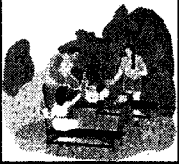


Countryside Living...

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



Park Cleanup Day September 8th

Clearing of the future Palm Beach Country Estates Community Park has started. Initial work involved clearing the north end where parking is anticipated. The south end is also being cleared to remove non native vegetation. The clearing work has been done by PBCE resident

Mark owner of AAA Plus at a discounted rate and being paid for by the PBCE Landowners Association and the Twisty Pines Playground Foundation. On September 8th between 8AM and 1PM volunteers are asked to come to the park location at the north end of 69th to help out. Students and scouts will get community service hours 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. If you can not help with the clean up financial donations for the park are always appreciated. Anyone with a Bobcat or front-end loader that wants to assist would be a big help. Any hand tools that you feel may assist should be brought. Also anyone under 18 will require a parent to show up, as liability waivers will need to be signed.



Dust Inhibitor Tested

A new dust inhibitor has been tested by the PBCE Landowners Association. PBCE Board member Chris Reinhardt had heard of the dust control substance that was being used in local parks. President Michael Danchuk then undertook finding more about the product and was pleased to find that the material known as Soiltac was EPA approved to be used near streams and water sources. The substance is designed not to leech into the ground, and does not leave residue on the road, as some other stabilization surfaces may. It is currently being used by the US government in Iraq and other countries where paving is not economically feasible but an improved surface is necessary. Uses include roads, airplane runways, and large construction sites. Since it uses water to dilute it for application it is being used in countries such as Africa, where it can even be applied by hand with watering cans if larger equipment is not available.

Because of the potential benefit to PBCE as an interim solution for dust and rut control, as well as a way to keep some dirt roads in their natural state, it was decided to do an initial test sample. Michael Danchuk and Robert Berman on August 11th mixed about 30 gallons of the solution, that was purchased by the PBCE Landowners Association, and tried it on a small 30 foot section of dirt road. The results were quite positive. The dust was eliminated, and the surface held up under traffic from large trucks. Unfortunately after several days a road grader, that was grading the rest of the road, tore up the surface before a more lengthy test was completed.

The process was presented to the SIRWCD district engineers for evaluation at the August 16th meeting. According to the manufacturer the cost is about \$13,000/mile and life expectancy is anywhere from 6 months to 2 years. A second application would cost only about \$3,500. SIRWCD is now evaluating the process to see if it would be viable answer to improve roads that are not yet paved.

Classified: **COME JOIN THE FUN** . . . Starting August 3, Cooking classes in my home right here in Palm Beach Country Estates. Call Vicki at 561-744-0255

AFTER SCHOOL DAY CARE . . . Just a bus stop away in my home right here in Palm Beach County Estates. Call Vicki at 561-744-0255.

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2nd Vice President - Stephanie Duncan	575-5956
Treasure - Daniela Russell	575-5189
Secretary - Chris Reinhardt	743-8725

Committees:

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Car Show - Scott Rice	723-5552
Disaster Network - Bill Bolds	626-7638
Entrance - Kirk Humphreys	748-4595
Helping Hands - Pam Malone	743-9912
Mom's Club - Sara Nakashian	748-7744
Newsletter Editor/Advert. - Nicole Campbell	626-2530
Parks - Bill Meyers	745-6632
Bob Berman	627-1118
Kirk Humphreys	748-4595
Chris Reinhardt	743-8725
Sidewalks - Mike Danchuk	626-2530
Welcoming - Arie Strobel	748-6784

Information:

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



Watch Your Pets

Concern has been expressed about missing pets in Palm Beach Country Estates. In prior newsletters we have brought to our readers attention the possibility of alligators grabbing a pet that wanders too close to a canal where the gator may be passing by. However several residents have now expressed a new concern and have asked us to mention it in the newsletter.

It has been determined that there are dog fighting rings in the area. These rings have been known to grab unsuspecting pets that are roaming free, or even in their own yard. These stolen animals are later used in the rings to fight or to be bait for other animals. We do not have positive confirmation of this, but with the many outsiders that service our community, it is a possibility, so we warn pet owners to be careful. We are therefore reminding you to make sure your pets are leashed and kept in your yards for their safety and the safety of others.



Message from the President

Things are moving along in Palm Beach Country Estates, while we continue to be the best place to live. However there is one item I keep hearing on from the residents. That they still have not gotten their street paved, or they hate the ruts and dust.

As you know some roads have been paved while others have been waiting for years. There are two problems causing the delay. The first is not a problem, it is just that not everyone wants to pave their roads. As a community we need to respect the wishes of these individual streets. The second issue is the rising cost.

