

# Countryside Living...

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

## Twisty Pines Playground is Coming!

Palm Beach Country Estates is on it's way to building one of the best playgrounds in Northern Palm Beach County! Designed by our children, with help from the internationally acclaimed Leathers & Associates, this playground will provide our children with challenges, exercise, and good old-fashioned fun.

Leathers & Associates is the company that helped the people of Jupiter plan and build Imagination Station. They did the same at Bryant Park in Lake Worth, Science Center in Boca, and Tiger Shark Cove in Wellington. They have 30 years of experience and have worked closely with communities to build more than 1,600 unique, one-of-a-kind projects worldwide.

The volunteer, community-built experience offers a rare opportunity for individuals to join together to give something back to their community, resulting in a beautifully crafted, unique expression of shared pride.

There is still much work to be done. We need motivated, enthusiastic people to help plan and organize the playground. There are many different ways for you to help build this playground:

\* **Fund-raising:** Creative, enthusiastic people to help raise funds to cover our playground construction costs.

\* **Volunteer Table:** Greet participants and assist them as they sign in and locate the area where they will work.

\* **Food Service:** Contact businesses and restaurants to collect promises of food donations or meal sponsorships.

Then during construction week, you'll be busy supervising the serving of breakfast, lunch OR dinner.

\* **Tools Trailer:** Helping to collect and organize the tools needed for construction week. Then during

construction week, man the tools trailer, checking tools in and out.

\* **Childcare:** Help care for kids in the childcare facility or supervise teenage volunteer sitters.

\* **Build Week:** Volunteers who want to build are assigned to work in 3 or 4 person teams led by a Construction

Captain. You do **NOT** need to be skilled to build. There are many, many different jobs to be preformed that require no building skill at all.

There are also a wide variety of jobs for high schoolers needing volunteer community service hours and Boy & Girl Scout troops.

Check out the website at [twistypinesplayground.org](http://twistypinesplayground.org) for more information and updates. From the website you can also print out an order form for personalized brick pavers, fence pickets, adopt a component or register as a volunteer. Or you can call Bill Meyers at 745-6632 or email at [bjmeyers@bellsouth.net](mailto:bjmeyers@bellsouth.net) or Chris Reinhardt at 743-8725 or [reinham@bellsouth.net](mailto:reinham@bellsouth.net) to volunteer or for more information.

Remember this playground is for the children of our community. Whether you have children of your own, grandchildren who come to visit, nieces, nephews, friends, your neighbors, someone you know will benefit from this playground. Be a part of it!

Thank you for your participation in this community project.

*Chris Reinhardt* - Marketing/Fundraising Co-coordinator

## Officers and Committee Members

### Officers:

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

### Committees:

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

### Information:

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

## Disaster Preparedness and Neighborhood Watch

Even though we came through quite well in the most recent hurricane season, as a community we need to be prepared for any future events. Because of this need we are attempting to set up two networks that will be working together. The disaster preparedness network will be available with community volunteers that can help if some one had an emergency and the normal channels are not available or can not help quickly enough. **Anyone interested in becoming part of this network should call Bill Bolds at 626-7638.**

In addition we are again attempting to set up a neighborhood watch system. There has recently been an outbreak of break-ins, especially during the daylight hours, when many of our residents are at work. We therefore need to set up block captains to help implement a neighborhood watch program. **Anyone interested in becoming part of this network should call Joan Bolds at 626-7638.**



### Message from the President

It is the time to put pressure on our elected officials about property insurance. I currently get more calls about insurance than any other one topic in Palm Beach Country Estates. As huge rate increases come in and some policies are being non-renewed, residents are calling asking what we can do. As many of you know from prior newsletter articles and a recent Palm Beach Post article, I have made two suggestions to our elected officials in Tallahassee and Washington that I think can help.

In short they were to allow Florida insurance companies to write homeowners insurance coverage with an option to exclude windstorm coverage if the homeowner requests it. The second idea was that banks not be allowed to force insurance on a homeowner if their equity is in excess of the loan amount.

I am happy to say that after almost six months of follow up it seems our Tallahassee politicians are finally saying they will likely change the Florida laws and allow insurance companies to give homeowners the choice on windstorm coverage. This will allow those homeowners that were thinking of not insuring their homes to instead keep all their other coverages but without windstorm, at a greatly reduced price. It should also bring in more insurance companies back to Florida which should reduce rates through competition for all other homeowners.

But my other recommendation is going to take some consumer oriented politicians in Washington that do not feel indebted to the banking industry. We must have legislation passed that will not allow banks to force insurance upon a homeowner, even when their loans are already protected. To date I have not seen our Washington politicians willing to take on the banking special interests.

