

Countryside Living...

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



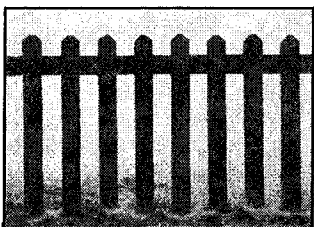
Next Park Cleanup Day December 1

Clearing of the future Palm Beach Country Estates Community Park is continuing. There was an incredible turnout of volunteers at the September cleanup day even though it rained. Groups from the

Boy Scouts led by Tim Brown and students from Jupiter and Dwyer High Schools joined the many families that showed up, while getting credit for volunteer hours. **A special thanks to Jack McGriff from Native Landscape & Maintenance and Mark Uzzi from AAA-Plus who brought their Bobcats, and continued to work no matter how heavy the rain.**

The next work day is scheduled for December 1 between 8AM and 1PM. Anyone who would like to volunteer should call a member of the park committee for information. Students and scouts will get community credits for assisting with the clearing process. Sturdy shoes and protective clothing should be worn as the area is very much in its natural state. The clearing will involve removing by hand the interior spaces of non native vegetation. It is recommended that gloves be worn. Anyone under 18 will require a parent to show up, as liability waivers will need to be signed.

The surveying has been completed courtesy of Robert Berman, and we also hope to have the fencing and fill done by the end of the year. Donations are now being solicited.



Sponsors Needed for Park Fence

We are looking for four sponsors at \$2500 each to pay for the fence around the Community Park. The sponsors will get a plaque placed in their name on the fence at a clearly visible entrance into the park.

The fence will be a galvanized high quality fence covered in black vinyl for durability. Anyone interested should contact the Landowners Board, or a Park Committee member for information. This is a great way to be visibly acknowledged for your support of the community park being built in Palm Beach Country Estates.



Rep. Carl Domino Special Guest Speaker on November 13

Florida State Representative Carl J. Domino will be the guest speaker at the November 13 meeting of the Landowners Association. Rep. Domino represents District 83, which includes Palm Beach Country Estates. Topics that are expected to be discussed are the new tax proposals as well as homeowner insurance. The meetings start promptly at 7:30PM.

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:

COP Patrol & Disaster Assistance- Bill Bolds	626-7638
Entrance - Kirk Humphreys	748-4595
Beautification - Valerie Rozzo	743-3290
Car Shows - Scott Rice	723-5552
Helping Hands - Pam Malone	743-9912
Newsletter Editor/Advert. - Nicole Campbell	626-2530
Welcoming - Arie Strobel	748-6784
Sidewalks - Mike Danchuk	626-2530
Mom's Club - Sara Nakashian	748-7744
Disaster Response Team - Bill Bolds	626-7638
Parks - Bill Meyers	745-6632
Bob Berman	627-1118
Kirk Humphreys	748-4595
Chris Reinhardt	743-8725
Tim Brown	748-0709

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	

FAU INFO

We will be announcing events from our neighbors at Florida Atlantic University as they come up. Currently we were advised they are setting up a Weight Watchers at the FAU Jupiter Campus. It would meet on Mondays from 12:30-1:30PM. Registration for the 8 week session is \$109 for new members (\$104 for existing members currently attending meetings, persons over 62, or lifetime members over goal), or \$159 new members for a 12-week sessions (\$149 for existing members currently attending meetings, persons over 62, or lifetime members over goal). The contact person: Karen Chinander at 561-799-8714 or kchinand@fau.edu

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Message from the President



Wow! Has everyone noticed how much more everything seems to cost. I know I have and my family has been looking to see what we can do to keep within a reasonable budget.

Some things are going down in price. As many of you know, my wife owns Sandhill Realty. Just look at the real estate market and you will see there are many more bargains, if you are looking to buy. But many people are asking why is this happening. I believe one of the main reasons for the drop in home prices are the drastically increasing taxes and insurance rates we have recently seen.

So what can you do. As an individual not much about taxes, but you can control your insurance costs. When a vacation home my family owned was dropped by its Florida insurance carrier, and the new quotes were many times what we were paying, we did what I had written about before. We dropped the windstorm coverage. The savings were about 2/3 off the original cost. Risky, yes, but a risk we were willing to take. This is something I fought for, and Tallahassee did approve it, so the option is open to those willing to take a chance.

