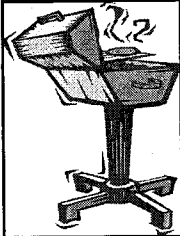


Countryside Living...

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



COMMUNITY PARK

The Park Committee volunteers met for a planning meeting of the future community park. It was decided to try and set up a large design meeting for the community park, hopefully as early as January 21. This meeting will be at least a 1/2 day event in which under the guidance of Leathers and Associates initial ideas would be presented.

The plan is to have children and adults make suggestions on what they would like to see in the park. The planners and engineers with Leathers would then take these ideas and by the end of the event present a concept for the park. The Association is planning to have food and refreshments available so attendees can spend a comfortable and productive day. To make the event a success we would need several hundred attendees from PBCE to be there. As it will take a large number of volunteers to make construction feasible this will be the first test of the interest of the community to be involved. For more up to date information keep checking the website: www.pbce.org, go to the bulletin board section and then click on park section.

County Change To Set Back Rules Update

Originally PBCE fell under a regulation that stated the set backs would be based on a percentage, unless the property was under 1 1/2 acres. If the property was 1 1/2 acre or less then the setbacks would be 25' on each side, for buildings and additions. Since most properties in PBCE were under 1 1/2 acres the 25' setback applied to most home owners.

The new set back rules that took effect last year took out the 1 1/2 acre exemption. The set backs now are: front - 30% of depth, side (corner)-20% of width, side (interior)- 15% of width, and rear- 20% of depth.

As a result of a recent Landowners meeting the Association asked the County to reconsider their change. After extensive discussions county staff representatives advised their position was that even though the 25' rule had been used in the past, it was not meant to apply as it had. They therefore felt they needed to clarify it and that is why they increased the setbacks to the current status.

As this has a dramatic effect on the ability of a landowner to build on their property, Michael Danchuk is setting up additional meetings with Commissioner Karen Marcus to see if changes can be made so the prior setbacks are used once again.

SIRWCD Road Update

At the SIRWCD meeting on August 18, the Board was advised by the engineers that the estimates were not yet ready for review. The delays are being caused by questions over material costs because of the recently rising price of oil. Also there were some questions raised by the bidders over the alignments of the roads in Palm Beach Country Estates. There are also the possibilities of substantial price savings as some of the bidders, that are bidding on the potable water project, are also interested in bidding on the roads. They feel they would then be able to do both projects for a better price, and in a shorter time period. For these reasons the engineers needed another month to review the issues before presenting the matter to the Board.

Officers and Committee Members

Officers:

President - Michael Danchuk	626-2530
1st Vice President - Kevin Baker	748-3376
2nd Vice President - Bob Berman	627-1118
Treasure - Daniela Russell	575-5189
Secretary - Stephanie Duncan	575-7956

Committees:

COP Patrol - Bill Bolts	626-7638
Entrance - Kirk Humphreys	748-4595
Fall Festival - 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
N E C - Mike Danchuk	626-2530
Parks - Bob Berman	627-1118
Kirk Humphreys	748-4595
Mike Ryan	747-3233

Information:

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



RV CLUB EVENT

PBCE Camping Club camped on Labor Day weekend at Salt Springs Recreation near Ocala.

The campground was full and it was a little warm (except for the springs), but at least we had no rain to speak of so that was nice. We still had our camp fires (although no one sat too close) and although we were a small group it was still a fun time. We are planning to camp for the Friday and Saturday night after Thanksgiving Day at Riverside RV Resort in Arcadia. If anyone would like to join us please contact the campground direct. There may still be vacancies.

Also we would like to try to plan something for New Years Eve Weekend so if anyone is interested please contact me ASAP as time is getting close and may be hard to find a place.

We are trying to revolve around holiday weekends to accommodate the working families and are really trying to get this club up and running so if you'd like to get those rigs camping again and just have some nice camping fun please contact me. ALL RIG TYPES WELCOME, ALL AGES WELCOME, FAMILY AND FRIENDS WELCOME. *Connie McCormick*



Message from the President

Recently we had printed information about a change on setbacks that was made by the County that I feel will have a negative effect on Palm Beach Country Estates. The county staff feels that the minimum distance of 50' between buildings on adjacent properties in PBCE, that has been used in the past, was not enough. They have implemented set backs regulations that would result in there being required in excess of 120' in the rear between buildings.

