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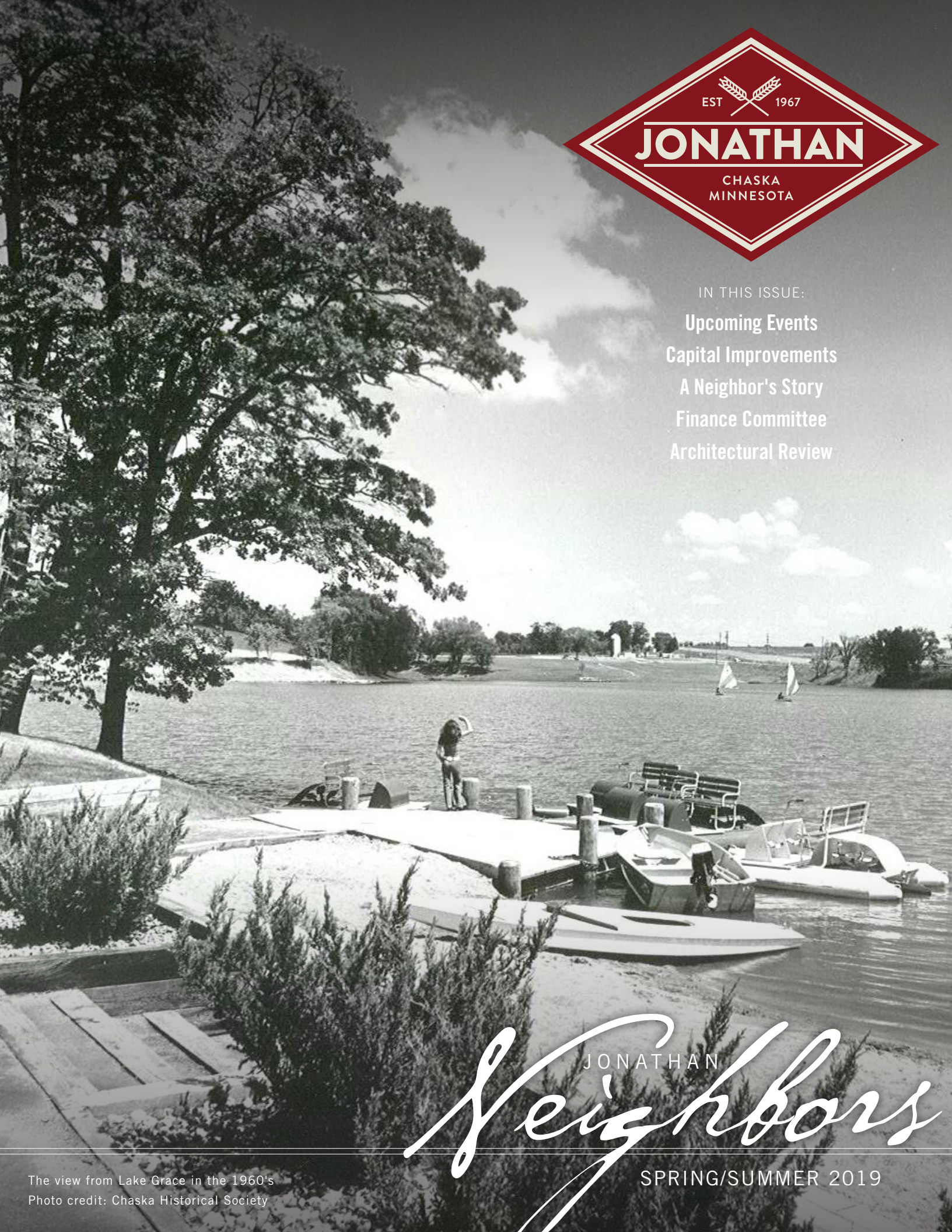
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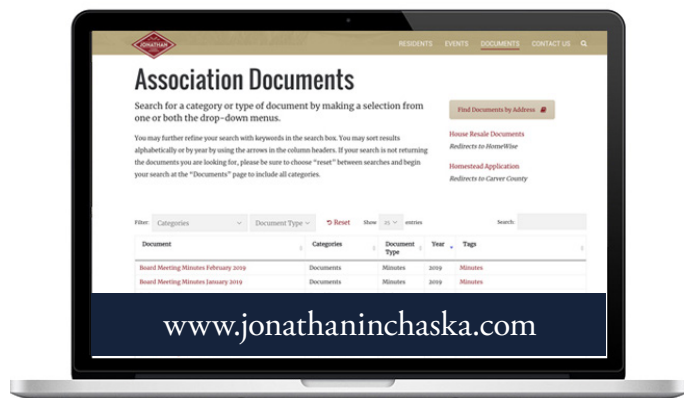


JONATHAN  
*Neighbors*

The view from Lake Grace in the 1960's  
Photo credit: Chaska Historical Society

SPRING/SUMMER 2019





## ONLINE RESOURCES

- Find your homeowner documents on The Jonathan Association website.
- Enter an address in the search field on the Residents page to view all documents related to that neighborhood.
- Read the latest association news or receive updates from the association by subscribing to the email list or follow us on Facebook.



