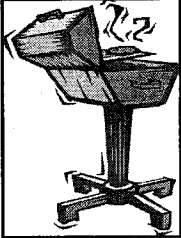


Countryside Living...

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



COMMUNITY PARK

The Park Committee has set up January 21, 2006, as Design Day for the community. The plan is to have residents, especially children, bring their ideas on what they want to see in the park. Leathers Associates has been hired by the Landowners Association to run the program. Free food will be available for all attendees, both at lunch time and dinner. Bob Berman of Berman Realty is sponsoring lunch, and the Landowners Association will be sponsoring dinner. Hardey Gaynes of Hardy's Parties will be doing the

cooking.

As many of you know the Berman Family is donating the land at the end of 69th for the park in Memory of Margaret Berman for the children of PBCE. That is why it is very important to have children from the community involved in the initial planning. This will be a very planned out busy day, so block out your calendar, tell your neighbors and get ready for a great event. At the end of the day at 5:30PM, the engineers from Leathers will present the project design, based on the feedback received during the input period of about 9:00AM to 11:00AM. Watch the website: www.pbce.org for more detailed information or call the park committee.

We will also have a car/motorcycle show from 4:00PM to 5:30PM, so bring all your great rides and let your neighbors see your toys.

County Staff Agrees to Recommend Return to 25' Setbacks

After extensive meetings between County Zoning Staff and Commissioner Marcus's Staff with Michael Danchuk, the Zoning Director for Palm Beach County has agreed to return to implementing a 25 foot setback requirement for accessory dwellings.

Originally PBCE fell under a regulation that stated the set backs would be based on a percentage, unless the property was under 1 ½ acres. If the property was 1 ½ acre or less then the setbacks would be 25' on each side, for buildings and additions. Since most properties in PBCE were under 1 ½ acres the 25' setback applied to most home owners. Then new set back rules that took effect last year took out the 1 ½ acre exemption. The set backs became: front - 30% of depth, side(corner)-20% of width, side (interior)- 15% of width, and rear- 20% of depth.

The new change would once again allow accessory dwellings to have a 25 foot setback, as long as there is a 5 foot opaque screen along any 25 foot property lines. This could be a hedge or a fence. Also ingress/egress would be allowed on all sides other than towards the adjoining property line if the property owner uses the 25 foot setback allowance.

This change would not apply to the principal dwelling on a property but only applies to accessory dwellings. Accessory dwellings are living structures with independent kitchen and sanitary facilities, such as "granny quarters".

A special thanks to the County staff for acting so promptly on this matter. It is anticipated that there will be two readings in front of the county commission on this matter, and barring any unforeseen problems it will be implemented by March 2006.

What Is My Tax Bill For?

Recently residents in PBCE got their 2005 tax bill and there were some questions as to what some of the charges were for under the non-ad valorem taxes by SIRWCD. Residents in the Z section that recently had their roads paved had an assessment of \$550.00 for the road paving bond. Everyone then had an assessment of \$610.00 for the city water that is coming in, to start paying for expenses incurred and future debt. Everyone also had a payment of \$228.76 for road maintenance, and then everyone had an assessment of \$119.21 per acre for water/drainage control. In comparing the 2005 bill to 2004 bill residents will note that two prior bonds totaling about \$350 to \$400, depending on lot size, were no longer on the bill as they had been retired.

Officers and Committee Members


Officers:

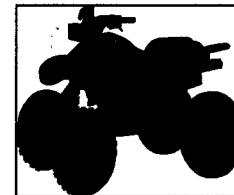
| | |
|----------------------------------|----------|
| President - Michael Danchuk | 626-2530 |
| 1st Vice President - Kevin Baker | 748-3376 |
| 2nd Vice President - Bob Berman | 627-1118 |
| Treasure - Daniela Russell | 575-5189 |
| Secretary - Stephanie Duncan | 575-7956 |

Committees:

| | |
|--|----------|
| COP Patrol & Disaster Assistance- Bill Bolds | 626-7638 |
| Entrance - Kirk Humphreys | 748-4595 |
| Beautification - Valerie Rozzo | 743-3290 |
| Fall Festival - Scott Rice | 723-5552 |
| Helping Hands - Pam Malone | 743-9912 |
| Newsletter Editor/Advert. - Nicole Campbell | 626-2530 |
| Welcoming - Arie Strobel | 748-6784 |
| Sidewalks - Mike Danchuk | 626-2530 |
| Parks - Bill Meyers | 745-6632 |
| Bob Berman | 627-1118 |
| Kirk Humphreys | 748-4595 |
| Mike Ryan | 747-3233 |