An option everyone should consider, is having your home inspected by a certified inspector for your insurance company. There is a company that advertises in this newsletter that I used. After paying the special PBCE rate for my inspection I sent it in to my insurance company, and within a few weeks got a refund from my insurance company of over \$2,000 on my yearly rate. Not everyone should expect such a large savings, it will depend how your home was built, but it is well worth checking into. You should contact your insurance company and check to see if they provide discounts for certain construction methods and how they need to have it certified.

Another area where prices have gone down, because of competition due to a drop in new construction, includes building materials and the cost of construction. If you are thinking of paving your road, or adding to your home, now is the time to try and get some great prices from the contractors. The SIRWCD is looking into the road prices, but per my prior articles, you can likely get it done cheaper if your street does it on its own. I have had several inquiries on how to do this, so call me if you are considering it.

With a little self initiative we can beat down our rising costs. Once that happens, I predict, unless the economy completely shuts down, home prices will be strong again. And we all know there is nowhere better to live in northern Palm Beach County, than Palm Beach Country Estates. *Michael Danchuk-President*

Donald Ross Landowners Association Meeting September 11

Meeting was called to order at 7:35pm

Mike Danchuk, President, called the meeting to order. Board Officers, Stephanie Duncan 2nd Vice President, Kevin Baker 1st Vice-President and Chris Reinhardt Secretary were present. Daniela Russell Treasurer was absent. **Treasurer's Report-** Mike said Daniela was on vacation and she did not have the treasurer's report ready before she left, but things have not changed much since the last meeting. **Secretary's Report-** The minutes from the last meeting were printed in the newsletter and copies of the newsletter were mailed out and 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. **Guest Speakers** - At the last Landowners meeting Kathleen Farrell and Omelio Fernandez of the Palm Beach County Roadway Production Division were here to answer questions about the new Jog Road extension and roundabouts. But they could not answer some of the questions that residents had, because the questions were more for the Traffic Department. So Dan Wiesberg from the Traffic Department was here to answer those questions. The first question is why they were building this extension? He said it wasn't because of an immediate need due to over capacity or to facilitate development in the area. It was to complete the overall traffic comprehensive plan that was originally designed in the 1960's and updated in 1998. He said it was for connectivity. To give an extra connection between the residential areas and the business areas and also to make another access road to the PGA Turnpike interchange. A question was asked about the possibility of a Hood Road Turnpike interchange. Dan

said he didn't think this possibility was high on the list of Turnpike interchanges. He said the area was very tight as far as finding space for it. He said the Brigger side might have room but some of that area was being used for drainage and he said to build an interchange on Hood would be very difficult. He said the second question that he was asked to answer was about the roundabout and was it analyzed. He said yes it was analyzed. He said they used a planning tool to develop the roundabouts. He said the key point about the roundabout is it is a yield to enter into the roundabout. So we will be already in the roundabout when the new traffic coming from the west, try to enter. Which means they will have to yield to us as we come around to go east. He said it is expected to have 1100 cars per hour. He said 1800 cars per hour is the saturation number for a single lane roundabout, or 1600 is about maximum. With these numbers he said the roundabout would be at about 80% capacity. The other question he was asked to answer is how much traffic will there be? He said they use a computer model for projections and they design for peak hours. He said right now Donald Ross Rd. at the turnpike bridge has about 13,000-14,000 cars per day from PBCE and Eastpointe. West of 64th and to the south on Jog is projected to have about 10,000 cars per day at build-out. They expect the total number of cars on Donald Ross, east of 69th, at build-out to be about 16,000 per day. One other question was alternate design. He said they also looked at a two-way stop sign intersection but they felt that didn't work out as well as the roundabout. He said roundabouts are becoming all the rage in urban development and they seem to work out well. A question was asked why there were two right turn lanes on the design onto 69th, which have to merge into the single lane road. Dan said one was a dedicated right turn lane for the residents to turn onto 69th without having to actually enter the roundabout. Similar to the right turn lane, which already exists there. The other is for cars coming from the west, heading east who want to turn onto 69th. He said the highest traffic is expected to be in the morning were cars are heading out of PBCE. The heavy P.M. traffic, coming into PBCE will be avoiding the roundabout by using the right turn lane.

