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JONATHAN
Neighbors
SPRING 2018



NEWS

NEW DIRECTORS

Three directors were elected to the Jonathan Association Board of Directors at this year's annual meeting. They were asked *'What makes the Jonathan Association special to you?'*



BOARD MEMBER

JUDITH BOSTROM

"Jonathan was founded on the ideal of providing community spaces while preserving nature. Trails, wet lands, parks and Lake Grace. So many opportunities to enjoy neighbors in a beautiful setting."



BOARD MEMBER

AMY GRUBER

"The Jonathan Association is special to me because of the community events. These events allow us to continually enjoy the community we live in throughout the year."



BOARD MEMBER

JUSTIN SCHARPEN

"The rich tradition of the Jonathan Association is what makes it special to me. I have gotten to work alongside great people that care about their community and strive to make it a special place."



2017 APPLE AWARD WINNER

JUDY GROSCH

Over the last two years, I have had the privilege to work alongside Judy Grosch. Her dedication to the Jonathan Association has been evident through her leadership as a director and her time spent contributing to the Association through volunteering on committees. Judy was most notably responsible for organizing the Jonathan Association 50th Anniversary & 4th of July celebration during the summer of 2017. Her hard work and determination did



not go unnoticed. Not only was the event a success, it was also nominated for an award from the Community Associations Institute – Minnesota Chapter. The Board of Directors awarded Judy with an Apple Award this year at the annual meeting; an award that recognizes long-term volunteer contributions to The Jonathan Association. Join me in thanking Judy!

Justin Scharpen
President – Board of Directors





COMMUNITY GARDENS



by The Garden Plot Committee



For many years, the Jonathan Association has been proud to provide the Jonathan Community Gardens as an amenity for residents. We are pleased that you have used this amenity over the years, and have chosen to do so this year. We regret to inform you that we are closing the gardens this season.

Over the years, the location of the gardens has proved a challenge to gardeners, and a deterrence to would-be gardeners. Access to the garden plots is inconvenient, the land is depleted, crops lack protection from the sun and pests, and the plots do not have a dedicated water source. In response to several requests from gardeners, the board commissioned a committee to deliberate and recommend appropriate actions to address the future of the gardens.

On February 28, 2018, the Executive Committee approved the committee's recommendation to close the Jonathan Community Gardens this season, while engaging in additional and collaborative discussions with residents and other relevant parties about the long-term future of the gardens. The committee made its recommendation based on the following findings:

1. The current location of the plots is not ideal for gardening - the land is depleted, access is cumbersome, and the water source is in a neighbor's house. The neighbor recently informed management that they would not be able to allow use of their water this season.

2. There appear to be no ideal alternatives to the current location.
3. It would cost the Board \$6,000 to run a water line to the current location of the garden plots. In addition to composting costs of \$10,000, the Board would spend \$16,000 to maintain the garden plots at the current location.

Based on these findings, it became clear that we could not maintain the gardens in a fiscally responsible manner this season, and any final decisions about the future of the gardens would require extensive deliberation. The Board will listen to all voices and perspectives in the upcoming year to ensure that our final decision reflects our desire to be equitable, inclusive, and fiscally responsible. We regret the late notice, and invite your participation in future discussions to determine the future of the Jonathan Community Gardens.

WHAT DO YOU THINK?

Let us know how you feel about the community gardens in Jonathan by filling out our survey at www.jonathaninchaska.com/gardens





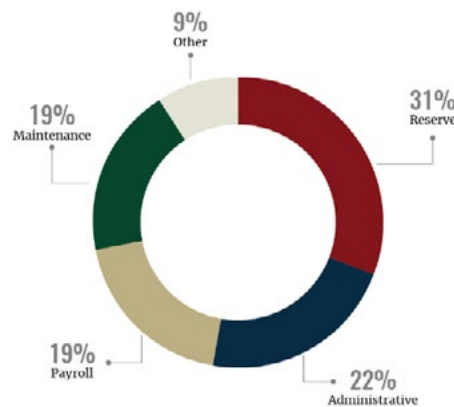
2017 ANNUAL EQUITABLE FINANCIAL REPORT



by Justin Scharpen



The board of directors hired Reserve Advisors in 2013 to conduct a study that estimates the remaining useful lives for all of the components of common property within the association, hereby known as the 2043 plan. The board and management team uses the 2043 plan as both a planning tool and guide in the allocation of reserve funds deposited and expended. For the fiscal year ending 12/31/2017, the association had a reserves balance of \$430,240 compared to a recommended amount of \$107,908.



"WHAT DO MY ANNUAL DUES COVER?"
A detailed budget breakdown can be found on the website.

not currently under quarantine and there have been no positive finds. The board continues to monitor the threat posed by emerald ash borer, and will continue to plan for and address the situation in its 2017 reserve study, mentioned herein. The Clover Field 'gazebo' structure was found to be in good condition, and the updated reserve study suggests replacement in the year 2025. The event of deferring ash tree replacement caused the board to accelerate asphalt overlayment and invest reserve capital in the improvement of the Pavilion at Lake Grace.

In 2017, the board approved capital expenditures of \$245,135. These expenses included improvements to the Pavilion at Lake Grace, furnace replacement at the Karen House, erosion control, and improvement (overlay) of ~46,000 square feet of the Jonathan trail system. The 2043 plan indicated the following replacements may have been needed in 2016:

Location	Item	Anticipated Cost	Status
Clover Elements	Trellis, Columns, and Pavers	\$21,564	Deferred
Property Site Elements	Ash Tree Replacement, Phased	\$258,766	Deferred

The board evaluated these items, individually, based on condition and determined that deferred replacement was in the best interest of all association members. Ash tree replacement was due to the threat of a non-native insect, emerald ash borer. According to the Minnesota Department of Natural Resources, Jonathan Association common property is

Furthermore, the board of directors hired Reserve Advisors to conduct an updated reserve study, hereby known as the 2047 plan. This updated plan will act as a planning tool and guide in allocating future reserve fund deposits and expenditures. For the fiscal year ending 12/31/2017, the association reserve balance still proves to be adequate, given the revised recommended amount of \$300,957. A copy of the reserve study may be found on the Association's website.