In this election time we must call and write our politicians and candidates and get them to push for these changes. It will save us money and help bring the insurance crisis back under control.

*Michael Danekub*

### Water Costs

At the request of a landowner we are providing an update of the costs involved in the water project that is currently being implemented. The following breakdown was provided by Charles Haas, of Rachlin, Cohen & Holtz LLP, the Treasurer for the South Indian River Water Control District:

The original cost of the improvements was estimated in 2003 to be \$11,000,000 exclusive of financing costs. By the time the bonds were about to be issued in May of 2006, two items changed this estimate. First, \$3,100,000 had to be included for the up-front payment to the Town of Jupiter for prepaid connection fees. It is expected that this amount will be repaid to the District as landowners hookup to the system and so will not be reflected in additional assessments. The second factor was the additional costs of construction due to a 60% increase in pipe, a 50% increase in valves, fittings, hydrants and other appurtenances and a 31% increase in in-kind restoration. These two items increased the amount to be financed to \$17,435,200. The cost of issuing the bonds was \$1,164,800 (including prepaid interest of \$603,322) for a total face value of the bonds of \$18,600,000.

Since the interest rate on a portion of the bonds will vary, depending upon the ultimate maturity, the final cost of the interest factor can only be estimated. The estimate at the time of issuance in May 2006 was the total interest to be paid over the 25-year life of the bonds would be \$15,845,773. The total debt service then would be \$ 34,445,773.

*Charles Haas*

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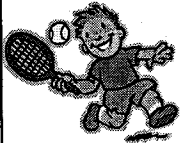
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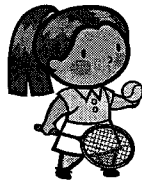


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Pastor Larry Richardson

561-627-9288

Sunday 9:45 – Bible Study for all Ages

10:30 – Morning worship

Wednesday 7 – 8 PM – Youth group & Bible Study

### Potable Water Update

Prior to the arrival of ERNESTO things were going pretty well with the Potable Water project. The 2<sup>nd</sup> I-95/Turnpike crossing is completed and the first of 40 miles of pipes are being delivered. The project is right on or just a little ahead of schedule. Surveying and marking for the first line installations is now in progress and homeowners north of 160<sup>th</sup> have seen the most activity.

Some questions that have come up include: 1) what about my mailbox? 2) will my driveway be cut? 3) Where will the meter be installed? 4) where is the nearest hydrant to my property? Here are some answers. 1) IF the mailbox needs to be moved, the contractor will remove and replace it. 2) 95% or more driveways will be bored under. However, if it is necessary to cut your driveway (because it extends into the easement area), the contractor will repair it to normal condition when completed. 3) each homeowner will be contacted asking where to put the meter location. It should be on the inlet side of your home where you get your water from your well now. But you can change it if you want. You will be responsible to run the line from the street to your house. So you may want to make it the shortest distance. 4) The hydrants are spaced approx. every 800 feet to give maximum fire protection rating. Full construction drawings are available for your inspections at BERMAN REALTY if you would like to see the planned locations. Please feel free to stop by or call Bob Berman (Supervisor liaison for SIRWCD) for further information at 627-1118.

*Robert Berman*

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**ARRIGO DODGE  
CHRYSLER JEEP**

### Donald Ross Landowners Association Meeting

July 25, 2006

Meeting was called to order at 7:35pm - Mike Danchuk, President, introduced himself and the newly elected board Officers Kevin Baker 1st Vice President, Stephanie Duncan 2nd Vice President, Chris Reinhardt Secretary. He also introduced three guest speakers for the night. First speaker David Frye, Cable Television Coordinator from the Palm Beach County Department of Public Affairs Cable Television Division. Second speakers D/S Robert "Bucky" Buchanan from the Palm Beach County Sheriffs Office, street crimes unit and Diana Nelson, Community Services Division, Special Projects Coordinator. Absent - Daniela Russell, Treasurer

**Treasurer's Report-** Daniela is on vacation so Mike read the treasure's report. General account \$6921.63 of that \$4186.75 are donations to Twisty Pines Playground and \$2770.59 for Legal Defense. Approximately \$800.00 in checks still to be cashed from newsletter. A motion was made and seconded to accept the treasurer's report. **Secretary's Report-** Minutes of the May 16, 2006 meeting were posted in the newsletter. No additions or corrections were presented. A motion was made and seconded to accept the minutes.