Cont. pg 4

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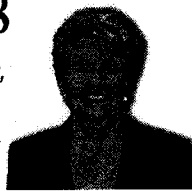
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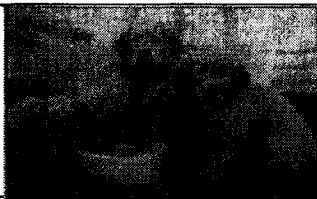
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Min. Cont. Another question was asked why there are no bicycle lanes in roundabouts? He claimed that it's safer for road bikes to avoid roundabouts by briefly getting on the sidewalk and crossing the road to the next sidewalk before getting back on the road. A question was asked how many cars would be using the right turn lanes onto 69th. Dan said from the east heading west is expected to be 600 cars per hour, which is close to what it is now. From the west, heading east it is expected to be 200 cars in the morning and 150 cars per hour in the evening. Someone else asked why it seemed there were always accidents on the roundabouts in Abacoa on Central Blvd., and had there been a study to determine the safety of roundabouts compared to intersections. Dan said the roundabouts on Central were actually traffic circles and not roundabouts. Our roundabout will have an infield of 80 feet across. The circles on Central are 300 feet across. They have been watching the traffic on these traffic circles closely. He said statistically the incidents of injury and fatalities are lower for roundabouts. They also have lower collision statistics. He said if a collision does occur it's usually a sideswipe or two cars bumping together on the side rather than a head-on or front-into-side collision. They are also at a lower speed. They have seen where a number of cars have run off the road at the traffic circles, but usually it's a late night DUI who runs off the road. Ours will be slower and smaller than the ones on Central. A resident said he believed most of the accidents on Central were due to the fact that those circle have two lanes and usually the accident happens when the person on the inside of the circle cuts over to try to turn right to exit the circle and hits or cuts off the person on the outside. Dan said they tried to fix that problem by eliminating one the departure lanes out of the circle. He said personally he would never build a two-lane circle again. That's why ours is only one lane. A question was asked if you were going west on Donald Ross Rd., how many people would be using the roundabout to get to Jog Rd. In the morning Dan said there would be 180, not coming from 69th, that's just from Donald Ross and 540 at night. A question was asked if Jog was ever going to be widened to 4 lanes. He said no. It's not in the 25-year plan and that would be at build-out. Another question was asked about school busses going around the circle to the new Mirasol School and would the circles be big enough for the busses. He said yes. A question was asked why there are two roundabouts? He said 90-degree turns, no matter how well you mark them, people don't slow down enough. They always run off the road or hit the guardrails. Also there was an issue with creating the new entrance to the church. A question was asked if a study had been done to the intersection on 64th and Donald Ross Rd. The concern was cars trying to turn left against the increased traffic. Dan wasn't aware of a study, but if there was a problem a study could be done. A question was asked if the roundabouts would be large enough for large semi truck. Dan said the inner circle is landscaped as a visual queue that you are approaching something different and outside that there is 6 feet of apron. It's raised three inches so cars don't use it but it's low enough for the rear tires of tractor-trailers to track on. A question was asked why there was a sidewalk approved for the south side of Donald Ross Rd. but not the north side? This is what Omelio had said at the last meeting. Dan said on his plans there looked like there was a sidewalk on the north side. Bob Berman said he has a copy of the plans at his office and there was a sidewalk on the north side. Dan said there would be a missing section of id roundabouts are becoming all the sidewalk until the county rebuilds the ramps for the I-95 widening project because the county didn't want to spend the money building sidewalks just to have them torn up three years later, which is when the widening project is scheduled. There were no more questions and Dan was thanked for his appearance. **Old Business - Sound Walls** - All our efforts have paid off. On September 20th there is going to be a meeting at PGA National and we were told that the staff is going to recommend sound walls for PBCE when they do the Turnpike widening. The only problem is the construction on the Turnpike isn't expected to start for another 15 years. **Roads** - The SIRWCD is still looking into how to reduce prices. But there is an alternative that we can use as a road stabilizer and for dust control. It's being used in state parks for their hiking and biking trails as well as the US Army in Iraq for airplane runways and roads on the desert. The company said tanks use the roads. It's EPA approved to be near lakes, canals and wells. It's eco-safe and biodegradable. When it's applied properly it can last 6 months to 2 years. When it deteriorates it just turns back into sand or gravel. You don't have to worry about removing some foreign substance. Mike Danchuk and

