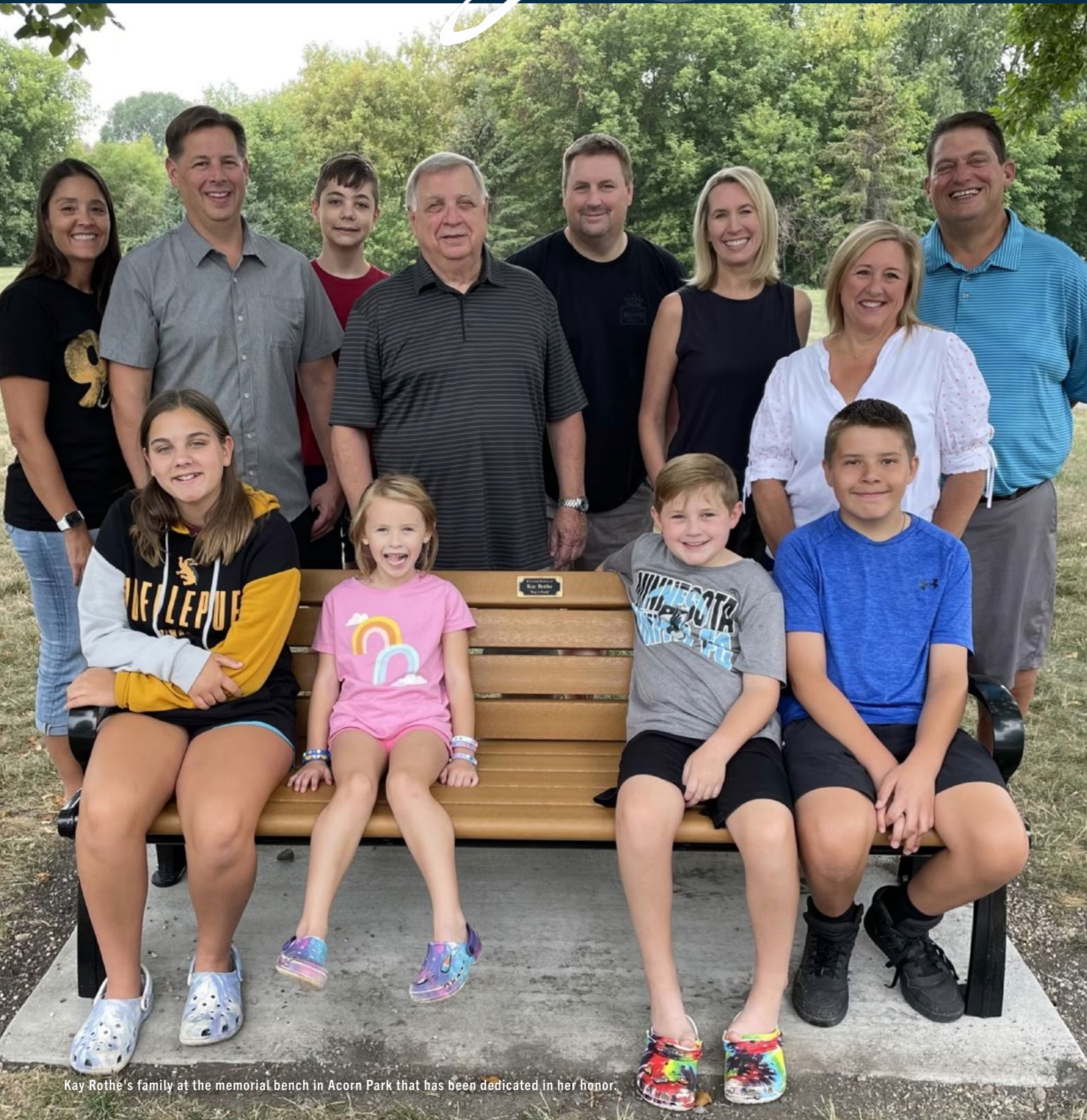




# JONATHAN *Neighbors* FALL/WINTER 2023



Kay Rothe's family at the memorial bench in Acorn Park that has been dedicated in her honor.



## PRESIDENT'S LETTER

The seasonal change marks a close to summer and a brief window of time where the board of directors reflect on the year. There is much that can be seen throughout the association as a result.

Our members of Autumn Woods are welcomed home each day with beautiful new monuments and entrance landscaping. Additional grounds work continued through the summer to connect our existing neighborhoods with the new reserve addition.