Every street in PBCE has asked for an estimate for paving and a chance to vote on it. Unfortunately the prices obtained through SIRWCD, have been deemed cost prohibitive. I have always felt that no matter what the price, landowners should get a chance to vote on it, however the majority of the SIRWCD board feels we need to first get a better price. Because of this, the engineers have been working on alternatives to allow us to present a better price for the community.

However this does not preclude any street to have the paving done on their own, as long as all residents of the street want to pave and are willing to pay for it. Remember that on most of the unpaved roads the property owner still owns to the middle of the street.

We now also have a potential alternative for dust control and reducing ruts that offers a temporary solution, at much lower price. You can read more about this process in this newsletter.

Therefore if you and all your neighbors want to pave or consider dust control on your street just contact one of the board members and we will provide you information on how to proceed. It is something you can do on your own, if you really want to and do not want to wait.

Michael Danchuk-President



Turnpike Sound Wall will be Recommended

As a result of continuous efforts by the Landowners Association and letters from individual residents, we have now been informed that the State Department of Transportation staff will recommend a sound wall for the west side of the Turnpike.

Initially there was concern that because we have large lots, PBCE would not qualify for having the sound walls put up when the Turnpike expansion proceeds. President Michael Danchuk, and 1st VP, Kevin Baker on behalf of the Landowners Association, have been in contact with the Governor, our state and federal legislators as well County officials, and we have now gotten the good news.

However according to his conversations with DOT staff they feel the design stage for the walls will not start until 2022, and the wall will not be constructed till 2025 when the roads are scheduled to expand. There will be a public meeting on September 20 starting at 5:30PM, with a formal presentation starting at 6:30PM, at the PGA Resort at 400 Avenue of the Champions on the turnpike expansion.

A special thanks for the following political leaders who have contacted and supported the position of the PBCE Landowners Association and the residents who wrote letters. Thank you to Governor Charlie Crist, U.S. Congressman Tim Mahoney, U.S. Congressman Ron Klein, State Representative Carl Domino, State Senator Ken Pruitt, County Commissioner Karen Marcus, and the staff of the DOT for assisting us.

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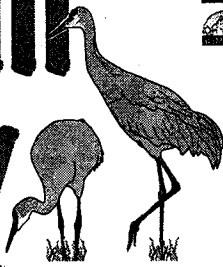
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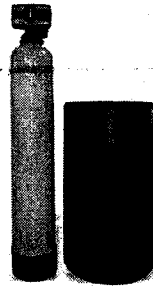
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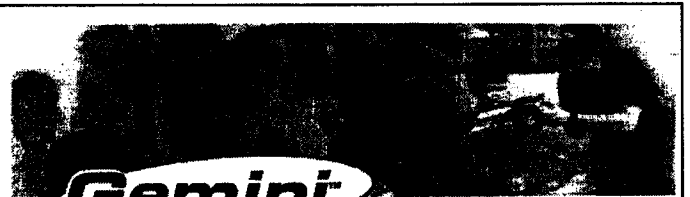
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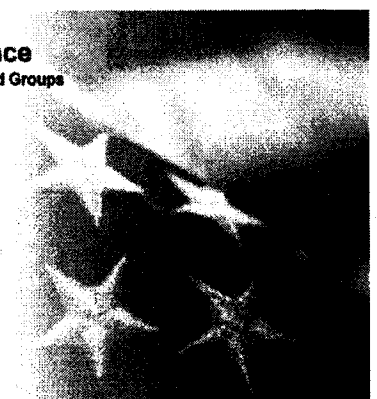
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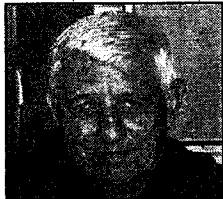
Donald Ross Landowners Association Meeting May 14, 2007

