in follow up meetings. It was also confirmed by the engineers and attorney that any street that wants to be paved could do so on their own if all residents wanted to pay for it. The street paving construction quality would still have to be approved by SIRWCD, in order to be maintained. However this process would greatly speed up the process and may also save money to the residents. Any one interested in exploring this process can call Michael Danchuk for additional information.

Also it was confirmed to the Board, by Mr. Danchuk, that at the last landowners association meeting, it was overwhelmingly clear that residents wanted the option to choose if their street is paved or not, and that only streets being paved should be responsible for the cost of the paving.

Officers and Committee Members

Officers:

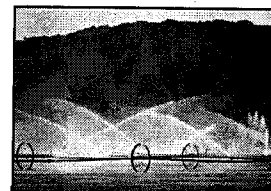
President - Michael Danchuk	626-2530
1st Vice President - Kevin Baker	748-3376
2nd Vice President - Stephanie Duncan	575-7956
Treasure - Daniela Russell	575-5189
Secretary - Chris Reinhardt	743-8725

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
Chris Reinhardt	743-8725
Sidewalks - Mike Danchuk	626-2530
Welcoming - Arie Strobel	748-6784

Information:

Equestrian - Beverly Bean	575-4411
RV/Camping Club - Connie McCormick	744-2938
SIRWCD - www.sirwcd.org	747-0550
Landowners Association - www.myPBCE.org	
Park - www.twistypinesplayground.org	



Water Restrictions

Strict water restrictions and resulting fines are now in place because of the drought. Residents caught

violating restrictions in the unincorporated areas, even if they use wells, will be paying fines.

As of April 27th county code enforcement officials started writing \$125 fines. If caught the second time the fine becomes \$250. Odd numbered houses can water from 4AM to 8AM Wednesday and Saturday. Even numbered houses and those with no house numbers can water at the same time on Thursdays and Sundays. No watering is allowed Monday, Tuesday, and Friday. Hand watering is allowed on the same days. Car washing is allowed 4AM to 8AM and 5PM to 7PM on the same days. When car washing, water must run off into unpaved areas. Rinsing of sidewalks is not allowed (some exceptions for low volume pressure cleaning). These rules apply to wells as well as those who draw water from lakes or canals.



Message from the President

A lot is happening in PBCE as you can see in this newsletter. As your Association, one of our functions is to try and keep you advised as best we can. When you hear of something you are not happy about or have suggestions on how to make it better, please do not hesitate to contact your Board members or make it known at one of the meetings. I personally read any comment that is sent in with your dues payment, so I can be aware of what residents are concerned about.

Being on the Board is a non paid position, and at times it is difficult to keep abreast of everything. Each resident must be the eyes and ears of PBCE. If you hear something that does not sound right or you feel others may not now about, please call.

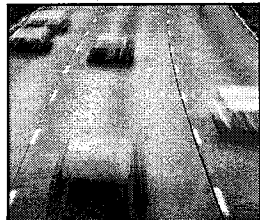
Currently, as noted from the feedback of residents, the number one issue addressing our community is making a decision on the road paving projects. It is also clear that the majority of residents want to be able to have a choice on what they do. This Board is committed to and will work to make sure that residents have a choice. Some people want roads paved yesterday, and as a result of that we are looking into alternatives on how to get the projects done. But there are also others who want to keep their dirt roads, either for aesthetic reasons or because of costs. We must respect both sides, and that is why it is critical on this issue, since it is feasible, that decisions be made on a street by street basis. We are a community, and I would hate to have someone ever decide to leave because they were forced to do something that they and their close neighbors did not want to do, or could not afford to do. For those who have been asking for paving for a very long time, we finally feel we are getting closer to finally having solutions worked out and you should be able to get the opportunity to make a decision on this issue on a street by street basis in the near future.

Michael Danchuk-President



Security Concerns

Because of recent security concerns expressed by residents, the Landowners Association Board is exploring the possibility of private security protection for PBCE. The recent problems involved breaking and entry, destruction of property and vandalism. This topic will be discussed for resident input at the next landowners meeting.



New Turnpike Exit

A new Turnpike exit is being considered by the State at Hood Road. The County staff has recommended this location at a meeting on April 18th. This will be considered in conjunction with the possible expansion of the turnpike from four to eight lanes. The Palm Beach Metropolitan Planning Organization is planning to include this change in their long range transportation plan for 2030.

