



# Countryside Living...

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



## Large Turnout at Water/Road Meeting

About 200 PBCE residents turned out to get updates on the status of the water and road projects in Palm Beach Country Estates. The meeting was sponsored by the PBCE Landowners Association to provide a resource for those with questions.

Present for the meeting were South Indian River Water Control supervisors David Beane, Robert Berman, Michael Danchuk and Tom Rice. Providing specific information for residents were personnel from the SIRWCD. Engineers Len Lindahl and Len Lindahl Jr. provided a powerpoint presentation explaining the status of the water projects. Vince Amato of Felix Associates, the contractor that had been awarded the water project, introduced himself, and looked forward to working with the community. Mr. Lindahl explained that there would be about 46 miles of pipeline put in. There would be 445 fire hydrants put in as part of the system. The work has already started and the contractor has up to 2 years to complete the work, however he is hoping to get it done in as little as one year. The lines will start from the northern P section, then be put in the western section working its way east and finally in the southern Z section. It is possible that water will be turned on in the sections as they are completed.

Those residents that choose to get "city water" will be responsible to put in their own lines from the meters by the road to their homes. It is anticipated that independent plumbers will be available to provide quantity discounts as the hook up time approaches.

Charles Haas, the Treasurer for the SIRWCD explained the costs of the project. The entire project came in at \$13,570,000. The impact hook up fee for those that decide to get city water would be \$3,877.18, and a plan is being looked into to allow this cost to also be amortized for those that do not want to pay it at one time. The costs of the project were able to be kept down and within the parameters of the original estimates through negotiations, and innovative ideas by staff. It was felt that if the project was just being started today, it would not have been able to be accomplished because of tremendous cost increases in the industry. The residents thanked the SIRWCD staff for the work that had been done.

Residents then had an opportunity to ask specific questions and review maps that were available showing the actual placements of the water lines.

A short discussion was then held on the status of the road projects. Engineer Len Lindahl explained that the project has been delayed because of a shortage of both asphaltic materials and rock that is needed for the roads. This is a statewide shortage and as a result of this problem ballots have not been able to be sent out. Hopefully this problem will resolve itself, and then the estimates and ballots will be sent out to the residents that had petitioned for the road paving.



## SIRWCD Does Canal Stabilization

Michael Danchuk and Robert Berman, Supervisors on the Board of the South Indian River Water Control District from PBCE joined other SIRWCD Board members Tom Powell, Tom Rice, and David Beane to celebrate and formally cut the ribbon on the completion of the Palm Beach Country Estates outfall canal project.

Recent hurricanes took the canal banks down on the section of the canal east of I-95 that takes storm water from Jupiter and Palm Beach Country Estates into the Loxahatchee River. As part of the project the canal banks were repaired and blanketed with concrete mats, to prevent future erosion. The four month project cost \$840,000 with \$630,000 of the cost being funded by a grant from the Natural Resources Conservation Services. SIRWCD General Manager Gale English felt the project should help prevent storm flooding in Palm Beach Country Estates as a result of backup water caused by bank erosion in this vital canal.

## 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:

Beautification - Valerie Rozzo	743-3290
Car Show - Scott Rice	723-5552
COP Patrol - Bill Bolds	626-7638
Entrance - Kirk Humphreys	748-4595
Helping Hands - Pam Malone	743-9912
NEC - Mike Danchuk	626-2530
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.PBCE.org">www.PBCE.org</a>	
Park - <a href="http://www.twistypinesplayground.org">www.twistypinesplayground.org</a>	

## Jog Road Connection

Michael Danchuk, Robert Berman, and Kevin Baker as Board members of the Landowners Association and Kirk Humphreys, chairman of the front entrance committee, met with Kathleen Farrell, P.E. of the Palm Beach County roadway department on March 15 to discuss the Jog Road/Donald Ross Road connection. Concerns they had involved the scope of the project, as well as the need for the two circles being put in.

The county showed the residents how the road was being put in, which required the use of most of the land where the front entrance improvements exist. As this area is a County right of way, the County does have the right to utilize the property.