Meeting was called to order at 7:35pm. Mike Danchuk, President, called the meeting to order and introduced himself and the board Officers, Stephanie Duncan 2nd Vice President, Chris Reinhardt Secretary, Kevin Baker 1st Vice-President and Daniela Russell Treasurer. **Secretary's Report-** The minutes of the last meeting were printed in the last Countryside Living Newsletter and were mailed out to residents, copies of the newsletter were available at the meeting and the minutes are posted on the web site. No additions or corrections were presented. A motion was made and seconded to accept the minutes. **Treasurer's Report-** Daniela reported that the operating account has \$9321.74. Legal Defense has \$6015.59. All the bills and payments are currently up to date. There are no outstanding bills to be paid. Daniela said she is retiring from the Treasurers post, she needs a break. Mike made the motion to accept the Treasurers report as stated, the motion was seconded. Mike said he tried to talk Daniela into staying on but due to family obligations and kids she needs the time off. She said she would continue to do the tax returns if someone else would take over the day-to-day responsibilities of recording and depositing incoming checks, writing checks and paying the Association bills. **Guest Speakers -** Larry Lardiari of LBFH the engineers on the water project. With him is Christine Morandin also of LBFH, Chuck Haas the district treasurer, John Parsons and John Gets with the Town of Jupiter. Larry said the water project is divided up into three phases. Phase one is approximately the Northeast section, phase two is the western section and phase three is the southeast section. Phase one is almost complete and phase two is ongoing. Each phase is divided into two sections, A & B. In phase one the southern section will be able to hookup first as soon as the pipes have been treated, pressurized, certified by the Palm Beach County Health Department and turned over to the Town of Jupiter. This should happen in July. Approximately 30-45 days later the northern section of phase one will be ready. Phase two and three will follow the same procedure. Phase two should be ready in September 2007, and January 2008 for phase three. John Parsons from the Town of Jupiter brought documentation with examples of hookup costs and an estimated water bill. You can log onto their web site at <http://www.jupiter.fl.us/water/residential-block-rate-bill-calculator.cfm> to calculate your own monthly water bill. The example he brought was for an average house with a 5/8" pipe, which used 10,000 gallons of water for the month. The total bill for the month was \$34.50. The base charge is \$13.20 plus a \$6.90 surcharge for not being in the Town of Jupiter, for a total of \$20.10. The remaining \$14.40 was for the actual 10,000 gallons of water used. If your home is less than 3,500 sq. ft. under air and you would use 10,500 gallons or less per month, you would hook-up with a 5/8" pipe for a cost of \$3,952.18. If your home is more than 3,500 sq. ft. under air and use less than 26,250 gallons of water per month, you would use a 1" pipe at a cost of \$9,906.18. These estimates assume you use the Town of Jupiter water for irrigation. If you don't use city water and use your well for irrigation the square footage of the home goes up to 4,000. A resident asked if you plan on adding on an addition that would put you over the 4,000 sq. ft. under air mark and you currently have a 5/8" pipe would you have to upgrade to the 1" pipe? John said yes, before the CO is issued you will have to upgrade to the 1" pipe. You can pay your bill online, set up a monthly payment from your checking account, write checks or pay by credit card. Chris asked if the Town lost water during the hurricanes. John said there were only isolated water disruptions from overturned trees breaking a line. But there were no boil water orders and no one else lost water. The system is reverse osmosis with a deep 1500 ft. well into brackish water, so there is no concern with saltwater intrusion. There are very little minerals in reverse osmosis water. Clarification was requested on the 25% surcharge that would be on the monthly water bill. John said the state allows municipalities to charge customers who do not live in the town to be charged the surcharge because they are not paying the town taxes and service fees like the residents of the town pay for the same services. The Town residents pay 6% utility tax. A resident asked if the city water is drinkable or will she still have to buy bottled water. John said he drinks the town water all the time and has no problem with it. They did say at first residents will notice a chlorine smell. The chlorine is to cleanse and sanitize the lines but it's not harmful. The water is tested to meet state and federal regulations. For insurance purposes the fire hydrants are not in service yet. Once the PB County Health Department issues the certificate and residents can hook up the fire department can use them. A resident asked who would do the hook up from the line to the house. John said the resident would have to hire a plumber for that. You can pay the Town of