I feel it is inappropriate for the County to dictate to us on how we build on our properties without first consulting with the residents. As stated before this change will reduce the area that we can build on by approximately 40%.

It is ironic that Jupiter Farms, which many consider more rural than PBCE, will end up still having 25' setbacks on the sides of their properties with the new rules, because of the way the Farms lots were originally divided up. While PBCE, which has neighbors in Eastpointe and the Heights, where there are total lots of about 50', is forced to use the new larger setbacks.

Recently several residents have run into problems in building their detached granny additions, because of the new setbacks. I find it ironic that in a time when we are allegedly promoting families, the County has taken a step that may make it more difficulty for our residents to have their parents come live with them.

For this reason I will continue to pursue the matter with Commissioner Marcus to have the old setbacks returned. If you agree, please contact the Board members or come to a meeting to sign the petition we are preparing for the County. If you agree with the County please give me a call so I can hear your reasons.

Michael Danchuk

A THANK YOU FROM THE NIEVES FAMILY

We would like to take this opportunity to thank everyone for their kindness at the time of our tragic loss of Lucian Michael Nieves Walker. Again thank you to the generous persons whom took their time to bake and cook for our family. Also for the Comfort that you all offered to us in our time of grief.

Thank you, *Matilda Eufemia Nieves*

VANDALISM

We are continuing to get reports of vandalism. Mail boxes, paint on vehicles, and other damages have been reported. There has been concern that minors in the community riding on ATV's may be responsible. Please talk to your children as complaints to police officials have been made, to make sure they are not involved.

HALLOWEEN EVENT CANCELED

Unfortunately because of a low initial response and the Hurricane the Halloween event had to be canceled. Some of the parents involved have expressed an interest in trying to plan the event for next year, especially the idea of a hay ride to allow the children and adults to ride from house to house. If you are interested in working on a committee to make sure this even takes place next year on Halloween please call the Board members to be part of the group being formed.

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MINUTES OF MEETING September 13, 2005

Donald Ross Landowners Association Meeting, Meeting started 7:32 p.m.

Mike Danchuk, President introduced Officers Kevin Baker 1st Vice-President, Bob Berman 2nd Vice-President, Stephanie Duncan Secretary. Treasurer, Daniela Russell, was not able to attend.