The connection will have two circles instead of a traffic light. One will be at 69<sup>th</sup> Drive, and the second is slightly west. The one that is slightly west is necessary to allow people leaving the Unity Church at 69<sup>th</sup>

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### Message from the President

The year is starting on a positive note. Water contracts are signed and construction has already started, setbacks are going to go back to the 25' for accessory dwellings, the park is finally after 18 years getting into the pre-construction phase, Scripps which I strongly supported on Donald Ross Road, looks like it is becoming a reality in the north county where it always belonged, and our sidewalks are on the horizon. These things just did not happen on their own. Thousands of volunteer hours have been put in and are more are needed as the projects continue. We all sometimes wish that everything could be done overnight, but until you become actively involved in the process it is difficult to comprehend the many steps necessary to get some of these things done.

It is exciting to get involved in working with your neighbors, so with the new year here I would ask that everyone consider what they can do to be involved in the future of Palm Beach Country Estates. We have become a community that has kept its special charm while tremendous changes are occurring around us. We will continue to be the best place to live in northern Palm Beach County, but with your help it will be easier to accomplish our goals.

For those that missed the last meeting I want to again express my appreciation for the overwhelming financial support that many of you have given to the Palm Beach Country Estates Landowners Association during our annual membership drive. We continue to grow with new members, but the many nice notes that were included with the membership dues from those that have lived here for a long time are truly appreciated. I always enjoy telling financial institutions, when they call me about new home buyers, that our dues and membership are voluntary, and hear their amazement as they see the things being done. But that is why it works, like the park project, when residents approve of it, they support it with their time and money.

Thank you for your support, and we look forward to a great 2006.

*Michael Danchuk*

Cont. From Pg 1 - Jog Road

to be able to head east on Donald Ross Road.

Without the circle they would not be able to, as there will be a median there, and a congestion problem as well as a traffic hazard could occur from any traffic coming from Jog road without the second circle. The Association members expressed concern about any continuation of Donald Ross Road either west or north from this second circle, which could have a negative traffic impact on PBCE. We were advised that there are no plans to make those type of extensions.

The plans include extensive foliage and landscaping on the circles and dividers that should be attractive. A request was made that appropriate signage be included in the circle so unfamiliar drivers knew the directions to PBCE and Marisol.

As part of the project there will also be bicycle paths in addition to the previously planned sidewalk on Donald Ross Road. The project as planned will have an effect on our current front entrance improvements, but as a whole it should make an attractive entrance to the community, and the County will help relocate some of the trees that have been planted. The Landowners Association followed up in writing with their suggestions and requests to the county, and plans to work with the roadway department on the project. The construction is planned to start in the summer of 2007.

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### Car Show a Hit

As part of the playground design day, residents of Palm Beach Country Estates got an opportunity to show and see the many classic and exotic cars we have

in our garages. The event organized by resident Scott Rice included Corvettes, Mustangs, a Porsche, Jaguar, Bel Air, Ford Galaxy, Thunderbird, Challenger, Monte Carlo SS, Charger, from the 50's to the 90's. There was even an electric car. Ken Trapasso won the people's choice award for his 1964 Corvette. Donations from the voting process were given to the Park fundraising drive. Scott is hoping that this will become an annual event for the community.



### Clean Up Day

A small but very active group participated on February 11th on a clean up project at Donald Ross Road and 69th. In the early morning hours the residents of PBCE picked up several hundred pounds of litter that was thrown on the swales. Volunteers that participated included Mark

O'Brien, Michael Danchuk, Sharon Tipping, Sharon Darcy, Diane De-Cederfelt, Carter Chandler, Kyle Chandler, Jim Noonan, Elizabeth Noonan, and Adam Noonan and several others that did not leave their names.

Water and donuts were served and the group plans to have future street clean ups to keep the roadways clean. The volunteers hope to head up 150th and 155th in the future. Anyone who wishes to get involved in the future should contact the Landowners Board members to be put on a list.

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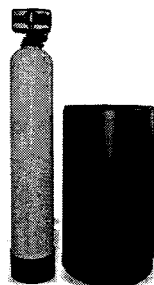
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**Independent Consultant**

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### Potable Water Update

It was with great pleasure and some measure of relief that the Board of Supervisors of the South Indian River Water Control District signed the contract for the installation of the potable water lines and fire hydrants on February 14, 2006.