5-14-07 Cont.... Jupiter hook-up fee in a total lump payment or you can finance it with a voluntary assessment to your real estate tax bill. It is estimated that the annual assessment to finance the connection costs of a 5/8" meter will be \$434 to \$454 per parcel. This fee would be collected over a period not to exceed seventeen years. The interest rate right now is 5.8% but that's not fixed at this time. It will go up or down following the Libor rate. It will be fixed at the end of two years. A resident asked what happens if you sell your house before the 17 years. The assessment stays with the house for the next owner. You can pay the assessment off early only for the first two years before the rate is fixed. Once the rate has been fixed you can no longer pay early. A notice will be sent stating that the rate is about to be fixed and you have so many days to pay the remainder of the assessment if you want. If you choose to wait to hook-up the \$3,952.18 hook-up rate is held until 2012 except the actual meter fee, which is currently \$325.00. The cost of meters will most likely go up. To enter into this agreement with the Town of Jupiter the water district had to grantee the town a certain minimum amount of revenue. Everyone is going to pay, whether you hook-up or not, an assessment of approximately \$13.20 to the water district for the next 7 years, but this figure is amortized. Over the next 7 years the water district guaranteed the town 1,400 homes would hook-up out of the 1,545 total available hook-ups or there will be a penalty. The quicker we get to the 1,400 threshold the cheaper it will be for everyone. So if you plan on hooking-up it would be better to do it earlier rather than later. Bob Berman said bids were solicited from plumbers who are residents of PBCE for the meter to home hook-ups. He said four bids were received and the lowest bidder was present at the meeting. Ken Tipping of Zicaro's Plumbing said they would do the hook-ups for \$620.00 for 100 ft. of 1" line. That includes pulling the permit, running the line and hooking it up to the house. It would be \$4.00 extra per foot if you need more than 100 ft. Mike wanted to express that the board was not endorsing Zicaro's Plumbing, but they and other plumbers had come forward to offer rates for the hook-ups. If you want the names of the other plumbers who gave quotes call Bob Berman. A resident asked if it was possible to have her well and city water both hooked up to the house in case of emergency. The speakers said no. Code only allows for one source into the house. But you could still have your pump used for hoses and sprinklers, if you were to lose city water and you still had electricity or a generator, you could use that water for flushing toilets, etc. Or you could add a manual hand pump. Gale English was asked what could be done for the swales that showed erosion or washouts from the rain. He said call SIRWCD at 747-0550 and they would pass the information to the contractor. He said what they could do with their large machines is now limited due to the pipes underground. He said seeding is still the primary soil stabilization technique used because the cost of sodding is so much. **OLD BUSINESS - Sound Walls -** We have received responses from Rep. Carl Domino, US Sen. Ron Klein, US Rep. Tim Mahoney and Comm. Karen Marcus. They will look into assisting us. We have contacted the state and federal DOT and Mike said he is not pleased with their response. They didn't sound encouraging. Mike said residents should keep writing their representatives and keep the pressure on them. **Roads -** Residents have asked Mike when they can expect ballots or to vote on paving of their roads. Mike said the prices are still high and the water district is still looking into it. He said if residents of a road all agree they can pay to have their road paved themselves. The roads are considered private roads. Some contractors Mike talked to say they could give residents a cheaper price because they don't have to go through the bidding process. So you can save money by doing it yourselves. The only problem is they should be done to county code so they can be turned over to the water control district for maintenance. Or there could be a liability issue if the road is not paved to code and there is an accident. A resident asked about paving 18' wide instead of 20'. Mike said the engineers are concerned this could be a liability issue and the water district may not accept a road that wide. Which means the residents would then have to maintain the road themselves. Even though you pave the road the Water Control District still has the right-of-way. If anyone is interested in doing the private paving call Mike for more information. A resident asked if all the roads were paved would the maintenance fee disappear from our tax bill. Mike said it would most likely go down but there is still other maintenance, like swale work and mowing that would still need to be done. He also said there is no way every road is going to want to be paved. There are some roads, which feel very strongly, that they do not want to be paved.

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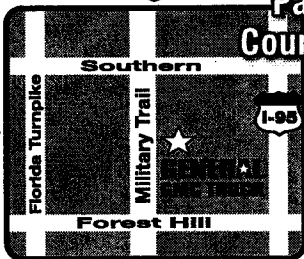
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FREE ESTIMATES