## LAKE GRACE PAVILION UPDATE

In early January, Jonathan suffered the painful loss of the Lake Grace Pavilion, by fire. Built in 1970, the pavilion was one of the first buildings in Jonathan. The 2016 renovation made the pavilion more relevant for residents' current needs. In 2017, the renovated pavilion was the site of the Jonathan Association's Fourth of July and 50th-anniversary celebrations. The pavilion served as a gathering place for years. Rebuilding is among the Association's highest priorities this year.



Immediately following the fire, the board of directors authorized the formation of a committee to facilitate the rebuilding process.

To date, utilities have been disconnected, a contractor has been secured to clear the site, the committee has met with architectural firms, and there have been preliminary discussions with contractors. The

committee anticipates presenting its recommendations to the board of directors in May.

Chase Lundstrom

*President, Jonathan Board of Directors*



# ARCHITECTURAL REVIEW

by Jeremy Landkammer Ely

The Architectural Review Committee (ARC) is gearing up for spring with many new projects happening throughout The Jonathan Association! We're excited for a renewed focus on our work and sharing these improvements with you, the neighbors we serve. Our efforts are focused on three key areas: Advisement, Approval, and Accountability. This strategy allows us to sustain our mission of enhancing our community experience and investing in our future.

## THE FIRST AREA IS ADVISEMENT.

It is a testament to the experience we have on the committee. Comprised of industry experts, tenured residents, and board executives, alike, we are positioned to help you with any exterior improvement plans that you're tackling. We also partner with sub-associations, by providing resources and guidance, for larger projects, to make sure all the details have been thought through. We have also retained, Chaska-based, Norby & Associates to design scalable solutions for community monument signage, revitalize mail stations, and create master park plans. This important concept work will help guide the investments we must make in these critical, value-adding areas of our communities.

## THE SECOND AREA WE FOCUS ON IS APPROVAL.

The ARC Guidelines, available on the website, are a great starting point for any project for your property.

The steps to gain approval on a project are relatively simple:

- 1) Complete the ARC Application with all of the details about your project.

- 2) Include important details, like specific paint codes, plant varieties, and city permit(s), if applicable.

- 3) The committee works expeditiously to get applications approved within 10 business days. (We understand your contractors have timelines.)

Larger projects such as new home developments may take additional time, as we partner to provide an end result that seamlessly enhances the neighborhood.

## THE FINAL, AND ARGUABLY THE MOST IMPORTANT, AREA OF FOCUS IS ACCOUNTABILITY.

The Jonathan Association members and ARC are held to the declarations and covenants, as well as the ARC Guidelines, which provide clear standards for the quality of our neighborhoods. It is important to familiarize ourselves with these documents. They are found on the website. Whether it's making sure your trash cans are stored inside of your garage, keeping your shrubs trimmed, or freshening-up chipped paint on your trim, these standards are in place to keep our homes looking great and our property values rising. When you notice a covenant or guideline violation, please report it to the management office at (952) 448-4700 so we can take action. If you receive a violation, we ask that you work quickly to correct the issue, which will help to avoid any fines you may incur.

Thank you for being a great steward of our community. ARC members look forward to facilitating valuable additions in the busy work season ahead!



# A NEIGHBOR'S STORY

by Judy Grosch

## REGAN

This sweet, little kitty cat recently turned 17 years old.

The Schmidts found him, on an abandoned farm, near a small town, in South Dakota, years ago. He had a broken leg and was very thin.

They brought him home. The next day, they traveled to the vet. The doctor suggested leaving the leg as is because the paw was still healthy. As he got older, his leg needed consistent care, so he did not get an infection.

He was so good through all of this; such a good cat. Since he was nobody's cat, they made him theirs. Lonna can remember trying to teach him his name; repeating it several times. (At that time, she thought he was female and kept calling him "Rita".) The time arrived for Rita to be neutered. To their great surprise, they found out that Rita was male. So, his name became Regan.