2018 CAPITAL EXPENDITURES:

- Trail Improvements
- Karen House remodeling
- Eitel House updates
- Revitalizing the trail maps
- Implementation of the 3-year locked mailbox plan
- Fixing steps at the Pavilion and at Millpond



A NEIGHBOR'S STORY



by Judy Grosch



Ryan Zurn, from Neighborhood 1, has been interested in World War II, lately. His father has been telling him about his grandfather being in the Red Bull division. Ryan decided to be a soldier for Halloween. On Veterans Day, he decided to bring out an American flag to honor the vets and his father helped him with his costume.



NEIGHBOR HELPING NEIGHBOR

This is Jeunge Gallego. She lives on Friendship Lane North, pictured with Leo Grosch, her neighbor. Leo never knew Jeunge until she called him one evening for help. She had been outside, raking, and was stung several times by bees. The nest was as big as a fresh pineapple. Since bees do not fly at night, Leo knocked it down, after dark. Jeunge burned it. From this experience, a friendship grew.

Jeunge was also asking for help and advice. She had received a letter from management about her trash cans. Leo, Judy Grosch and Alice O'Donnell helped her fix her garage so she could get the garbage cans inside.

Jeunge has three children. One has finished college and lives in another state. One is in college. The third recently graduated from high school. Jeunge works at Eastern Carver County Schools in preschool. She speaks four languages: English, Chinese, Lao and Thai.

Jeunge came to America in 1981 as a young girl from the Thai camp and did not speak English. She likes the Jonathan neighborhood as she feels safe and enjoys National Night Out.





PAVEMENT THAT PROTECTS WATER



by Carver County Water Management



Thinking about redoing a patio, walkway or driveway this summer? Consider permeable pavers.

Permeable pavers look like traditional pavers but are able to absorb and store rain and snowmelt. They are designed so water drains between gaps in the pavers and into a constructed bed of gravel or sand underneath that holds water and infiltrates it into the soil below.

Why Use Them?

First, they reduce flooding. Intense rainstorms are more and more common. Permeable pavers keep your driveway or patio from flooding and taking forever to dry out. They also prevent soggy spots in lawns because water is no longer running off the pavement and soaking the ground.

Second, permeable pavers help prevent ice formation in winter. Since water moves through pavers instead of sitting on top, little ice (and sometimes none at all) forms on the surface. This is especially handy when nights of freezing temperatures follow sunny, snow-melting days. This means less slip and falls and no salt or very little salt needed to melt slippery ice. The paver surface edges are sloped to prevent shovels and plows from jamming so they can be shoveled easily.

Third, if you break or chip a paver, they are easily removed, replaced and reset. Pavers also have a longer life than asphalt and do not contain harmful petroleum hydrocarbons.

Fourth, they are great for lakes, rivers and groundwater. Permeable pavers capture and filter pollutants that would otherwise wash into nearby waters. And since the pavers put water into the soil, they also recharge groundwater aquifers.

You don't need to do a full driveway or patio. Strategically placed strips of permeable pavers can get these benefits. Consult a professional landscape designer to learn what works on your property.

Cost and Maintenance

Permeable pavers have a bit of a higher price tag, but we can help. Carver County Water Management Organization offers a cost share program for projects that protect water, up to a \$5000 reimbursement.

To maintain them well they require inspection annually and also after large storms. Look for clogging and ponding of water which may mean sediment has built up. Depending on installation and manufacturer, clogging may require you to wash or replace the granite chip stone or vacuum it out.

Learn more by contacting Carver County Water Management or Carver Soil & Water Conservation District or see pavers in action in Waconia. They are installed behind Iron Tap off Main Street and around Fountain Park west of city hall in Waconia.





Need help with home repairs?

Christmas in May - Chaska is a community building experience offered at no cost to home owners. If your home is in need of repairs that you cannot make yourself or afford to hire others to accomplish, please contact Christmas in May – Chaska by March 16, 2018 for home repair assistance at 952-361-5350. For additional information on Christmas in May – Chaska visit www.christmasinmaychaska.org



Saturday, May 5, 2018



Show your support for the community by giving today!
Please mail donations to
Christmas In May - Chaska at
Po Box 141, Chaska, MN 55318



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UPCOMING EVENTS

SATURDAY, APRIL 28TH

Festival of Garage Sales

The Jonathan Association is organizing a community wide garage sale for all of Jonathan. There is no registration fee to participate. We hope you will find this event a useful way to recycle your household items, as well as a chance to get to know your neighbors. If you are interested in being part of this event, please fill out the registration form online or at the Karen House no later than April 20th.

SATURDAY, MAY 5TH

Spring Clean-Up Day

The Jonathan Association will have crews making a **one time pass through each neighborhood** picking up yard waste. All waste should be in biodegradable bags and all brush should be no larger than 3" in diameter and 4' in length. To ensure your yard waste is collected, have your bags sitting curbside by 8:00 am.



Stay informed with email notifications from the Jonathan Association. You may choose to sign up for reminders, newsletters, or upcoming event notifications - like the yard waste pickup days. Sign up at www.jonathaninchaska.com/email-sign-up