5-4-07 cont.... Park/Playground - Chris Reinhardt reported the 501(c)(3) application for the Twisty Pines Playground has been mailed out. We need the 501(c)(3) designation to apply for grants and solicit large companies for donation. We are holding off on any major fund-raising activities until the 501(c)(3) designation has been approved. We are still accepting donations for pickets, bricks and components. Bob reaffirmed his commitment to making the land a community park. Twisty Pines Playground fund is now \$5311.75 after the \$750.00 501(c)(3) application fee was paid. **NEW BUSINESS - New Residents** - A new resident, Lynn introduced herself and said she has been here 2 months. **Water Restrictions** - have changed again. We are now into phase 3. Which means you are only allowed to water one day a week. That included wells as well as city water. Fines are also being issued to offenders. The Palm Beach Post web site has all the current information and restrictions. **Resident Concerns** - Every year we include a comment section or list of concerns on the Landowners Association renewal form. Mike was shocked at how vandalism has risen as a concern of residents. It's number two, behind paving, which is number one. That concerns us as a board. Some example is yards have been torn up by large trucks, mailboxes smashed or run over, theft and burglaries. Residents are starting to get very upset. ATVs have not been too much trouble but lately some riders have gotten out of hand. Residents reported reckless or destructive driving. Some women walkers were harassed and circled by ATVs and a jogger had a rock thrown at him by someone on an ATV. We are getting mail with these complaints. Chris said while she was speaking to a fence company about a quote the contractor said he was just out here replacing a gate along the canal that a truck had either run over or pulled down. He said this wasn't the first time he has had to replace a destroyed gate along the canals. Stephanie said she talked to a security company just to get an idea of how much it might be to have a security car patrol the community. For 24 hrs/7 days a week the total would be \$156.00 per household for 1,500 homes. 16 hrs/7 days would be \$107.00 per household. 12 hrs/7 days would be \$83.00 and 8 hrs/7 days would be \$59.00 per household. The board wanted to see if there would standards those schools have. We should also let them know we would like to keep the extra curricular clubs and activities that our kids enjoy now. **New School** -It looks like we will be transferred to the new Mirasol School in the 08-09 school year. Palm Beach Country Estates and Mirasol are on both proposed boundary change maps. Palm Beach Heights is on the recommended map as well. The new roundabout should be done by then and going from Jog Rd. to Hood Rd. would be the most direct route. Chris attended both boundary meetings and asked if we would still maintain our bus transportation even though the first 3-4 roads in PBCE fall within the two-mile "walk zone". The advisory committee said a roundabout is considered a hazard and bussed would be provided for the whole community. As parents we all know and love Lighthouse and Beacon Cove but this new school will have all new technology and it sounds like some of the teachers from Lighthouse and Beacon Cove may transfer to the new school. It also sounds like it will have a gifted program. A school can't have more than 1/3 its student body as gifted. If they move all these students from the Heights and Palm Beach Country Estates that could leave too many gifted students at Lighthouse and Beacon Cove. So the new school would need a gifted program to remove those kids as well. As concerned parents we should let the school board know that we admire the way Lighthouse and Beacon Cove are run and the high standards those schools have. We should also let them know we would like to keep the extra curricular clubs and activities that our kids enjoy now. **Jog Road/Roundabout** -The last we heard the bids were going out in May and construction would start in September. The boards concern is we will be losing our trees in the front entrance. We asked the county about moving the trees and at first Karen Marcus said the county could help with that, but now the resources don't seem to be there to help. We need to start root pruning the large trees to get them ready to be moved. We are hoping the land for the community park will at least be cleared so we can move the trees there. A resident suggested some of the Landscaping businesses or Nursery businesses in the community help with the root pruning and possibly moving the trees to the park. The county has notified Felix they need to vacate the church parking area by July in preparation for the roundabout construction. So we need anyone who can help with the root pruning to contact the board as soon as possible so we don't lose all those trees. The county had also said they would help with the clearing of the non-native vegetation on the park land but now that also seems unlikely. Bob said he is still 100% committed to the land becoming a park but he doesn't want to turn the land over to the Water Control District without guarantees that the funds are available to finish the needed improvements. He doesn't want to turn the land over as-is and have it just sit there. He would like to move forward this year and go ahead and do what we can do to the park using the resources that we have available in the community, which would be clearing, filling, fencing and landscaping, leaving an area for Twisty Pines Playground. This way when

5-14-07 Cont... Twisty Pines has raised enough money to build, the park will be ready. We need to get the park land cleared as soon as possible so we can move the trees. If anyone has equipment to help remove the non-native plants and clear the parking area please contact Bob or someone from the Park Committee. Bob also said it looks like we are going to lose the sign on the east side of the road into the community on 69th due to eminent domain. There will be five lanes coming into the first roundabout leading into PBCE then a second smaller roundabout leading to Jog Road. An audience discussion erupted as to why we need two roundabouts. Mike said a small group of 6-7 residents attended a DOT meeting on the issue and he said it didn't seem we had much influence on the DOT. Mike said he would bring the diagrams of the roundabouts to the next meeting. Mike said he would invite a representative from the DOT to the next meeting to explain why we need such a large roundabout and why we need two. **Officer Elections** - A motion was made to close the regular meeting. Motion was seconded. The annual meeting was then opened. This year the President, Vice President and Treasurer are up for election. This information was printed in the last newsletter. Daniela is not running again and someone is needed to run for Treasurer. Daniela said she would continue to do the tax returns if someone would takeover the day-to-day recording of checks and paying the bills. No one contacted the board before the meeting and no one attending the meeting spoke up. We usually have a meeting once a month either a board meeting or a landowners meeting. Mike said this would be a great opportunity for a new resident to get involved. He asked Lynn if she would be interested. She said she was still unpacking and wasn't really sure what was going on in the community yet. Mike suggested maybe she start later, in a few months. Lynn agreed to start in September if Daniela would continue for now. Daniela was nominated for treasurer on an interim basis. Motion was seconded. Second Vice President was opened for nomination. No other nominations were made. Stephanie was nominated for another term and the motion was seconded. President was opened for nomination. No other nominations were made. Mike was nominated for another term and seconded. A motion was made to close the annual meeting. Motion was seconded. Meeting ended at 8:45pm. Respectfully submitted, *Chris Reinhardt*, Secretary