Bob Berman did a 30-foot test section of road with 5 gallons using a watering can. They were very excited with the results until a grading machine tore it up a few days later. The grader operator didn't know about the test. Mike asked the water district to look into the product. They agreed to do a 200-foot test section behind their shop in Jupiter Farms to see how well it held up to the large trucks that go in and out of that area. Mike said if it holds up to large truck traffic people might want to consider this for their roads while we are waiting on the paving. The cost is about \$13,000 per mile, so if residents are interested they can figure out about how much it would cost to do their road. Since Mike first contacted the company someone from Palm Beach Gardens had already heard about it and ordered some for their use. The company is called Soiltac and the website is soiltac.com. This would be a temporary solution to the dust and rut problem. A resident spoke up and said he didn't feel there was a dust problem. Most of the residents in attendance spoke out and disagreed with him. He was also concerned about who would pay for this as he disagreed with the whole idea. Mike assured him that he would not have to pay for anything. It would be up to each individual resident or a group of residents if they wanted to do their whole road. Just as if they wanted to have their road paved they would have to agree and pay for it themselves. Mike also told him that he didn't pay anything when the front section had their roads paved. They paid for it themselves, but they pay to have his road graded. Mike said for example, if every road in PBCE was paved, except for his, everyone's taxes would go down due to lower maintenance, including his. Because that's the way the water control district is set up. Everyone pays the same toward the maintenance whether you are on a paved road or dirt road. Another resident spoke up and said it wasn't only the dust that was a problem but the washboard effect that happens after it rains. He said this damages cars and tires. He felt this might be a good temporary solution. A question was asked, what about the graders? If a road does decide to do Soiltac, SIRWCD would have to be informed so they know not to grade the road. Mike said it's still unclear how well this substance will hold up to our traffic, but if anyone wants to try it let him know. A resident asked about the section of road the water control district was testing. Bob said the reason they chose that section is because it is used by the trucks doing the OGEM paving currently underway in sections of Jupiter Farms and has exceptionally heavy traffic at the moment. Mike said he didn't see a problem with the small section of road they tested with the dump trucks and garbage trucks running on it. It was the longevity he was concerned about. Just how long it will last on our roads is not known. Mike said he didn't want the road issue to cause problems between residents. There were problems in the past and he didn't want to see that kind of animosity again. He wanted to make sure everyone understands that each street can make their own choice about what they want to do regarding their road. No one is going to force a street to do something they don't want to do. Bob wanted to let everyone know Soiltac donated the product for the test site in Jupiter Farms and the water truck company working on the OGEM paving supplied the water truck to spread the product for free. This company said they would voluntarily supply their trucks if residents wanted to try it on their roads as well. **Park/Playground** - Mike said we had an incredible event at the park on Saturday the 25th. The park committee organized a Clean-up/Work Day. About 30 residents came out and volunteered to help clear some of the vegetation on the park site. Even in the rain most people stayed to help out. Tim Brown brought some of his Boy Scouts and students from Jupiter and Dwyer High Schools came out for volunteer hours. There were families, even kids helping out. Jack McGriff from Native Landscape & Maintenance and Mark Uzzi from AAA-Plus came out with their Bobcats. They were a huge help and we would like to give them a special thank you for volunteering their machines. We will be having another workday soon. The next step is to get a survey done so we can put up the fence and get the rest of the lot cleared and then work on the playground. If anyone would like to volunteer call a member of the park committee. **New Business** - In November the guest speaker will be State Rep. Carl Domino. He has volunteered to speak with us about our taxes and insurance. A resident said his insurance company lowered his rate when he told them about the fire hydrants. Mike said we are now in a different class because we have fire hydrants. He suggested calling your insurance company. You can also have a home inspection done to lower your rate. If you have the proper hurricane straps on the trusses, hip roof, etc., it may lower your rate. Cont. pg. 5