Regan was so frightened of anyone who came to the house that he would hide, coming out only when they left. Over the years, he learned to trust the family. Eventually, he would stay around when people came over.



By this time, he weighed 23 pounds, had shiny black fur, and beautiful green eyes. He looked like a panther, and he was gorgeous, even though he had a limp. He was such a kind and gentle cat that was loved and cared for.

Last March, Lonna noticed a lump on his side. She discovered that it was a fast-growing cancer. She learned that he may last one week or one year. He lived for 1½ years. He lost a lot of weight and mobility. Regan relied on his owner for everything. She

would rotate him and hold him up for milk (he loved his milk).

As difficult as it was, her decision was made. Wrapping him in a baby blanket and carrying him to the vet, she knew this would be a hard thing to do, but that it was the right thing because he was so loved. She didn't want him to suffer anymore. The vet agreed that she was doing the right thing because the quality of life was not there anymore. Regan, in his blanket, was held close as the vet worked. With her broken heart, Lonna told Regan that she was sorry and that she loved him to the end. He looked at her with those beautiful green eyes and then closed them.





# A Neighbor's Story



## PAT LEMM



My husband died almost 2½ years ago after several years of illness. We were living in North Dakota, at the time. Afterward, I knew my sons, who all live in The Twin Cities, would want me to move back to Minnesota, to have more interaction with their families.

So, last spring, I got myself a realtor and began perusing the MLS online, to look for a place for myself. I decided on a condo in the southwest metro area. I found one that seemed to be what I was looking for. Contacting the agent, I requested that she show us the place, as soon as I could drive down from North Dakota. When I saw it, I thought it was just the perfect place for me. And so, it has proven to be.

My condo is in The Jonathan Association, on Village Road, north of Chaska. I have underground parking and wonderful neighbors. There are many trails on which to get exercise. I like that the trails have tunnels that go under the streets and highways. I even discovered that many of them connect to each other in such a way that I don't have to retrace my steps to get home. I've seen several deer in my meanderings and lots of squirrels.

Our sub-association does a great job keeping our driveway and parking spaces cleared of snow. They did a good job keeping the grass mowed and landscaping looking nice, last year, too. I love living here. Everything is fairly close at hand, and the roads are well-kept. This is home now.

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## RUSS, TRICIA, & BUSTER

Russ and Tricia have lived in Neighborhood 3 for the past 14 years and have been hosting garage sales during the Jonathan Festival of Garage Sales for the last 10 years. They have become the neighborhood professionals with approximately 500 customers each year, many of which visit every year. They answered a few questions in order to share their experience for the up-and-coming garage salers.

### **What tips would you share for hosting a successful garage sale?**

Stay off of your cell phone, greet your customers, and be friendly. Price your items beforehand and give stuff away to little kids every once in a while.

### **Do you meet a lot of people through your garage sale?**

Yes, it's a great way to meet neighbors. We see several people every year. One antique store owner visits every year with a truck and trailer and doesn't leave until it is full!

### **What is the weirdest thing you have sold?**

A homemade dogfood box.

### **How many times have people offered to buy Buster (their dog) from you?**

25% of people want to take him home. Maybe for one million billion dollars.

### **Do you have any tips for people attending the garage sales?**

Try to leave your dog at home or in the car. No one wants to buy something because their pet broke it.



Are you ready to join the Jonathan Festival of Garage Sales? Register your garage sale online at [www.jonathaninchaska.com/garage-sale-registration](http://www.jonathaninchaska.com/garage-sale-registration)

The Festival is on Saturday, April 27. Maps, concessions, and bathrooms are available to shoppers at the World Learner School on Hundertmark Road.



# FINANCE COMMITTEE

by Amy Gruber

When the 2019 budget was created, the finance committee performed a thorough review of the actual expenses incurred in the prior year. Considerations were made for cost increases in contracts and utilities. The committee followed the recommended funding plan for future reserve needs.

The 2019 budget was accepted by The Jonathan Association Board of Directors on November 13, 2018. The annual assessment per lot or living unit is \$290 for 2019. That is a 5% increase from 2018. The increase is due to reserve fund contribution requirements for 2019 (see table for more details).

The majority of the 2019 budget covers:

## 43% RESERVE FUNDING

The board of directors contracted with Reserve Advisors, a professional company, to recommend a funding plan (known as the 2047 plan) in order to maintain the common elements, shared by the members. The 2047 plan recommends reserve fund contributions for 2019 of \$495,200. The reserve funding covers major long-term projects for 2019 and beyond and also unforeseen circumstances.