**New Business** - David Frye was there on behalf of PB County Commissioner Karen Marcus to speak to groups in the north county to: 1) Introduce himself and the Palm Beach County Cable TV Office. They are the regulatory office of the cable companies for the county. 2) Regarding the renewal of the 15 year cable contract with Adelphia cable company to use county right of way to string their lines on the power poles. Also it just so happens that at this time Adelphia is in the process of being purchased by a new company being formed by Time Warner and Comcast. The purchase was scheduled for July 31, 2006 and if you had Adelphia you will now be Comcast. 3) Find out what is on your minds regarding your cable service. Question asked about bulk cable service. Audience was told this is not an option for our type of community because it requires 100% participation and a mandatory association fee. One resident had an issue with bad cable internet service. The Cable Office has no regulatory authority but they can pass along complaints which are then usually resolved. If you have any cable issues, other than a billing issue, they don't handle that, call David at 355-6681 or the main office at 355-6680.

Deputy Robert "Bucky" Buchanan spoke about the recent break-ins. Since the beginning of the year until the meeting there were 3 construction burglaries, 15 residential burglaries, 14 vehicle burglaries. A question was asked how these numbers compared to last year, Deputy Buchanan said he didn't have those numbers but he would look into it. He said the robbers usually look for houses that look like no one is home. One giveaway is having your hurricane shutters up. Robbers know people put up their shutters when they go on extended vacations. A house on 143rd had its aluminum shutter removed and the window broken to gain access to the home. On 154th they smashed the rear sliding glass door. 140th had a smashed window.

He also said if a stranger knocks on your door and looks flustered when you answer, because he wasn't expecting someone to be home, and says something like "I just wanted to know if you needed your lawn mowed?" or "does so-and-so live here?" get a mental description of the person and then look beyond the person and make a note of the car in the driveway or parked down the road. Get the license plate number and call in a suspicious person report. You can remain anonymous.

Most items being taken are jewelry, digital cameras, guns, electronics or expensive tools. His suggestion was write down all serial numbers and description of expensive items so if merchandise is found in a car, home or pawn shop the Sheriff's Office can identify it and call you. He also suggested microdotting expensive items. A microdot is registered with the company. Operation Identification is where you take your drivers license and engrave it on your items this way it will be immediately identifiable by law enforcement. Drivers license numbers work best not Social Security numbers. If you see any suspicious vehicles or people call the sheriff's office at 688-3400. You can remain anonymous. They would rather have a false alarm than a house get robbed. For complaints about ATV's call the Wild Lands Unit at 688-3000. Our last speaker was Diana Nelson with the Community Services Division at the Sheriff's Office. She is the liaison to the Sheriff's Department and Neighborhood Watch Program. This is not the COP program. Neighborhood Watch is where you know who your neighbors are, and who isn't. You should keep track of each other. Know who is on vacation, so you can report any suspicious activity. Keep track of elderly neighbors who might need help or if you haven't seen them lately, go knock on the door just to check on them.

Under Neighborhood Watch we would get signs posted at the entrance and throughout the neighborhood and window stickers for each house for free, warning would be burglars that we are security conscious and vigilant. Diane said neighborhoods with these signs do have a drop in crime because robbers know they will be watched. Diane explained how to set up the program. First areas would be divided up into "block areas" and there would be a Block Captain. The Captain would go house to house and introduce him or her self and give the resident a brochure on the program. The Captain would then have a get-together or meet and greet so neighbors get to know each other. The Block Captain is who you would call if you are going on vacation. If you have a break-in or vandalism, report the incident to the Sheriff's Office, then call your Block Captain. The Block Captain then reports the incident to the Chair Person.

The Chair Person is the liaison to the Sheriff's Office. The Chair Person organizes the Block Captains. The Chair Person would then contact all the Block Captains to warn them of the incident and to ask them to keep an eye out for any other suspicious activity. For more information you can call the Community Services Division at 688-3970.

Diane also explained the C.A.T. (Combat Auto Theft) program. When you enroll in the C.A.T. program the registered owner signs a waiver which states that the vehicle is not normally operated between the hours of 1:00 a.m. and 5:00 a.m., and that ANY law enforcement officer has the owner's permission to STOP THE VEHICLE between these hours and treat it and the occupants as if the vehicle was stolen. At such time, if the vehicle is determined not to be stolen, it and the occupants may proceed on their way. The car is identified as a member of the C.A.T. program by a decal affixed to the inside, drivers side, rear window. It is bright yellow and includes a C.A.T. insignia and a registration number. For more information call 575-1542.