Donald Ross Landowners Association Meeting July 10, 2007

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 Daniela Russell Treasurer were absent, Chris Reinhardt Secretary was present. **Treasurer's Report**- Mike read the treasurer's report. The operating account has approximately \$7500.00 and Twisty Pines Playground has \$5311.75. Mike made the motion to accept the Treasurers report as stated, the motion was seconded. **Secretary's Report**- Due to summer vacation schedules there was no newsletter for the last meeting. Copies of the minutes 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** - Kathleen Farrell and Omelio Fernandez of the Palm Beach County Roadway Production Division gave a presentation and answered questions about the Jog Road expansion and the roundabouts. Omelio wanted to make it clear that this was a Palm Beach County project, not a DOT project. He said there were going to be two roundabouts, a large one to connect Donald Ross Rd. to Jog Rd. and one smaller one on Donald Ross Rd. and 69th. Both roundabouts are now going to be only one lane instead of two lanes wide and we are going to be able to keep both entrance signs. The two roundabouts will be 200 feet apart. There will be a dedicated right hand turning lane west bound on Donald Ross Rd. onto 69th. The county had planned on starting the project in September but due to permitting delays it won't start until January or February. Kathleen and Omelio said the county planned on moving the trees from the front entrance to the roundabouts and a median in between the two roundabouts. A resident brought up that we had planned on moving the trees to the new park and that we had already made plans to

Cont. pg 7

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We also need all levels of volunteers so please contact the committee to see how you can help or if you have any questions about the donations.

Please go to www.twistypinesplayground.org for more detailed information, email reinham@bellsouth.net or call Chris at 743-8725.

Thank you.

Please make note: Construction to start November 2007

Also please make checks payable to:

"Twisty Pines Playground Foundation, Inc."

7-10-07 Cont... start root pruning the trees in preparation for the move. Kathleen and Omelio said they were under the impression the trees belonged to the county. Mike informed them that the Landowners Association paid for the trees and installed lighting and irrigation for beautification purposes and we had a permit to do so. Mike said he had many discussions with Commissioner Karen Marcus about moving the trees to the park. Kathleen and Omelio said they had recently had a meeting with the Commissioner's office and they were not told the trees belonged to us. Mike suggested they should contact the Commissioners office again to clear up the confusion. A resident asked what they would put in the median and roundabout if the trees were not available. Omelio said there are no more funds for lush landscaping, that they would only plant a few trees. Mike said during the discussions with the Commissioner he was told there would be extensive landscaping and beautification and this was why the Landowners Association didn't vigorously protest the Jog Rd. expansion. Mike said maybe the park wouldn't need all the trees and the county could use the rest. He also said he would contact the Commissioner's office about the new plan for minimal landscaping. A resident asked if any traffic studies have been made to see what kind of traffic flow occurs as residents try to leave in the morning and enter at night. Omelio said he was unaware of any traffic studies. A resident asked what was going to happen to the intersection of Donald Ross Rd. and 64th. Omelio said it would remain as it is. If traffic warrants it after the extension a light might be put there later. A resident asked if the county was going to put in irrigation for the trees and if they were going to put in lighting. Omelio said they would do the irrigation but no lighting. The resident asked if we could run a pipe for lighting to the roundabout during construction since we have to remove the lights that are currently at the entrance. Omelio said as long as we had the permit it should be all right but he couldn't commit to it. A resident asked how much traffic would increase after the extension. Omelio said he wasn't aware of any traffic studies. Mike wanted to make it clear the speakers were from the Road Department, not the Traffic Department. Mike said the Landowners Association assumed the county had done the necessary traffic studies to justify the extension and roundabouts. He said the Board would find out about the traffic studies. Omelio said this extension had been in the plans for 30-40 years. The scale of the project has been reduced. Originally Jog had been planned for 6 lanes. Now it was down to two lanes. A resident asked how long the project would take. Omelio said it would take about 15 months from January 2008. The current budget for the project is \$7.5 million. The large roundabout is going to be 146 feet wide and the smaller one will be 110 feet wide with the center median at 80 feet. A resident asked if this would be large enough for large horse trailers, boats, fire trucks and dump trucks. Kathleen said yes. Omelio said the roundabouts would be one lane. There will be street lighting for the four-lane section on Donald Ross Rd. but not the two-lane section. Donald Ross Rd. will