## 17% MAINTENANCE

The majority of this part of the budget is for snow removal and lawn care/maintenance. The association maintains over 10 miles of trails, numerous neighborhood monuments with landscaping, and 19 tot lot playgrounds.

## 17% ADMINISTRATIVE

This budget covers the association's annual events, including the Festival of Garage Sales, Fall and Spring Clean-Up Days, 4th of July, National Night Out, and Cocoa and Coasting. It also covers costs for the association's bi-annual newsletter, debt collection, and legal expenses.

## 16% PAYROLL FOR ON-SITE MANAGEMENT TEAM

The association has an on-site team to answer your emails and phone inquiries. The team also handles minor maintenance requests.

The 2019 budget is the association's financial plan for the current year. If you have any questions, or would like to join the finance committee, please contact the Karen House at (952) 448-4700 or email [info@jonathaninchaska.com](mailto:info@jonathaninchaska.com).

### RECOMMENDED RESERVE FUNDING 2017 - 2027

Year	Reserve Contribution	Reserve Balances
2017	275,200	270,742
2018	385,200	125,283
2019	495,200	102,986
2020	345,000	150,105
2021	351,200	195,581
2022	357,500	303,760
2023	363,900	479,211
2024	370,500	662,642
2025	377,200	729,664
2026	384,000	658,844
2027	390,900	446,921





# 2019 Capital Improvements



## TRAIL OVERLAY

This year will mark the completion of the Jonathan trail overlaying. Phase III of the project will include \$148,100 in new overlay across Jonathan. Preventative maintenance to preserve the quality of our trails will begin in 2020.

## EMERALD ASH BORER

This will be the first year that The Jonathan Association starts preventative maintenance in preparation for the emerald ash borer. With approximately 750 ash trees on Jonathan property, the treatment of the invasive species requires strategic and financial planning to protect the natural assets.

## MAIL STATIONS

Eight mail stations in Jonathan are budgeted for repair or replacement in 2019. A mail station committee will be working to facilitate the design and construction of the updates.

The Jonathan Association is working with Norby & Associates on the future concept for our mail stations. The Association looks forward to bringing the concept to life in 2019.

If you have questions or concerns about any of the improvements taking place, please feel free to contact the Karen House at (952) 448-4700.





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## UPCOMING EVENTS

**SATURDAY, APRIL 27**

### Festival of Garage Sales

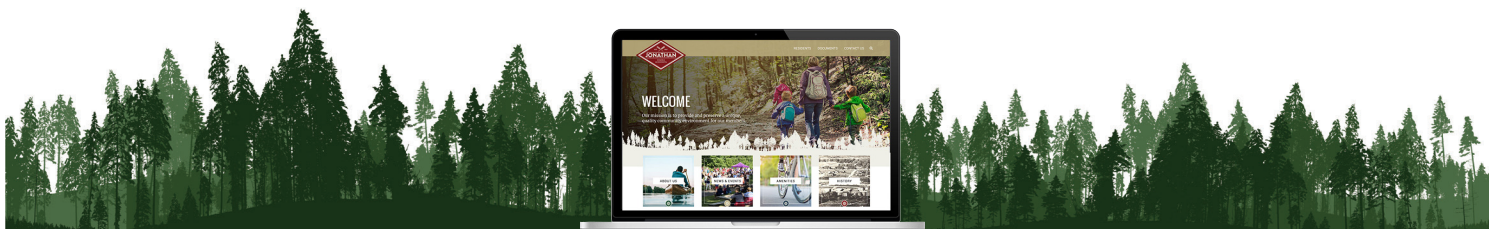
The Jonathan Association is organizing a community-wide garage sale for all Jonathan residents. It is free to participate. This event is a useful way to recycle your household items as well as a chance to get to know your neighbors. Register your garage sale online at

[www.jonathaninchaska.com/garage-sale-registration](http://www.jonathaninchaska.com/garage-sale-registration)

**SATURDAY, MAY 4**

### Spring Clean-Up Day

The Jonathan Association will have crews making a **one-time pass through each neighborhood**, picking up yard waste. All waste must be in biodegradable bags. All brush must be smaller 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 reminders, newsletters, and/or upcoming event notifications at [www.jonathaninchaska.com/email-sign-up](http://www.jonathaninchaska.com/email-sign-up). You can also follow the association on Facebook.