Treasurer's Report: Mike reported the Association had \$5076.91 in the Operating account and \$1859.00 in the Legal Defense account. A motion was made and seconded to accept the report. **Secretary's Report:** No additions or corrections were presented for the minutes of the July 19th meeting published in the August Association Newsletter. A motion was made and seconded to accept the minutes. **OLD BUSINESS - By-Laws:** As stated at the previous Association meeting, the Board is reviewing the By-Laws and has several recommendations for modifications. These recommendations are in the areas relating to the Quorum for a Board Meeting, Election of Officers and Terms, and signatures on checks. Recommendations will be posted in the newsletter and discussed at the Association meetings before any changes will be made. **Water:** South Indian River Water Control District (SIRWCD) has had to modify the original proposal and send it back out for bids. The original bid package would allow for multiple contractors to install the water. All but one of the original companies interested in the contract withdrew their bids as they did not feel it was cost effective to only do a portion of the project. The one bid submitted was rejected. This has caused a 30 day delay in the process. Once the Contractor is selected the goal is to have work commence within 90 days. It was confirmed the contract has late penalties as well as incentives for early completion. **Roads:** Some of the contractors interested in the water are the same interested in doing the roads. SIRWCD is working on providing the landowners with the costs for the project. The Board will request that SIRWCD hold a public meeting to discuss the costs and the process prior to the landowners voting on the project. **Property Set-backs:** Discussion took place on the County's revised setbacks as explained in the Newsletter. Impacted is anyone building an addition or separate "granny quarters". Jupiter Farms is not affected because of how the lots are laid out. Petition to pursue the reversing of these setback changes has been started and was available for those in attendance to sign. Any others interested in signing can contact one of the officers. **Association Logo:** A motion was made and passed to design a logo for the Association. Anyone interested should submit their design ideas to one of the officers. This will eliminate the threat to sue by Berman Realty over the unauthorized use of their logo. **Sound Barriers:** Sound Barriers can be pursued if anyone is interested in working on this project. There is some general concern that installation will only benefit a small percentage of the landowners and therefore will be hard to get approval. If interested contact Bob Berman. **Traffic Hazard:** The County was contacted and said that the Bell South Switch Boxes on the corner of 155th and 75th are not blocking the line of sight for drivers exiting off 75th. In addition, there are no records of accidents at the corner, although the fencing on the property on the southwest corner appears to have been hit several times. Motion was made and seconded to send a letter to Bell South to put them on notice of our concern regarding the location of the equipment. **NEW BUSINESS -** New residents to the community were introduced. **10 year Tax Plan:** Mike Danchuk presented a recommendation for changes on how property taxes could be assessed. The proposal would be that once a resident lived in their home for 10 years the assessment value of the property in subsequent years would be locked down to the 10 year amount as long as they continued to live at the location. Mike has previously spoken to the County Commissioners and members of the legislature about this proposal. Recently Senator Ken Pruitt has expressed some interest. Feedback from the floor indicated this recommendation is something that should be pursued. Anyone interested in helping should contact Mike Danchuk. **Halloween Event:** If enough residents are interested the Association will organize an event on Halloween night for the children to collect candy at predetermined houses in the community. **Disaster Recovery Plan:** Suggestion has been made that the community develop a disaster recovery plan. The Board will contact the Red Cross and the County to see what is available to use as a basis for developing a plan. Anyone interested should contact one of the Officers.

Cont. next column

Living Oaks Ministries Church of God

14156 64th Drive North
Palm Beach Gardens, FL 33418

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10:30 – Morning worship
Wednesday 7 – 8 PM – Youth group & Bible Study



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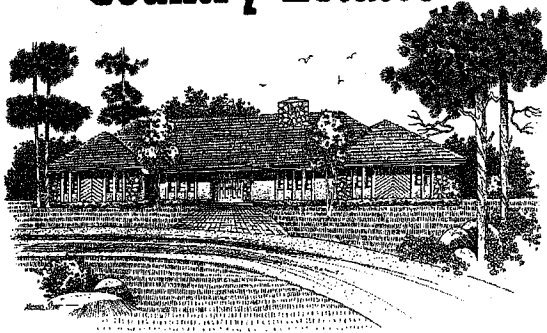
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Lake Park, FL 33403
E-mail: fitsea@bellsouth.net

Minutes Continued:

Open Items: Status on Golf Cart Friendly Community - Believe it will be difficult to get County to approve. Board will continue to pursue. Anyone interested in helping should contact one of the officers. Board will contact FPL about light that is out on 69th and 150th. **PROGRAM:** Bill Meyers, a resident of the community, did a presentation on how the community can build the community park. There is a company that works with communities on building parks. The Company provides assistance in facilitating the process but all the design ideas and work is done by the community. Bill showed a video explaining the process. First step would be to send a \$250 retainer to the Company to start the process. A motion was made, seconded and passed to send the retainer. General discussion concerned maintenance and associated cost, safety and security. Motion to adjourn was made and seconded at 8:45pm; Respectfully submitted, *Stephanie Duncan*, Secretary

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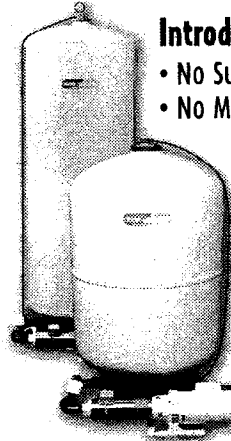


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****Land Owners Meeting****

November 15, 2005 at 7:30 PM at Living Oaks Ministries Church on 64th Drive