As indicated in the last issue of this newsletter the exit was being considered south of Donald Ross Road. The new location will now be closer to Hood Road.

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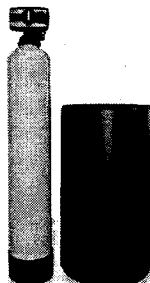


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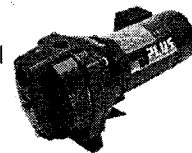


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Donald Ross Landowners Association Meeting - 3-13-2007

Meeting was called to order at 7:35pm Mike Danchuk, President, called the meeting to order and introduced himself and the board Officers, Stephanie Duncan 2nd Vice President, Chris Reinhardt Secretary. Absent, Kevin Baker 1st Vice-President and Daniela Russell Treasurer. **Treasurer's Report-** Daniela was absent. Twisty Pines Playground \$5711.75 Legal Defense has \$2770.59. Mike said he gave Daniela about \$5000 in deposits and he had around \$3500 just received to give her. He said the dues are coming in fast and furious. **Secretary's Report-** The minutes of the last meeting were printed in the last Country-side Living Newsletter and were mailed out to residents, copies of the newsletter were available at the meeting and the minutes are posted on the web site. No additions or corrections were presented. A motion was made and seconded to accept the minutes. **Old Business - Water** - Mike reminded everyone to make sure the contractor knows where you want the meter located. If you didn't mail your form in you can call SIRWCD at 747-0550 to let them know. A resident asked about the bumps and dips in the roads. Mike said he was told the contractor would fix the repair spots after the entire project was done. He said he would check into it again to make sure. He also said there have been some complaints about the way cement driveways have been repaired. Driveways, which had a curve in them at the road, were fixed with straight angles. Mike said the company is going back and redoing the driveways that were done wrong. He said to call SIRWCD and let them know if you have any problems. A resident asked if the swales would be resodded. Mike said the contract states they would reseed the swales. **Sound Walls** - Some members of the board attended the informational meeting regarding the Turnpike expansion. We wanted to know why the east side of I-95 was approved for a sound wall but we were not. We were told because our density is not high enough to meet the criteria. Our population is not as dense as the Heights. We are at the only place in Florida where the Turnpike and I-95 run side by side. So we feel we should get an exception to the rule. We suggest writing a letter to our state representatives to request the sound wall. The Turnpike expansion is not scheduled to start until 2025, but the I-95 expansion is scheduled for 2008. We would like to get the wall during the I-95 expansion and not have to wait for the Turnpike expansion. Chris asked the question a resident brought up about planting a wall of vegetation, shrubs and trees to reduce sound. The representative from the meeting said vegetation provides little to no reduction in sound. The vegetation would have to be 20-30 feet thick to have any kind of noise suppression and there is not enough room next to the road. Mike suggested that the board might look into hiring an engineer to do our own sound measurements to present to the state. A resident suggested that if everyone in the community wrote a letter requesting the sound walls, not just the ones living by the highway it might help. He said he talked to some residents in the back of the community and they were not even aware of the problem. He felt if we approached this as a community and stick together it would help those who need it most. Mike said the community has come together to fight against cell towers and other issues and he feels we can come together to fight for the wall. There is also going to be a new Turnpike exchange by Hood Rd. The state feels there will be an increase in traffic from the Brigger property, Scripts, the baseball stadium and new developments on Hood Rd. They had originally wanted it on Donald Ross, but after problems obtaining the property and objections from PBCE and Eastpointe they moved it to Hood Rd. We spoke to Karen Marcus about the Jog Road extension and she said the bids are supposed to go out in May and the project should be done in September. **Roads** - A resident asked about OGEM as an alternative to paving. Mike said he personally didn't like OGEM. He feels it's not a very good option. He said the county and SIRWCD say it's fine but, using 160th as an example, he said it's not as economical; there are already dips in the road. It's laid down on the existing road, so if you don't have a good base it won't last as long. It's not aesthetically pleasing and is very coarse. He feels there are a lot of negative things about it. He said we got a quote from the engineers for \$20 million for road paving. He went to Hubbard, who is working on the I-95 project. He got a quote from Hubbard for almost half. The problem is they can't hold the quote open forever. They wanted to know our time line. Mike told them 6 months. But the engineers for SIRWCD said they looked at the worst-case scenario in their quote. If they had to dig up a road for muck or some other problem. Mike said if OGEM was laid on these roads you would have the same problems and OGEM is just poured on top. Mike asked if they could go ahead and test the roads to get a better idea of how much road prep would need to be done to get a more accurate quote.