Information:

| | |
|---|----------|
|  Equestrian - Beverly Bean | 575-4411 |
| RV/Camping Club - Connie McCormick | 744-2938 |
| SIRWCD - www.sirwcd.org | 747-0550 |
| Landowners Association - www.pbce.org | |
| Car/Motorcycle Show - Scott Rice | 723-5552 |
| Mike Danchuk | 626-2530 |



ATV's

Once again, because of a few inconsiderate riders, we have been getting complaints about ATV and dirt bike use in PBCE. It was requested at a recent meeting that we remind parents that even though we are a rural area, motorized vehicles are not allowed on the roads unless they are licensed for use on the road. Canal banks in PBCE, are only for SIRWCD use and access, except for the South Florida Management C-18 canal, which allows equestrian and pedestrian use. Also if a motorized vehicle is used outside of ones property and an accident occurs causing damages, it is unlikely that liability insurance will protect the owner. Please check with your agent to confirm what you are covered for.



Message from the President

It's been a very busy year, a lot has happened and even more is on the horizon. One of my big concerns this year was the zoning change that came into effect about a year ago. I am happy to say after a lot of work the County seems to have agreed to a compromise and will allow us to go back to the 25 foot setbacks, at least with accessory dwellings "granny/guest homes." Many of our residents had run into problems with their permitting, because of the prior change, and now it seems, barring any unforeseen problems, that we will return at least partially to the 25 foot setback rules. I would like to publicly thank the County staff for their quick attention and response to this issue.

Another issue I have been recently quite involved in is the Scripps location debate. Please note that the opinion I express in this section is solely my own and does not represent the position of the community or the Landowners Board. The Board had attempted to come up with a statement, but no unanimous position could be reached. Due to the emotional politics that have become part of the Scripps project the Board will not be taking a position.

My personal position is that I feel if Palm Beach County is to have Scripps, the best location is currently at the FAU/Brigger location. When I look at a project, I look at how it will affect PBCE not just over the next year or two but what impact it will have over the next 10 or 20 years. It is very evident to me that at some point the area east of I-95 on Donald Ross Road will be developed. Therefore, I look at what would be the best type of development for the area as it will impact PBCE. Over a decade ago, there was an attempt to heavily develop the area west of us and put FAU and other developments there. I formed community interest groups and with the help of many people we were able to move what is now ABACOA to the area east of I-95. One of our concerns back then was the large traffic impact there would be on PBCE if the development was west of us. I have the same concerns about the land east of I-95, on the south side of Donald Ross Road. If large residential communities are built there, then I feel Donald Ross Road will become another Northlake Blvd. By having Scripps build there we will have greater control over what is done, and at the same time there will be less traffic congestion, than if all residential is built. The infrastructure is already there and as a taxpayer in Palm Beach County it is evident to me that we will also save tax dollars by using the FAU site over the Mecca site. Also the close proximity to PBCE would be beneficial for PBCE, for potential jobs, and property values.

For these and many other reasons, I have been active as an individual in trying to get Scripps away from the Mecca site and over to the FAU site. But again I mention that is purely my position, and that our Board is not taking any position, so as too, not get involved in the political war that has become the Scripps project.

On another positive point we have designated January 21, 2006 as our design day for the park project. It is very important for many parents and children to attend this function to help with the planning. Please see the article describing this event in more detail, and we hope to see you there.

And of course the water and possible road improvements are moving along and we should see quite a bit of activity on these projects in the coming year.

I hope you all had a great holiday and we all wish you a healthy and happy New Year.

Michael Danchuk

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It's Hard To Stop A Trane

PBCE Playground Design Day

We need your ideas for our new community, volunteer built, playground!

Bounce House • Face Painting • Food & Drinks • Car Show

Saturday, January 21st

at the Living Oaks Ministry Church located on 64th Dr.

Children's Design Time from 9:00-11:00am

Car Show from 4:00-5:30pm

Community Celebration, Design Unveiling from 5:30-6:00pm

New Logo for Association

Several residents have submitted suggestions for a new logo to be used by the Landowners Association. The Board had voted to see if the great ideas could be incorporated together to make for a distinctive look. Watch the website www.pbce.org for the results.