In Clover Ridge, members have new trail connectivity to the Oak Creek development. The tree preservation area is serene with the sound of the creek meandering through a notable experience.

Extensive boulevard landscaping and tree work was completed in Neighborhood Eight and along Bavaria Road between Neighborhoods One and Two. Phased work continued throughout the association as a part of our plan to ensure our common areas are maintained for sustainable growth.

Our summer events continue to be one of best parts of membership at Jonathan. We estimate our July 4th celebration brought nearly a thousand folks together, culminating with festivities at our beautiful Lake Grace Pavilion. We also had over

30 neighborhood parties celebrate Nite to Unite in August. It's one of my favorite events as it reminds me of the true care we have for one another.

The board took great care this year in the revision of our reserve study to ensure that all assets of the Association are accounted for and a financial strategy is in place to accurately guide capital expense planning. We also leveraged our reserve funds to take advantage of rising CD interests rates. We look forward to sharing more details about this work at our annual meeting.

Over these winter months I encourage each of you to think of one way that you can positively impact the association. Whether it's running for a board seat, volunteering on a committee or random acts of kindness, like shoveling a neighbor's driveway, we are better because we are together. Take the best care of yourself and each other. I look forward to seeing you all at the annual meeting.

Warmest regards,

Jeremy Landkammer Ely  
*President, Jonathan Association Board of Directors*



# CLICKPAY

Every member of The Jonathan Association is highly encouraged to make payments online through ClickPay.

## Step 1: Creating Your Profile

Visit [www.ClickPay.com/FirstService](http://www.ClickPay.com/FirstService), click Register, and then create your online profile.

### *Account Already Exists?*

If you receive a message stating that an account already exists, you have already been pre-registered within ClickPay. Click the link within the activation email sent to you or simply request a password reset link to gain you access to your existing profile.

## Step 2: Connecting Your Property

Enter the FirstService Residential account number found on your statement or coupon and the Last Name listed on the property agreement.

### *Last Name Entered Not Working?*

Try the co-owner last name or if a business, the full name of the business associated with your unit.

### *Direct-Debit Users*

If you're looking to gain access to your existing automatic ACH Direct-Debit profile transition to ClickPay, you will be required to verify your banking details associated with this payment schedule.

## Step 3: Make a One-Time Payment

From the home screen, confirm your payment amount and then click Continue.

### *Adding a Payment Option*

When setting up one-time or automatic payments, you will be required to select a new or existing payment option, including e-check (ACH) for FREE or credit and debit card for a nominal fee.

## Step 4: Set Up Automatic Payments

From the home screen, click Auto Pay and then select your payment option, payment frequency and amount.

### *Full Amount*

Select this option if you want to pay ALL charges on your account automatically including association dues, special assessments and one-time fees.

### *Pay Recurring Charges and Scheduled Assessments Only*

Select this option if you would prefer to only pay RECURRING charges automatically, such as association dues, parking, storage, etc. Miscellaneous one-time charges, such as one-time special assessments, late fees or work orders, are NOT included.

### *Fixed Amount*

Select this option if you want to pay a FIXED amount of the total due. Any amount due above the fixed amount will not be paid automatically and you will need to submit a separate, one-time payment for any overage. Please ensure your payments are scheduled to run no more than 2-3 days prior to your payment being due as your balance may not be available to pull through ClickPay until on or after this date. There is a \$10,000.00 transaction limit. Payments take 2-3 business days to post. Please plan accordingly.

# CLICKPAY FAQ

## Online Payment Support



### Online Payments

Make your payments online by credit or debit card and by e-check (ACH) from a bank account. Please note that fees may apply.

☐ Remember me[Forgot Password?](#)

[FAQ & Tutorials](#) | [Support Request](#) | Copyright © 2023 ClickPay. All Rights Reserved.

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### How do I register?

To register for online payments, please visit [www.ClickPay.com/FirstService](http://www.ClickPay.com/FirstService) and click “Register”. If you received an email from ClickPay or FirstService Residential regarding this new payment option, your account already exists and can be accessed by clicking the link provided to you.

### How do I add my account?

After you create your profile, you will be required to link your home to your account using the unique account number found on your billing statement or coupons. If you haven't received your statement or coupon yet or do not know your account number, you can contact ClickPay or your community association manager for assistance.