It is always great to be able to report that the project came in within the projected budget and (according to the selected contractor) will be done almost a year ahead of schedule.

The original engineering estimate of the construction was a range of between \$11,000,000 and \$14,000,000. Of course, that as an educated guess and an estimate at the time. The project was bid twice. The first time the bids were over \$16,000,000. The final contract with the selected contractor is for \$13,570,000 which is below the original upper range of the engineering estimates. The initial annual assessment remains the same as projected at \$680.00 per year with annual cost-of-living increases over the 25 year bond.

It was a minor miracle that this was accomplished with the lack of supplies, materials and even contracting companies capable of doing a job of this size after 5 hurricanes over the past 2 years since the potable water referendum passed.

In the time frame, materials increased more than 30% in cost and PVC pipe is almost non-existent. By special arrangement with the contractor, we will be able to "stockpile" the needed pipe in advance of the project to insure both price and availability.

Although the contractor will have as long as 24 months to complete the project, the estimate is closer to one year to complete from the time it is started. The project will start at the northeast side of the subdivision down to 160<sup>th</sup> and then proceed from the C-18 canal east with the section closest to Donald Ross Road being last.

All the landowners need to be especially grateful to the dedicated staff of the South Indian River Water Control District in being able to bring this project within budget and ahead of schedule.

*Robert Borman*

### Annual Meeting Elections



The annual meeting of the Palm Beach Country Estates Landowners Association will be held on May 16, 2006 at 7:30PM at the Living Oaks Ministry on 64<sup>th</sup> Drive.

Elections for officers will occur at the meeting.

All positions are open, and will be for 2 year terms, except for President which is a one year term. The 2<sup>nd</sup> vice President and Treasurer in 2006 will be for a term of only 1 year to allow staggered elections in future years.

Currently the following candidates have announced they will be running; Michael Danchuk for President, Kevin Baker for 1<sup>st</sup> Vice President, Stephanie Duncan for 2<sup>nd</sup> Vice President, Daniela Russell for Treasurer. No one has announced to date for the Secretary.

## Twisty Pines Playground in PBCE

Together We  
Can Do It!

Volunteers  
Needed!

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Information Call:  
Wendi 745-9859 or  
Bill or Jody 745-6632

[www.TwistyPinesPlayground.org](http://www.TwistyPinesPlayground.org)

### Setback Return to 25'

The County voted in April to return setbacks in PBCE back to the 25' limit. After extensive meetings between County Zoning Staff, Commissioner Marcus's Staff and Michael Danchuk from the Landowners Association, Palm Beach County Commissioners voted to return to a 25 foot setback requirement for accessory dwellings.

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. Then new set back rules that took effect in 2004 took out the 1 1/2 acre exemption. The set backs became: front - 30% of depth, side(corner)-20% of width, side (interior)- 15% of width, and rear- 20% of depth.

The new change would once again allow accessory dwellings to have a 25 foot setback, as long as there is a 5 foot opaque screen along any 25 foot property lines. This could be a hedge or a fence. Also ingress/egress would be allowed on all sides other than towards the adjoining property line if the property owner uses the 25 foot setback allowance.

This change would not apply to the principal dwelling on a property but only applies to accessory dwellings. Accessory dwellings are living structures with independent kitchen and sanitary facilities, such as "granny quarters".

### C.R.I.E.D.S . Sids Foundation, Inc.

#### Sudden Infant Death Syndrome in Memory of Lucian Michael

If you or anyone you know has suffered from a tragic death of an infant please contact this foundation (561) 951-4611, (561)575-7227 OR (561)575-4582. We are in desperate need of your help . We are looking for wonderful, dedicated volunteers that can assist in a variety of ways, to contribute to this foundation. We are collecting used cell phones with or without the charger, we are collecting ink cartridges, and any contributions you are kindly able to donate. Any help can assist in making this foundation prosper and succeed. With your contributions, we will have the ability to get heart monitors for babies less than six pounds, which are on their way home and make them a safer start in life. For more information or a brochure about C.R.I.E.D. Sids Foundation, Inc. Contact us at the above phone number; Mrs. Matilda Nieves or Mrs Laurie Stewart.