She also explained the C.O.P. (Citizens On Patrol) program. The cars are given free to participating communities. A resident spoke up and said when he tried to contact the Sheriff's Office about the program he was told there were no cars available. Diane said to her knowledge there were still cars available and to contact Sergeant Goldstein at the PBSO who is in charge of the program.

Diane felt the Neighborhood Watch program was the most effective way to reduce crime because it gets everyone involved.

Mike Danchuk spoke up and said his house has been burglarized and he would really like to see at least the Neighborhood Watch Program started. The audience agreed and Mike asked Bill Bolds to make the initial contacts.

A question was asked if a call comes in from a Neighborhood Watch community does that call get a faster response from PBSO. Diane said yes because that caller has been trained to report specific details, make and model of the car, description of the person, etc., where someone else would not have these details.

The speakers were thanked for their appearance. **Old Business** - **Water** - Is still on track. No delay for water after halt to storing pipes on private lots. County has given permission to use some of their land and easements. A resident had a question about the total cost of the project being different from previously reported. The last newsletter stated about \$14 million, the resident had paperwork from the Town Of Jupiter stating \$18.6 million. Mike said he would look into it, as far as he knew it was the same. **Roads** - Asphalt now available. Prices will be given to the engineers, then the ballots will be prepared to vote on whether you want your road paved. **Playground** - Bill Meyers reported the Playground Committee had a meeting July 10th. To clarify for new residents the Twisty Pines Playground will be a volunteer community-built playground within the Margaret Berman Memorial Park on the corner of 69th and 155th. Bill said the Twisty Pines Playground Foundation Inc. has now been officially incorporated and the paperwork for the 501(c3) designation, to become a not-for-profit organization, can now be filed. We have had a large number of people say they will be there for local week but we still need people to get us there. The Playground Committee still needs volunteers to help on the food, volunteer, fund-raising, and tool committees. If anyone would like to help on any of these committees contact Bill at 745-6632 or Chris Reinhardt at 743-8725.

**Front Entrance Acknowledgments** - If anyone has any corrections please let us know. **Community Spotlight** - A new column will be added to the newsletter for any residents who want to acknowledge a special event or accomplishment.

**Culverts** - Just a reminder to encourage residents to clean out their swales and culverts or to install or replace damaged or collapsed culverts to ensure proper water flow in preparation for hurricane season. If your culvert is damaged or collapsed SIRWCD will remove the old culvert and dispose of it, then you are responsible for putting in the new one. But this would save you quite a bit of money. Call Gail English at SIRWCD 747-0550. **SWA** - SWA not picking up bulk trash on a weekly basis. If you have a problem with bulk or yard pickup give the board a call. The board is going to send SWA a letter letting them know which streets seem to be having the problems. If you know you are going to have a large pickup you can give SWA a preemptive call to let them know at 640-4000. **New members** - Two new members introduced themselves and received welcome packets made by Arie Strobel. **Web Site** - We have problems with the web site name renewal and are currently trying to get a new name to get the web site up again. A commitment was made that the web site will be up by the next meeting.

Motion to adjourn was made and seconded. Meeting was adjourned at 9:28 p.m.

Respectfully submitted, *Chris Reinhardt* -Secretary

**Donald Ross Landowners Association  
Meeting - September 12, 2006**

Meeting was called to order at 7:35pm - Mike Danchuk, President, introduced himself and the board Officers Kevin Baker 1st Vice President, Stephanie Duncan 2nd Vice President, Chris Reinhardt Secretary. He also introduced this months speaker Peter Carney the new Palm Beach County Tax Collector. Absent - Daniela Russell Treasurer

**Treasurer's Report-** Daniela was absent so Mike read the treasurer's report. General account \$8285.26 of that \$4951.75 are donations to Twisty Pines Playground, leaving \$3333.51 available for possible insurance and other costs. Legal Defense has \$2770.59. A motion was made and seconded to accept the treasurer's report.

**Secretary's Report-** Copies of the minutes of the July 25, 2006 meeting were printed and available at the meeting since there was no newsletter printed this month. No additions or corrections were presented. A motion was made and seconded to accept the minutes. **Guest Speaker**— Peter Carney spoke about the responsibilities of the Palm Beach County Tax Collectors Office.

He has been our new tax collector for about 4 months. Since then he has introduced online bill payments. You can now pay your property taxes with a Discover card, debit card or e-check. Discover is the only credit card allowed so far. He has also added a list of the possible tax exemptions you can receive if eligible on the tax bill. You must contact the Property Appraisers Office, not the Tax Office to obtain the forms to request the exemptions. He has also added the year end date to the bottom of the tax bill. Now instead of just saying November through March on the bottom along with the amount due it will have the year.