### What are my payment options?

Payments can be made online through ClickPay by e-check (ACH) or debit and credit card. If you pay by e-check (ACH) from your checking or savings account, there is no fee for using this option.

If you pay by credit card, a 2.95% nominal fee applies (\$3 minimum fee) or you can use your debit card for a \$3 fee per \$100 with a maximum fee of \$9.95.



### **How do I set up automatic payments?**

If you'd like to have your dues or assessment payments withdrawn automatically, simply visit the Auto Pay tab in your account. Select your payment method, the month you would like your payments to start, and the day/frequency for your payments. You can set payments to run until canceled or have them run for any period of time.

### **How long will it take my payments to settle/debit?**

Payments made by e-check (ACH) before 9:00pm EST on any given business day will debit from your bank account and settle the following business day. Payments made by debit or credit card can take 3-4 business days to settle depending on the date/time of the payment and the type of card.

### **What if I have a question or an issue?**

If you need help with your online account, please contact ClickPay online at [www.ClickPay.com/GetHelp](http://www.ClickPay.com/GetHelp) or by phone at 1.888.354.0135 (option 1).

### **CUSTOMER CARE CENTER: 952-277-2716**

The customer care center is open 24/7, to ensure someone can be reached, at any time. Fully integrated with the technology platform, the customer care agents promptly assist with answers to common questions, such as account balances.

### **FIRSTSERVICE RESIDENTIAL CONNECT:**

**[www.portal.residentconnect.com](http://www.portal.residentconnect.com)**

Access and pay account balances. Submit and track service request orders. Maintain personal contact information and preferences.

### **THE JONATHAN ASSOCIATION:**

**[www.jonathaninchaska.com](http://www.jonathaninchaska.com)**

Trail Maps, ARC Guidelines, Board Documents, Declarations, FirstService Residential Links and more.



# HONORING KAY ROTHE

A Neighbor's Story by Jeremy Landkammer Ely

A memorial bench at Acorn Park, in Autumn Woods, has been dedicated in honor of Kay Rothe.

Kay Rothe, Vice President and Jonathan Association Board Member, passed away on January 24th, 2023 after a courageous battle with pulmonary fibrosis. While this was her last chapter with us, Kay ensured to write it her way (as she always did) right up to the end. She never let the progress of her disease keep her from her duties, and least of those anyone would consider the volunteer work of the Association. But that simply was not Kay.

For all who knew her, or knew of her, we were keenly aware of her quick wits and personal opinion on any given subject. She rarely missed the opportunity to engage and speak her thoughts. For this reason, it was easy to know Kay and feel as if you were part of her circle.

Kay would speak at length of her love for our community. It would most often begin with sharing how she and her husband Skip chose to build their



home as one of the first residents in the Autumn Woods North addition.

She would then go on to share the pride she had for her family. Her three children were the light of her life. She spoke frequently of their accomplishments in their careers, but none as important as the gift of her grandchildren. Kay is remembered fondly as being their biggest (and loudest) coach and cheerleader.

Kay's working career spanned nearly five decades in nursing, supporting oncology practices and research. Her kind smile could light up the room for others facing their darkest days. This experience provided her a confidence in life without fear of death.

Kay knew the path her diagnosis would someday take. So she chose to make the most of life while she was here. One of those choices was to make a difference in our community by joining the Jonathan Association Board of Directors.





In Kay's first three year term, she worked to understand "why things are the way they are." She had an resolute intolerance for meaningless work and efforts that failed to yield results. She championed a committee that resulted in the search for a more competent management firm.

Her second term found her taking an active role in our capital improvement strategy. Kay worked collaboratively with members, committees and the board to lead key projects including rebuilding the Lake Grace Pavilion and the Acorn Park revitalization.

In what would be her final term, Kay was clear about one goal: She wanted to ensure she was leaving the board in a sustainable position for the next generation. In particular, she was driven to find resolution for the future of the Eitel House property. Kay recognized the impact that years of uncertainty the property had created and made it her personal mission to see the property start its next chapter. That goal was accomplished in late 2022 and Kay could not have been more pleased to see it privately acquired.

It is remarkable to reflect that in her final years she assumed the responsibilities of Vice President of the association. Not because it was asked of her or that the officer role is easy to fulfill, but because she was

called to continue to challenge herself and do the most with what she had. A true responsibility that was a culmination of all the best parts of her life and career experience that she could deploy to make The Jonathan Association a better place for everyone.