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7-10-07 Cont... go from four lanes down to two lanes with a dedicated right hand turning lane onto 69th. If you don't use the right hand turn lane, you could go into the roundabout and still turn right onto 69th. This is how the westbound traffic will turn onto 69th. A resident wanted to know if there would be a bike lane. Omelio said there would be a 4 foot striped bike lane on Donald Ross, but going around the circle the road is wider but the extra 4 feet will not be striped. There will be a sidewalk on the east side of Jog Rd., turning down the south side of Donald Ross Rd. with a crosswalk going across Donald Ross Rd. to 69th. The crosswalk will connect to the sidewalk that will run along 69th. The county is responsible for the sidewalk east to 64th. The state will continue the sidewalk from 64th over the Turnpike and I-95. The sidewalk will only be on the south side of Donald Ross Rd. It was brought up that when Palm Beach Country Estates was rezoned for the new Mirasol Elementary School that the plan was this road was to be started in September and we were going to be moved in the 08-09 school year, but now the road is going to take much longer and our kids will have to be bussed down Donald Ross Rd., to Central, to Hood Rd. A resident asked if the large 18-wheelers would be able to make the first roundabout. Omelio said probably not and they would have to continue to the larger one to turn around. The resident was concerned that the trucks might try to make the turn at the smaller one not knowing there was a larger one farther west. Kathleen said there would be a sign showing both roundabouts and that they are only 200 feet apart and they should be able to see the other one anyway. Chris asked if we could have copies of the plans that the speaker brought for any residents who might want to look at them. They said yes and Bob Berman said he could keep them at his office if anyone wanted to look at them. The guests were thanked for their appearance. **OLD BUSINESS - Sound Walls** - We are waiting for the sound studies to be completed by the state. Once we get that if they come back and say the noise level doesn't warrant sound walls the Landowners Association will probably have our own study done, because when the study is done affects the levels. For example, is the breeze from the east or west, morning or afternoon? If they come back and say we don't get the walls because we are not dense enough, the houses are too far apart, then we would have to get involved in the political arena. Right now we are waiting to hear from the state. **Roads** - The water district is still looking into cost effective solutions. There was mention at the last meeting of roads possibly doing the paving themselves but no one has come forward to say yes their road is ready to do it. If anyone is interested call Mike and he will give you the information. **Water** - A resident wanted to know if she would have to be approved for the financing. Bob said everyone would be approved. The first letters sent out were information about the water hookups. Another letter will be sent out that would have to be notarized to allow the hookups. But you will still need to go to the Town of Jupiter to arrange the service. Bob introduced Brandy Swartz the Field Representative for the engineering company. Brandy said she was going to put some informational letters in the mailbox in front of Berman Realty for any one who needs them. She also said to call her if you have any questions. She said she may not be able to answer all the questions but she could get you in contact with someone who could. Her number is 772-286-3883, cell 772-216-5134 or email her at brandy-s@bellsouth.net. A resident said there was a fire hydrant under water on her road and would that cause a problem. Brandy said as long as it is accessible for the fire department it would be fine. She said Jupiter's requirement is 8 inches above the roadway. A resident asked about the condition of the swales. Bob said the contractor is limited on the amount of restoration they are required to do. He said once a phase is complete the Water Control District will come in and straighten out and re-do most of the swales. A resident had a concern about the cost increase from the 1-inch pipe to the 1 1/2 inch pipe, and how the Town of Jupiter was justified in such a large increase in price. Mike said that was in the original agreement with the town. Bob said that was based on the actual cost of operation. It was brought up that during the Landowners meeting when the speakers from the Town of Jupiter were present they said most houses in the community would only need the 5/8 inch pipe and even the largest houses would only need a 1 inch. Mike said she should go talk to the Town of Jupiter to make sure what size pipe she would need. She said she called them and they didn't know. Bob said to call him or Brandy and they could give her the number for the person who does the calculations. **Park/Playground** - Mike said we had some revelations about the trees tonight and we would have to talk to the county more about that. He also said we were in the process of doing some clearing on the lot to get it ready to move the trees there. Chris said Twisty Pines Playground received its tax-exempt 501(c)(3) status. So we are now an official incorporated, tax-exempt, charitable organization. Things had slowed down while we were getting all the paperwork in order, but now we can move forward with the picket, brick and component sales along with large-