Min. Cont. Water - Bob Berman said Phase 1 is done and ready to hook up. Phase 2 slowed down while they were certifying Phase 1, but now it is moving again. Phase 2 should be done in November, Phase 3 in February. The county will not inspect the patches on the road until the whole project is done. They did redo the patches on 155th and they are much better than before. A resident asked how much of the hookup can he do himself. Bob said he could do everything, pulling the permit, laying the pipe, except the actual hook up of the line to the meter. A licensed plumber has to do that and there has to be an inspection from the county as well as the Town of Jupiter. A resident said his culvert had collapsed after the digging and now no water can get through the swale. Bob said to call Brandy Swartz. Her number is 772-216-5134, or email her at brandy-s@lbfh.com. The contractor is responsible for restoring the swales and driveways to their previous condition. The contractor went through the entire community and filmed every road so they know exactly what condition the swales and driveways were in before construction. A resident wanted to know why he couldn't have both Jupiter water and his well water coming into his house. A plumber in the audience said it is a possible contamination issue. Their system has to be secure and safe from outside contamination. The resident also thought the meter fee was separate from the hook up fee. It's not. The meter is included in the hook-up fee. The resident also thought the price for the hook-up was too high and he wanted to know if there were any negotiations for a better price. Mike said there were extensive negotiations and this was the best price we could get. We also have a choice whether or not we want to hook-up to the city water. Some communities do not have that choice. Mike said if the resident felt the price was too high he doesn't have to hook-up to the city water. He can choose to stay on his well. A resident asked if we could ask the contractors if they could not hold up traffic on 69th when they start laying pipe there during morning and evening rush hours. Bob said he was under the impression the contractor was going to boar under 69th where possible to avoid the patching problems on 155th and this might also help with the traffic. Mike said we don't have much control over what the contractor will do. Another resident reminded residents to contact their insurance companies and ask them about the discounts for the water hydrants and also to have their houses inspected for hurricane shutters and the type of roof you have. If you have a hip roof you can get a discount. Also, even if you installed your own storm shutters, if you have them inspected by a licensed contractor you can get a discount. They will also check your attic and make sure you have enough hurricane straps, if you do that=s another discount. Call your insurance company and ask them what type of discounts you could receive and for them to send you the forms that need to be filled out by the contractor that inspects your house. Tim Brown said we will be having another park workday soon and we will post the date at the front entrance. Mike wanted to thank Jack from Native Landscape (312-2541) and Mark from AAA (768-3445) again for their hard work on the Bobcats at the last clean-up day and if anyone needs any work done to give them a call. A motion was made to close the meeting. Motion was seconded. Meeting ended at 8:57pm.

Respectfully submitted, *Chris Reinhardt*, Secretary

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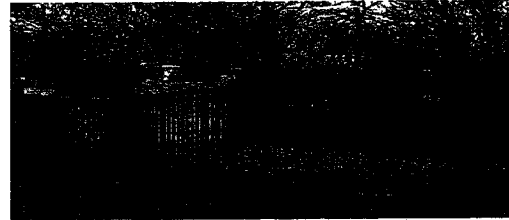
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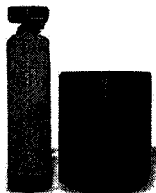
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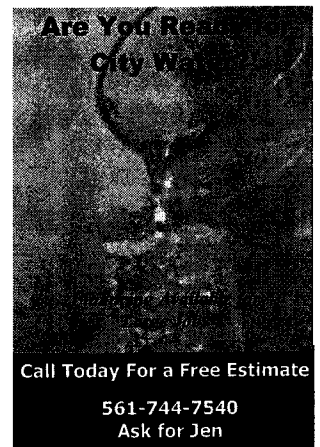
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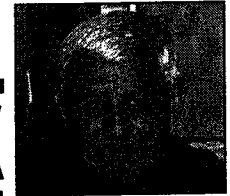
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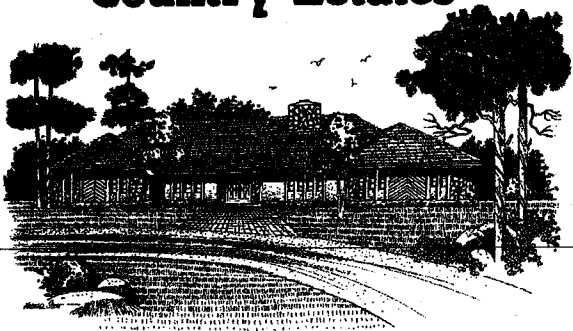


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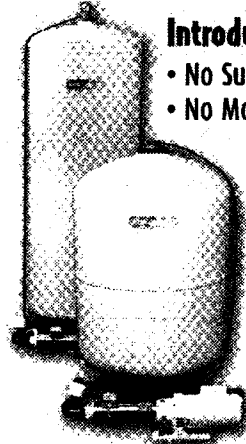


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****Land Owners Meeting****

November 13, 2007 at 7:30 PM at Living Oaks Ministries Church on 64th Drive