The board recognized Kay's contribution with our association's top honor, the Apple Award, on the 18th of January this year. Close to her passing but never missing the party (in true Kay fashion) she accepted the recognition with grace.

Kay's family, friends and community members celebrated her life in the way she wanted: a dance party. The event was as lively as she was, filled with story telling and true human connection.

A memorial bench has been installed at Acorn Park in honor of Kay's contributions to the association. This location was fitting as it now provides a spot to sit and reflect in a space she created on behalf of the community she loved so much.

Kay's legacy serves as reminder to all of the positive impact you can have on our community. Her work is memorialized in the association we have today and we are stronger because of her.

# TRAIL STAKING

As the winter season approaches, The Jonathan Association is committed to ensuring the safety and well-being of our community members.

With the colder months comes the need for extra precautions, especially when it comes to our walking trails. We are excited to announce that this year, we will be staking our walking trails to enhance visibility and prevent any plow damage.

By clearly marking the edges of the trails, we reduce the risk of equipment accidentally encroaching on the walking paths, preserving the integrity of these recreational spaces for all residents to enjoy.

## What Residents Can Expect:

**Visible Boundaries:** Look out for clearly marked stakes along the edges of the walking trails. These markers will define the boundaries, ensuring everyone stays on the designated paths.

**Regular Maintenance:** Our dedicated team will regularly inspect and maintain the staked trails to guarantee continued visibility and safety throughout the winter season.

**Community Cooperation:** We kindly ask all residents to respect the staked boundaries and help us maintain the integrity of the trails. Your cooperation is invaluable in ensuring the effectiveness of this initiative.



**Important Notice:** It is crucial that the stakes remain in place at all times. These stakes are the property of Jonathan Association, and removing them may cause avoidable damage to the boundaries. We urge all residents to refrain from tampering with the markers to ensure the safety and functionality of our trails.

Thank you for your cooperation and understanding as we work together to make this winter season enjoyable and safe for all.



# EMERALD ASH BORER

In recent years, the quiet streets and green spaces of Jonathan Association have been facing an unexpected menace: The emerald ash borer.

This tiny, yet destructive, insect has been making its presence felt, putting the ash trees within the community at risk. Understanding what the emerald ash borer (EAB) is and recognizing its signs is crucial for preserving these trees in our neighborhoods.

The emerald ash borer is a brilliant metallic green beetle from Asia that poses a severe threat to ash trees. EAB beetles might be small, but their larvae wreak havoc beneath the bark. By tunneling through the tree, they disrupt the flow of water and nutrients leading to the eventual decline and death of the tree.

Signs to look for:

**Canopy Changes:** Thinning or dying sections

**Distinct Holes:** Small, D-shaped exit holes

**Bark Damage:** Cracks and rough areas

**Woodpecker Presence:** Increased activity

**Leaf Loss:** Premature in upper branches

Remember, trees on residents' properties are their responsibility. Swift response to signs of EAB is crucial. Contact certified arborists promptly for action to protect both personal and community ash trees.



*The emerald ash borer (above) and signs of EAB activity on an ash tree (below).*





## 2023 ANNUAL ASSESSMENT

Dear Jonathan Association members:

Each year, you, as members of Jonathan Association, pay annual dues to cover its shared common area amenities which include:

- Trails, parks and playgrounds maintenance
- Tree trimming, monument landscaping, snow removal and lawn care
- Hosted Community Events
  - Festival of Garage Sales
  - July 4th Celebration
  - Nite to Unite
  - Cocoa & Coasting Sledding Event
  - Spring and Fall Yard Waste Pick-Up
- Property Management Services
  - Capital Projects
  - Grounds Contracts
  - Financial Administration
  - Covenant Enforcement
  - Member Support

The proposed budget for the calendar year 2024 anticipates operating expenses of \$842,004 with an additional \$203,000 contribution to the reserve fund. Based on these projections, the Finance Committee provided preliminary guidance to the Board of Directors. The Board concluded the most prudent action is to increase the annual assessment by 5%, which it approved with unanimous consent.

Jonathan Association Annual Assessment (dues) is \$334.95 effective January 1, 2024.

In effort to positively impact expenses, the Board authorized management to merge the annual notice of dues and annual meeting notice with the fall newsletter. If you have any questions, please reach out to our customer care team, or submit an inquiry through your FSR Connect portal. We look forward to sharing additional actions at your annual meeting of members.