7-10-07 Cont.... scale fund-raising. Chris said she could now send out letters to those who have already donated. We couldn't before until we had all the proper paperwork in place. Also, the original plan was to build the playground and the park at the same time. But now it is more feasible to build the infrastructure for the park first, leaving an area to build the playground when the fund-raising is complete. **New Residents** - We had three new residents introduce themselves. One from Jupiter Farms, one from Delray Beach and one from Palm Beach Gardens. We are out of welcome bags and Arie is working on those. If any businesses in the community has anything they would like to put in the bags contact the board. **Issue of concern** - There have been reports of missing pets in the community. At first we thought we might have an alligator issue, but some residents have a different possibility. There was a report some time ago in the Palm Beach Post about pets being taken out of yards or strays being picked up and used as bait for organized pit bull fighting. Pet dogs and cats are used as bait to train the pit bulls to fight. There is no proof this has happened in the community. Some residents just wanted to make sure people were aware this could happen. The safest place for your pets while you are not home is inside the house. If you do leave your pets outside, please make sure your fence and gates are secure. If you see or hear of anything suspicious contact the board or Bob Berman. He is keeping a list of suspicious activity in the community. **New Business** - Representatives of the Unity Church on the corner of 69th and Donald Ross Rd. were present and wanted to address the meeting about a plan they had to purchase the house just to the north of the church to extend their parking area, since the roundabout was taking their overflow parking area. They would build a parking area between the church and house and then use the house as office space or some other use. They wanted to know if the Landowners Association had any by-laws that would prohibit that or if the residents would object to the idea. Chris asked if they had approached the county with the idea to see if it was permissible from the county. They said they had not yet because they wanted to check with us first. Mike said he spoke to Diane the Pastor of the church and she said they would put heavy landscaping in front of the parking area. Mike asked the residents in attendance if anyone had any objections to the idea to speak up. No one in attendance had any objections as long as there was adequate landscaping to hide the parking area.

New Business - A resident wanted to know if there was a possibility of getting our I-95 interchange new landscaping. They have re-landscaped most of the other ramps and why was ours being used as a fill storage area and half the lights are not working. Mike said he would write DOT. A resident asked about the security car that was brought up at the last meeting. Mike said it is a funding issue and we also didn't get the response from the community that we thought we would get. A resident said his neighbor had his front yard torn up by a car in the middle of the afternoon. He said he tried to follow the person but lost them. Another resident said her alarm went off and when she called the Sheriffs Department the woman said there was a storm and it was too bad for them to come out. The resident told the woman it wasn't raining at her house anymore and what if it had been a real emergency. Would they still not come out because it was raining? Mike asked the residents in attendance how they would feel about their Water District tax bill going up about \$150 to pay for security. He said that would be the only way to pay for a security patrol. For a patrol car 24/7 it would be \$156, for Friday - Sunday nights would be \$40. Mike said since there was interest from the residents in attendance he would bring up the issue at the next Water Control meeting and ask them to see what would be involved to start the program. A resident asked if the patches on the road were the final patches. Brandy said as far as she knew it was. The resident said it was not acceptable. The board said this has been an issue at every meeting. Brandy said she would talk to the county about it. A resident had a problem with the garbage trucks not picking up all the yard debris. Mike said he would contact them.

A motion was made to close the meeting. Motion was seconded. Meeting ended at 9:05pm.

Respectfully submitted,

Chris Reinhardt, Secretary



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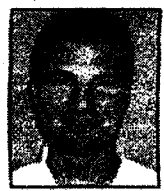
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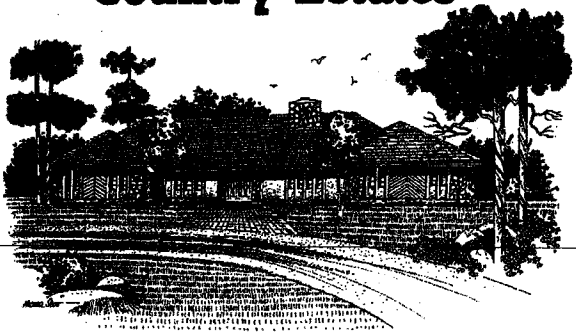


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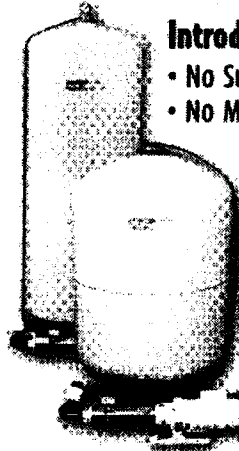


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