### Donald Ross Landowners Association Meeting

**January 17, 2006 - Meeting started 7:35 p.m.**

Mike Danchuk, President introduced Officers Kevin Baker 1st Vice-President, Bob Berman 2nd Vice-President, Stephanie Duncan Secretary, Daniela Russell Treasurer. TREASURE'S REPORT - Daniela reported the Association had approximately \$300 in the Operating account. Everyone was reminded that it's time to pay the annual dues. SECRETARY'S REPORT - No additions or corrections were presented for the minutes of the November 15, 2005 meeting published in the December Association Newsletter. A motion was made and seconded to accept the minutes.

OLD BUSINESS - BY-LAWS - A draft of the recommendations for By-Law changes were published in the December newsletter. Some input had been received prior to this meeting. Those in attendance were also asked for input. Based on input modifications will be made to Article 3, section 3 -Definitions- Palm Beach Country Estates outlining the legal description of the communities boundaries and Article 4, section 2B clarifying that signs will be posted to announce all

Cont. Pg 6



### Interesting Question on Golf Carts

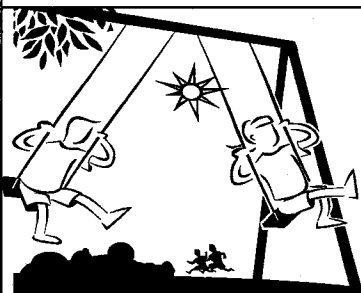
A resident brought to our attention an interesting Florida Statute. Does this mean that if you are transporting a plant in your golf cart between yards you are legal? As we will not and can not provide any comments call your attorney for a legal opinion.

**FS 320.51** The following are exempt from the provisions of this chapter which require the registration of motor vehicles, the payment of license taxes, and the display of license plates: (1) A motor vehicle which is operated principally on a farm, grove, or orchard in agricultural or horticultural pursuits and which is operated on the roads of this state only incidentally in going from the owner's or operator's headquarters to such farm, grove, or orchard and returning there from or in going from one farm, grove, or orchard to another.

### Notices



The Lake Worth Rotary is sponsoring the Fifth Annual Lake Worth Music festival on April 29. Music will include Blues, Folk and Gospel. The event will be at the downtown cultural plaza from 2PM to 8PM. Admission is Free, and performers will include Rod MacDonald, Bob Lind, Tracy Sands, Graham Wood Drout, Delray Gospel Choir and the Roadside Revue. Info at [rotaryrichard@hotmail.com](mailto:rotaryrichard@hotmail.com).



### Great Turnout at the Park Design Day

As part of the planning process for the playground that is being built at the future Margaret Berman Memorial park, the PBCE Landowners Association held a design day on January 21. Bill Meyers chairman of the park committee, set up the all day program to allow the children of PBCE help plan what they wanted to see in their playground. The event was held at the Living Oaks Ministry Church on 64<sup>th</sup> Drive.

Over 300 residents, including many children showed up for the event. Representatives of Leathers and Associates, sat down with the children who drew up, and outlined what they wanted to see built. The engineers will then draw up a plan based on these ideas, and a future build day will be set up to complete the project. Residents at the event also got the opportunity to suggest and vote on a name for the playground. The final tally came up with the name of "Twisty Pines Playground".

In addition to the meetings there was food which included hot dogs, hamburgers and ribs all cooked by resident Hardey Gaynes of Hardy's Parties. Entertainment included a well used bounce house, face painting, and clowns. Go to the website [www.twistypinesplayground.org](http://www.twistypinesplayground.org) for current information.

Association meetings. WATER - A contractor has been selected. The contract is being finalized and should be signed within the next several weeks.

ROADS - SIRWCD is in the final stages of presenting a proposal to the community for costs on this project. A public meeting will be held prior to voting. PROPERTY SETBACKS - As stated in the December newsletter the County staff has agreed to recommend to the Commissioners to revert to the 25' setback requirement for accessory dwellings. It is expected to have this passed and in place by March. ASSOCIATION LOGO - The Board has received several suggestions for a new logo. Designs will be posted on our website and we ask for feedback from the community. SOUND BARRIERS - A resident in attendance advised they have been trying to contact the State Highway Division regarding a sound barrier. There was some indication that one might be put up around 2011. The Board will post in the next newsletter how to contact the State if interested in a sound barrier. TRAFFIC HAZARD - The Association received a letter from BellSouth regarding the position of their equipment boxes at 75th & 155th. BellSouth has agreed to move the smaller one but it will cost \$28,000 and they want the Association to also contribute to the expense. Members are not in favor of the Association contributing and will go back to BellSouth and ask them to reconsider. COMMUNITY PARK - Bill Meyers reminded everyone that Saturday, January 21st will be Design Day. He explained the process that will take place and how by the end of the day we will be presented with a layout for the children's area. Everyone is invited to attend. Lunch, dinner and a car show will also be featured.