He also told the audience that you can pay your property taxes on a quarterly installment payment plan and still receive the early payment discount. Mr. Carney answered a few questions from the audience and was then thanked for his appearance.

**Old Business -Water** - Bob Berman gave the update. Water is still on track. No delay for water after halt to storing pipes on private lots issue and Tropical Storm Earnesto. The underground crossing of I95 and the FL Turnpike has been completed and they are now in the process of connecting to the Jupiter water supply. This was a prerequisite before pipes could be laid in PBCE. The contractor had to have the water source ready so when the pipes are laid they could fill the pipes to test for any leaks. As the pipes are laid and an area closed off for testing, once the testing is done those residents will be able to hook-up if they choose. Bob also said a form will be coming to every resident as to which side of your house you want the water meter located. He said you can either mail in the questionnaire or drop it off at his office.

A resident had a follow-up question about the total cost of the project being different from previously reported. The newsletter had stated \$14 million, the resident had paperwork from the Town Of Jupiter stating \$18.6 million. Bob and Mike said the contract for the water project for the contractor who is actually laying the pipes and doing the infrastructure is \$14 million. Bob said he was not sure of the exact numbers but there are some additional fees for the Town Of Jupiter, engineering, financing, etc. but there are also bonds held in reserve, some of which could be paid back. With everything included the total number is closer to \$18 million but that number will fluctuate over the life of the loan. Mike said he would talk to the accountant who is handling the project and have him give some more exact numbers and they will be printed in the next newsletter.

**Playground** - Chris Reinhardt reported the Playground Committee is still looking for volunteers to help on the various committees. We had originally wanted to do the build the last week of January 2007. The window we originally had hoped for was January through March to stay in the cool months and to avoid the hurricane season. But due to the water project scheduled to be in that area at that same time and safety concerns for the volunteer builders we have moved the build date to the first week in November 2007. This way we can avoid the water project which is scheduled to be completed in June or July 2007, stay in the cool months and avoid the hurricane season and the holidays.

To clarify for new residents the Twisty Pines Playground will be a volunteer community-built playground within the Margaret Berman Memorial Park on the corner of 69th and 155th. The Twisty Pines Playground Foundation Inc. has now been officially incorporated and the paperwork for the 501(c3) designation, to become a not-for-profit organization, are in the process of being filed out. We have had a large number of people say they will be there for build week but we still need people to get us there. The Playground Committee still needs volunteers to help on the food, volunteer, fund-raising, and tool committees. If anyone would like to help on any of these committees contact Bill at 745-6632 or Chris Reinhardt at 743-8725.

**Roads** - Asphalt now available. Prices will be given to the engineers, then the ballots will be prepared to vote on whether you want your road paved. The ballots should go out in approximately two or three months.

**Front Entrance Acknowledgments** - Since the printing of the names in the last newsletter there have been a few people contact the board about corrections. The names will be reprinted for verification in the next newsletter.

**Community Spotlight** - A new column will be added to the newsletter for any residents who want to acknowledge a special event or accomplishment. Contact Mike Danchuck with the information.

**Culverts** - Just a reminder to encourage residents to clean out their swales and culverts or to install or replace damaged or collapsed culverts to ensure proper water flow in preparation for hurricane season. If your culvert is damaged or collapsed SIRWCD will remove the old culvert and dispose of it, then you are responsible for putting in the new one. But this would save you quite a bit of money. Call Gail English at SIRWCD 747-0550.

**SWA** - SWA not picking up bulk trash on a weekly basis. If you have a problem with bulk or yard pickup give the board a call. The board is going to send SWA a letter letting them know which streets seem to be having the problems. If you know you are going to have a large pickup you can give SWA a preemptive call to let them know at 640-4000.

**Web Site** - We have not yet been able to correct the problem with [www.pbce.org](http://www.pbce.org). We have set up an additional web site. The new web site name is [www.mypbce.org](http://www.mypbce.org). We will try to get the old name back as well. Check out the new look of the new site. It looks great!

**New Business - New Residents** - Three new residents were introduced and given welcome bags put together by Arie Strobel.

Resident Jan Bolds asked if there was any progress on the implementation of the Neighborhood Watch program. Mike said we needed someone to coordinate the project and asked if she would be interested. She said yes. Mike said he would print her name in the next newsletter as the contact person for the program.

Bill Bolds said the issue for the C.O.P. program was the cost of the gas for the cars. The cost was estimated at \$600 per month. Mike said he wasn't sure if the association could afford the cost of the gas.