Minutes Continued... He said this would be discussed at the next SIRWCD meeting. A resident asked about the life expectancy of OGEM. Mike said the bonds were to be initially for 10 years but the engineers said the roads would likely last between 12-15 years. So the maintenance cost is a big issue and not included in the original paving price. Regular paved roads are bonded for 15-20 years, but could last much longer than that. A resident asked about the suggestion in a mailer sent out about having everyone pay for paving all the roads. This mailing was not done by the board or SIRWCD. It was an information-gathering questionnaire by a private businessman. The only paved roads paid for by the whole community are 69th, 150th and 155th, and these roads were deeded over to the county. They are no longer private roads. The reason everyone had to pay for these roads is because they were the main thoroughfares and they are considered benefited roads. That is they benefit the whole community. The Z section up front that was paved within the last 2-3 years was paid for by those residents only. They are still private roads. Mike and Chris both stressed that the board feels very strongly that any road paving decisions should be made on a road-by-road basis. Some roads absolutely do not want to be paved and that's fine. It's their decision. A resident asked about an alternative to road paving. One suggestion was shell rock but it is getting harder to find and is getting more expensive. Someone suggested calcium sprayed on the roads helps lock in the dust. Mike asked about possible leaching. Chris suggested a product that has been used in Jonathan Dickenson State Park to help stabilize some of the mountain biking trails. It's a spray on substance that hardens. It has also been used by the US military to create roads and runways in desert areas. She said she would look into it. Mike suggested a water truck to help keep the dust down. A resident had a concern that if people are already speeding on the dirt roads how fast will they go when these roads are paved. Chris said she received an email from a resident asking what the speed limit on the dirt roads was. The resident had a run-in with a speeding car while he was walking his dog. He motioned to the car to slow down as it passed him and the driver yelled at him the speed limit was 40 and he was late and he could drive however fast he wanted. Just to clarify, the speed limit on dirt roads is 30. Chris suggested requesting at least one speed limit sign on each dirt road. A resident wanted to know what constituted a vote. It is a majority rule, 51% of the vote would pass. The resident asked how this could be changed. Mike said she would have to contact her state legislator and have a bill sponsored and passed. **Park/Playground** - Chris Reinhardt reported the 501(c)(3) application for the Twisty Pines Playground has been filled out and Daniela is looking over the application and supporting paperwork for any errors. We need the 501(c)(3) designation to apply for grants and solicit large companies for donation. It's just taking a lot longer than we had hoped. We had hoped for a November 07 build date but it has taken longer to get the fundraising ball rolling. Right now the build date is undecided until we receive the 501(c)(3) designation. Once we get that we will hit the ground running. **New Business - New Residents** - Three new residents introduced themselves and were given a welcome bag. Mike had a meeting with the sheriff and he reported that recently an ordinance was passed allowing ATV's for adults, on dirt roads, but Palm Beach County has opted out of this ordinance. Palm Beach County does not allow ATV's on paved or dirt roads. The sheriff also said they are going to be patrolling the canal banks more because there has been a lot of damage, vandalism and people shooting into River Bend Park, which can be accessed from the back of PBCE. Mike reminded everyone of the SIRWCD annual family pick nick in Jupiter Farms. Free food and you can meet the SIRWCD board members. Chris suggested while you were there look at some of the older OGEM roads. Just a reminder in May is the annual Landowners meeting. This is where you can vote on new board members. Or if anyone is interested in running for an office contact a current board member. 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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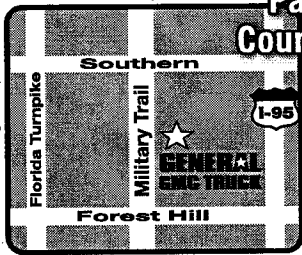
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I-95 and Turnpike Sound Walls