NEW BUSINESS - New residents to the community were introduced and received a welcome package. ROAD EXPANSION - The planned expansion of Jog Road into Donald Ross and also widening of Donald Ross will lead to most of our new entry landscaping needing to be removed. This will also effect the landscaping installed by the county in the medians. Suggestion was to relocate the landscaping to the Community Park. Construction to start in late 2007. Pathways on Donald Ross will be done during that construction. Questions from the floor on whether Jog Rd will have a bike lane and also how many travel lanes. Recommendation was made to post the information on our website and obtain input from the community.

OPEN ITEMS - VANDALISM - Cars are being pilfered north of 155th between 73rd and 75th. Also several bikes have been stolen from the bus stop in the same area. ROADS - Some residents expressed concern about the poor condition of some of the roads in the community and asked what SIRWCD is doing to address the issue. A special meeting was held by SIRWCD to address this issue. Problem is being able to obtain the necessary material at a reasonable cost.

SPEEDING - Concern was again expressed by the residents to the number of people that exceed the speed limit, especially around the bus stops. Several suggestions have been made for ways to calm down the traffic. STREET SIGNS - Several signs are still down from the storms. Residents should contact Gail English at SIRWCD for replacement. Motion to adjourn was made and seconded at 8:40pm;

Respectfully submitted, *Stephanie Duncan*, Secretary

### Donald Ross Landowners Association Meeting

**March 14, 2006 - Meeting started 7:30 p.m.**

Mike Danchuk, President introduced Officers Kevin Baker 1st Vice-President, Bob Berman 2nd Vice-President, Stephanie Duncan Secretary, Daniela Russell Treasurer. TREASURER'S REPORT - Operating Account \$ 11,266.91 of that \$2023.34 are donations for the Community Park. Legal Defense Account \$2770.59. SECRETARY'S REPORT - Minutes of the January 17th meeting were distributed. No additions or corrections were presented. A motion was made and seconded to accept the minutes.

OLD BUSINESS - WATER - SIRWCD signed the contract on February 14th. First part of construction will be to bore under I-95 and the Turnpike to get the main lines from City of Jupiter into our development. This will take approximately 90 days. Installing of lines in the community will start after that in the northern most section of the development. SIRWCD will have a financing plan available for those who opt to have their homes connected to the water. This plan covers the cost from the pipe on the road to the meter on the property. The cost for the last part of the connection from the meter to the house will not be included in this plan. The Association has scheduled a special meeting for April 4th. SIRWCD will be in attendance to provide more information on the water project as well as provide an update on the road project. ROADS - Obtaining cost moving slower than hoped due to the difficulty in obtaining road making material. Contractors are having difficulty preparing bids because of this shortage. More information will be available at the April 4th meeting. SOUND BARRIERS - Comments received on the dues payment forms indicate a lot of interest in pursuing sound barriers. Robin Lauramoore and Bob Berman are taking the lead on this project. Please contact them if interested in participating on this committee. Community Park - Playground Design Day was a success. A lot of participation from the children in the community. We have a design and a name of Twisty Pines Playground. Volunteers are needed. A sign will be posted on 69th and Donald Ross Rd. to track the progress of obtaining volunteers. Fundraising activities are being coordinated -- Fence pickets and bricks with donor's names are some of the upcoming fundraisers.



A great website [www.twistypinesplayground.org](http://www.twistypinesplayground.org) has been developed. A link is also available on [www.PBCE.org](http://www.PBCE.org). **OTHER AMENITIES** - Plans are to provide several pavilions and an exercise path. SIRWCD is looking to obtain grant money for the development of the Infrastructure of the Park and some of the amenities. **ROAD EXPANSION** - It was announced that the Board of Directors has scheduled a meeting with the County roads department on Wednesday 15th to obtain more information and understanding of the plans for Jog Road as well as Donald Ross Road. Information obtained at the meeting will be published in the next newsletter.