Yours truly,  
Kami Skomsoyvog  
On-Site Community Association Manager,  
FirstService Residential Minnesota, Inc.





## ANNUAL MEETING LETTER

*November 3, 2023*

Dear Jonathan Association members:

This letter is to notify you of the Annual Meeting of Members of The Jonathan Homeowner Association, a Minnesota non-profit corporation, will be held via a Zoom on Tuesday, February 20th, 2024, at 6:30 p.m. with supplemental materials required by the Bylaws. A copy of this information will be posted on the Associations website for your convenience.

The purposes of the annual meeting are to:

1. Approve prior year's meeting minutes
2. Receive Annual Equitable Financial Report, Preliminary Audit Results and Attorney's report
3. Accept the nominations of at least three (3) candidates for election to the Board of Directors
4. Provide open forum to engage.

If you are interested in applying for election to the Jonathan Board, please complete the application and a member of the nominating committee will reach out. The application can be found on the Association's website or obtained in person at The Karen House, which serves as the Management Office of the Association.

The deadline for applications will be 3:00 p.m. on Monday, February 6th, 2024. The election guidelines are available on the Jonathan website at: [www.jonathaninchaska.com](http://www.jonathaninchaska.com).

Only legally entitled members will be admitted into the meeting. If you wish to provide proxy to another individual, please complete the proxy form attached and return as requested.

We encourage all homeowners to register with FSR Connect to easily access management staff, keep contact information updated and resolve any issues. For live support, please contact our customer care team at (952) 227-2700 or send an email to [info@jonathaninchaska.com](mailto:info@jonathaninchaska.com) for written response.

Yours truly,

Kami Skomsoyvog

On-Site Community Association Manager,

FirstService Residential Minnesota, Inc.





## NOTICE OF ANNUAL MEETING OF MEMBERS

*February 20th, 2024 at 6:30 pm*

To the members of The Jonathan Association:

You are hereby notified that the Annual Meeting of Members of the Jonathan Master Association, a Minnesota non-profit corporation, will be held via a Zoom Conference Call, on Tuesday, February 20th, 2024, at 6:30 p.m. with platform opening at 6:15 p.m.

Zoom Meeting Detail

Join Zoom Meeting

**<https://us06web.zoom.us/j/84534706008?pwd=M2dLajVNOWNEajc3NmhZY2VQOFRPZz09>**

Meeting ID: 845 3470 6008

Passcode: 308794

One tap mobile

+13017158592,,84534706008#,,,308794# US (Washington DC)

+13052241968,,84534706008#,,,308794# US

Individual voting rights and eligibility are defined within the Declaration on title for all properties within the Jonathan Master Association.

By order of the board of directors,

Jeremy T. Landkammer Ely  
President of the Board of Directors  
Jonathan Association





# ANNUAL MEETING OF MEMBERS AGENDA

*Tuesday, February 20th, 2024, via Zoom*

Platform Opens 6:15 pm Meeting Starts 6:30 pm

## AGENDA

1. Call Meeting to Order
2. Introduction of FirstService Employees & Board of Directors
3. Approval of 2023 Minutes
4. Management's Report
5. President's Annual Equitable Financial Report
6. Treasurer's Report
7. Attorney's Report
8. Nomination of Candidates for election to the Board of Directors
9. Adjournment
10. Open Forum of the Members





# 2023 ANNUAL MEETING

*The Jonathan Association's Annual Meeting on February 21, 2023*

## *Draft Minutes*

### **Board of Directors Present**

Makiza Johnson, Jeremy Landkammer-Ely, Skip Rothe, Stephen Wolff, Amy Gruber, Heather Chakirov, Kevin Fafinski

### **FirstService Residential Management Present**

Kami Skomsoyvog – Community Manager; Maggie Mahmoud – Regional Director; Kim Lee – Office Assistant  
Guests – David Hellmut, Attorney; Tom March, March & McMillin

### **Jonathan Association Members**

Steve Kutzweil, Deb Colling, Ernie Worthley, Tom March, Brian Madsen, Steve Dummer, Joanna Skluzacek, Rick Anatasi  
Call Meeting to Order: Gave instructions and demonstrated various aspects of utilizing the zoom meeting capabilities.  
President Landkammer-Ely called the meeting to order at 6:32 pm. Introduced the First Service employees and Board of Directors.  
Management report: Kami Skomsoyvog, Jonathan's Community Manager, gave an overview of what the objective has been for the Jonathan and what has been done this past year such as guiding people to the FSR portal, strengthened vendor and member relationships, identified and implemented plans for improvements and moving forward, and modified staffing.