The PBCE Landowners Association has been in contact and has written the legislators that may have an impact on this issue. The position taken by the Board of the Landowners Association was that a sound wall should be put up on the west side of the Turnpike, just as there is going to be one on the East side of I-95

We have had favorable responses to assist us so far from Commissioner Karen Marcus, Congressman Tim Mahoney, Congressman Ron Klein, and State Representative Carl Domino. The Palm Beach Post has also done an article regarding the problem. Residents of PBCE should contact their legislators asking for assistance. The position is that there is only one place in Florida where the Turnpike and I-95 run next to each other near residential properties. Therefore the State and Federal DOT should work together to build a wall along the west side of the Turnpike. So far DOT staff are saying that the properties of PBCE are not dense enough for them to consider a wall. The Board's position is that we hear noise just the same as people living on 1/4 acre parcels.

Top Concerns of Residents

Every year when landowners send in their dues we request and get comments on issues of concern by resident of Palm Beach Country Estates. This is a great help to the Board, as the comments help prioritize issues for the upcoming year, and are reviewed by the Board members.

This year the top issue by a wide margin was getting roads paved. It was more than double the next item of concern. The next issue, after roads, was concern over vandalism which was closely followed by city water. It was expected that city water would be an item of concern as we are in the process of getting the system hooked up, but the many notes concerning vandalism made it the second most important issue. It was a surprise and a big item of concern to the Board.

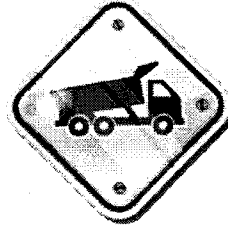
Following these issues, for the balance of the top ten items, in order of interest, were sidewalks, sound walls, playground/park, speeding, reckless ATV riding, beautification/litter and safety.

We also received comments for keeping the rural atmosphere, keeping costs down, taxes, keeping roads dirt, loose dogs, no connections to Jupiter Farms, road maintenance, sewers, no towers, no commercial zoning, street lights, mailboxes, quality of life, horse trails, schools, and protecting the sand hill cranes.

Possible School Boundary Change

The boundary committee is considering a change that will most likely affect Palm Beach Country Estates. A new school is being built which could be called Marisol Elementary. It will be located at 12649 Ibiza Drive on the south side of Hood Road just west of the turnpike. The boundary committee is considering having elementary school students from North Palm Beach Heights and Palm Beach Country Estates switch from Lighthouse Elementary and Beacon Cove to the new Marisol Elementary. The staff for the School Board has recommended this change. Once the Jog Road connection is completed, residents of PBCE should have easy access to the new elementary school. Construction for the Jog Road connection is scheduled to start construction within the next several months.

Anyone having thoughts on this matter should contact the School Board or an officer of the Landowners Association.



Jog Road Construction to Start

Construction on the connection at Jog Road Donald Ross Road should be starting by September. This connection will be in the form of two roundabouts, one at 69th and one just west of 69th. Felix Construction which has been using the area for storage of construction material will be moving shortly. Unfortunately with the expansion of road, the front entrance which is mostly a county right of way, will have to be eliminated all the way up to the entrance signs. Arrangements are being discussed with the County to assist with moving the plantings and trees to possibly the new park location.

The County road department has promised to work with the community to make the road work and the roundabouts aesthetically pleasing. Part of the construction will include pathways along Donald Ross Road and up 69th. These pathways will make ABACOA and the new elementary school more bicycle and pedestrian accessible to residents.



Annual Meeting May 15- Elections

The annual meeting of the Palm Beach Country Estates Landowners Association will be held at 7:30PM at the Living Oaks Ministries Church of God. Representatives from SIRWCD and the

Town of Jupiter will be present to answer questions on the water project.

Elections of officers will be held for the positions of President, 2nd Vice President, and Treasurer. Currently Michael Danchuk and Stephanie Duncan have advised they will seek re-election for the offices of President and 2nd Vice President. Daniella Russell, the current Treasurer, has advised she will not be running for the Treasurer position. Anyone interested in running for any of the positions should be present at the meeting and announce their candidacy. The positions are open to all dues paying members of the Association. Anyone wishing to be eligible to vote must have paid their 2007 dues prior to voting.

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