**NEW BUSINESS** - No new residences were in attendance.

**GOLF CART COMMUNITY** - One of the residents is moving forward into looking into the options for PBCE to become designated a Golf cart community. Another resident is looking at some of the existing statues on the books regarding agricultural designations that might have provisions that would allow golf carts. **ANNUAL MEETING** - May 16th will be the Association's Annual Meeting. Election of Officers will take place. Anyone interested in running for office should contact one of current officers.

### **Be Careful of Solicitors**



Recently a resident brought to our attention that someone stating they were an FAU student was going around selling magazines.

They said it was for charity and the subscriptions would go to our troops in Iraq. The resident was a little suspicious so she called the college and they confirmed there was no such student or such a charity they were involved with. She then called the Sheriff and they were going to come out and try to find the person. Please be careful of solicitors as they may not be what they claim.

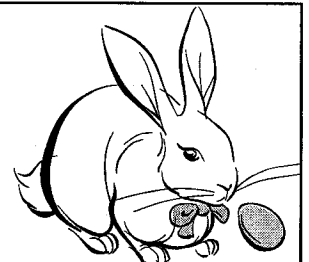
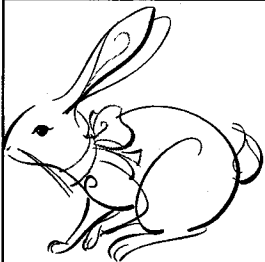
**DUES** - for 2006 must have been paid in order to vote. President is a one year term. All other officers are two year terms. Officers will be elected on alternating years in order to provide continuity to the Board.

### **OPEN ITEMS**

Pastor Larry Richardson and the Living Oaks Ministries Church of God was thanked by the Association for allowing us to use their facilities for our meetings as well as the Design Day.

Motion to adjourn was made and seconded at 8:10pm;

Respectfully submitted, *Stephanie Duncan*, Secretary



Saturday, April 15th

11:00AM

Children 1-10 years old

**Living Oaks Ministries**

Over 3,000 Eggs, Easter Bunny  
Prize Eggs, Lots of Fun

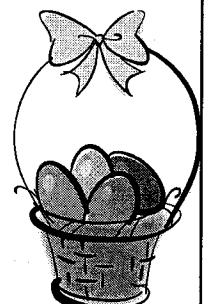
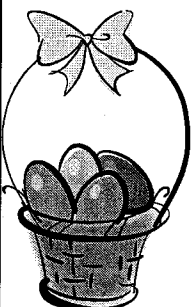
**Community Easter Egg Hunt**

This is a community outreach sponsored by Living Oaks Ministries.

Living Oaks Ministries also wishes to thank all of our neighbors who contributed to our Beautification Project by pledging plants and flowers.

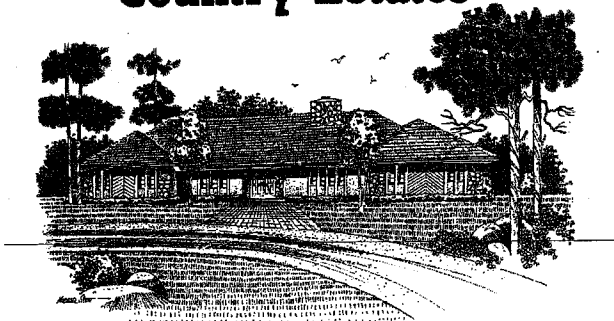
May God bless you generosity.

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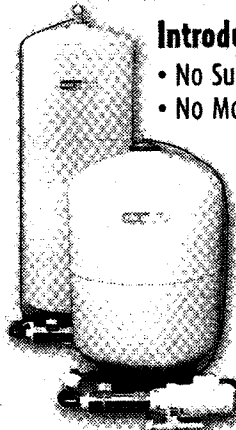


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Maintenance-Free Water,  
Call 741-7059.**



Comparison to city water meant to reflect maintenance-free water.

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

**May 16, 2006 at 7:30 PM at Living Oaks Ministries Church on 64<sup>th</sup> Drive**