### **Presidents Report: Jeremy Landkammer Ely**

- Equitable Financial Report - SCREEN SHARE
- PRESIDENTS REPORT
- Jonathan Association Strategic Plan Update - SCREEN SHARE STRATEGIC PLAN

### **Treasurer's Report: Tom March, March & McMillin**

Introduced Tom March or March & McMillan, the Jonathan's new CPA firm, went over the financials, reserves, assets, revenues, etc. Reviewed the accounting method used and advantages and transparency of it. There was a lot of legal work in 2022 due to the sale of Eitel House and a few other matters, none of which were of concern, but of note.

### **Attorney's Report: David Hellmuth**

Quiet year at the Jonathan. No pending litigation. The re-platting and sale of the Eitel house costs were a little bit of an issue. The Jonathan is no longer responsible for the Eitel house going forward.

One pending issue, who is responsible for the care and maintenance of a gazebo in Cloverfield.

There is one pending complaint against an in-home business. David suggested Board consider strengthening rules to avoid issues due to lack of clarity.

### **Approval of 2022 Minutes - PRESENT 2022 MINUTES**

Motion by Stephen Wolf to adopt the 2022 Minutes as presented. Seconded by Makiza Johnson. All approved. Motion carried.

### **Nominations of Candidates for the Board of Directors**

Nominating committee has brought forth three qualified candidates for the three vacant seats for a term of three years of service to the Board. Each candidate gave a brief introduction about themselves and why they wanted to be on the Board.

### **Nominations for the floor**

Hearing none, the vote will be cast for the following candidates:

- Mr. Steve Dummer from Clover Field
- Mr. Rick Anastasi from Autumn Woods
- Mr. Skip Rothe from Autumn Woods North

Stephen Wolf moves to accept the 3 candidates to the Board of Directors. Makiza Johnson seconded. Vote of affirmation. Unanimous consent for 3-year terms for all three candidates.

### **Adjournment**

Stephen Wolf moved to adjourn the annual meeting. Makiza seconded. Meeting was adjourned at 7:13 pm.

### **Open Forum of the Members**





## OFFICIAL PROXY

### *2024 Annual Meeting of the Members*

This is the only official proxy form accepted for the Jonathan Association's 2024 Annual Meeting of the Members which will be held on Tuesday, February 20, 2024. Registration begins at 6:15 p.m. and the meeting will start at 6:30 p.m.

**The proxy form allows you to assign your voting rights to another agent or representative for the 2024 Annual Meeting of the Members on Tuesday, February 20, 2024.**

This official proxy form must be executed and received via email to [info@jonathaninchaska.com](mailto:info@jonathaninchaska.com) or delivered in person or by mail to the Jonathan Association at 111000 Bavaria Road, Chaska MN 55318 by Tuesday, February 13, 2024 3:00 p.m. in order to be registered in advance of the meeting.

By completing this form, you are registering for this meeting and giving voting authority to the proxy holder listed. The proxy holder does not have to vote how you suggest. You can, however, indicate your personal preference(s) below. This is NOT a ballot. Indicate with "N/A" if you have no preference(s).

PLEASE PRINT:

I, \_\_\_\_\_, a member of The Jonathan Association, do hereby grant my proxy vote to:

Name of Proxy/Petitioner: \_\_\_\_\_

My Jonathan Property Street Address: \_\_\_\_\_

My Signature: \_\_\_\_\_ Date: \_\_\_\_\_





Published by The Jonathan Association  
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Chaska, MN 55318  
952-448-4700  
[www.jonathaninchaska.com](http://www.jonathaninchaska.com)

## UPCOMING EVENTS

SATURDAY, DECEMBER 9

### Cocoa & Coasting Sledding Party!

Noon – 2:00 p.m.

Bring your sled to the Marsh Halberg Sledding Hill, on Bavaria Road, for this Jonathan Association tradition. There will be a special visit from Santa, so make sure to play nice! Take some chill out of the winter air with a hot cup of cocoa or spiced cider. If there is inclement weather (or no snow), please check The Jonathan Association Facebook page for updates or cancellation.

