



# Jonathan Association

## **JONATHAN ASSOCIATION RESIDENT INFORMATION HANDBOOK**

This booklet is designed for both the new owner and the homeowner who still have questions about The Jonathan Association and the new town of Jonathan. You were attracted to Jonathan for a variety of reasons--open space, parks, lots, greenways, Lake Grace, tennis courts, and the other shared recreational facilities; in other words common property and facilities which are shared by other residents. Because of the need to maintain, operate, and protect your shared property value, The Association came into being of which you are now a member.

### **JONATHAN AND THE CITY OF CHASKA**

The New Town of Jonathan is the northern area of Chaska. "New Town" refers to a design concept, rather than a political subdivision. As part of the city of Chaska, Jonathan enjoys all the services of a moderate size city. In addition, residents enjoy the advantages of the adjacent Minneapolis-St. Paul metropolitan community, along with special amenities usually found only in small town or rural living. Jonathan comprises approximately 3000 acres, the majority of which lies within the corporate limits of Chaska. It is a totally planned area, and was the first community planned and approved by the Department of Housing and Urban Development under the New Communities Act of 1970.

### **THE JONATHAN ASSOCIATION**

The Jonathan Association is a non-profit corporation in which all residential property owners in Jonathan are voting members. The primary purpose of the The Jonathan Association is to serve the residents through the maintenance of Jonathan Association property, coordination of recreational activities, promotion of the health, safety, and welfare of the residents, enforcement of Jonathan covenants and the protection of the natural and man-made environment.

This booklet contains a summary of the purpose and powers of the Association and the restrictions contained in the residential development standards. For a complete explanation, read the Jonathan Association Articles of Incorporation and Bylaws, and the Residential Standards, Covenants, Conditions and Restrictions.

### **YOU ARE A MEMBER**

All residential property owners in Jonathan are automatically voting members of The Jonathan Association; residents who rent are non-voting members. There are no other qualifications or any costs of membership except for assessments, as is explained later.

## THE JONATHAN ASSOCIATION BOARD OF DIRECTORS

The Association is governed by a Board of Directors who are elected by voting members of the Association. An Annual Meeting is held each year at which time, elections are held. Directors are elected for three-year terms and the terms are staggered so that one-third of the Board is elected each year.

The Board of Directors are vested with the powers, duties, and authorities of the Association, not reserved to its membership by other provisions of the Bylaws, Articles of Incorporation or the Declaration.

The Board employs a full time Executive Director and other part-time employees as needed.

The Board meets the second Tuesday of each month. All meetings are open to all residents, whether property owners or renters.

## THE JONATHAN ASSOCIATION BUDGET

The purpose of the budget is two-fold; as an INFORMATION TOOL to allow you to understand the revenue and expenses related to your Association, and as a MANAGEMENT TOOL for control. Members are encouraged to serve on the finance committee if they are interested. The budget is adopted in December for the next year and reviewed at the annual meeting.

## ANNUAL ASSESSMENTS

An annual assessment will be levied against each residential property owner to enable the Jonathan Association to perform its duties. The annual assessment may be raised by the Board of Directors a maximum of 5% each succeeding year from the prior year's assessment.

## ARCHITECTURAL REVIEW COMMITTEE

The ongoing development of each homeowner's property can detract from or enhance the natural and man-made environment. This committee has been formed to:

- Respond to questions concerning the residential standards.
- Aid residents seeking approval of planned exterior property improvements.
- Review new construction plans.
- Serve as a source of feedback to the Board of Directors concerning residents' reactions to existing and proposed development.

## Architectural Review Committee Procedures

### **Procedure for obtaining property improvement approval:**

1. Review your neighborhood residential development standards. Typical improvements requiring approval are: new construction, patios, decks, storage structures, permanent barbecues, swimming pool, staining or repainting a different color, expansion of existing structures or any substantial landscaping, pet enclosures, and fences.
2. Obtain from the Association office a copy of the committee procedures and the information required for your type of review (house addition, landscape plan, etc.) There may be blueprints, siteplans on file in the association office that you can use. The ARC committee will expect a scale drawing of your proposed improvement.
3. Submit the required information for your type of improvement by the deadline of the committee meeting at which you wish to have your approval considered. Only complete applications will be considered. An agenda of the meeting will be mailed to you.
4. After approval, a building permit, if required, must be obtained from the City of Chaska.
5. Should an application be rejected by the ARC Committee, the applicant shall have the right to appeal his case to the Board of Directors of the Jonathan Association.

## JONATHAN ASSOCIATION RECREATIONAL FACILITIES

Jonathan contains a number of recreational facilities for resident use. Your Association owns nine totlots, basketball courts, volleyball courts, tennis courts, and a little league baseball field. Your Association also owns a picnic area, pavilion, beach and play fields at Lake Grace. The City of Chaska manages Friendship park ball fields, the ice rinks, Community Park ball fields and McKnight Park in Jonathan. These amenities are connected by eight miles of walkways, owned by your Association and the City.

The Association assists in the coordination of recreational programming that is done through the School District Community Education Department and the Chaska Park and Recreation Commission.

DEFINITION OF "RESIDENT"

1. All persons and families who live in Jonathan and pay Jonathan Association assessments, whether through rent or by direct payment.

2. All employees and their families.

RESIDENT TAGS

Tags are necessary for beach use and for quick and easy identification at tennis courts and may be used as a deposit for canoe rentals. Tags may be obtained for each resident over 5 years of age for .50 each. Replacement tags cost \$1.00 if lost. Tags are used for as long as one is a resident. Non-resident beach tags of a different color are issued on an annual basis for a seasonal fee. Tags may be obtained at the Association office or the pavilion during summer months.

LAKE GRACE

-Rules of the beach must be adhered to.

-No motors of any kind are allowed on Lake Grace, except on emergency craft used by lifeguards.

-Private vehicles are not permitted on the service road leading to the beach except to load or unload. Cars must be parked at the Village Center parking lot. Eastlake Drive is not a parking area for the beach.

LAKE GRACE BOAT RENTAL

Rental rates (subject to change):

	Resident	Non-resident
Canoes	per hour \$1.00	\$2.00

BOAT RENTAL DEPOSIT POLICY

Jonathan Beach Tag may be used for deposit. Otherwise, \$5.00 and a driver's license for all over age 16. For those under 16, a \$5.00 deposit is required.

BOAT RENTAL RULES

1. Boats are available for rental during normal Pavilion hours.

2. Each person must be issued a life jacket.

3. Maximum capacity of all boats - 3 adults.

4. No swimming from boats.

5. No horseplay will be tolerated.

6. Violators forfeit deposit and will be told to come in.

7. No boat may be used in any lake other than the Lake Grace chain.

8. Equipment damage due to negligence will be paid for by renters.

9. Paddles, lifejackets and float pads must be returned to the pavilion desk.

10. Persons under 18 years of age must have a waiver signed by parent or guardian on file at the pavilion.

CANOE RACK RENTAL

Available space may be rented at \$10.00 per season.

YOUR JONATHAN ASSOCIATION FACILITIES

**Karen House**, located at 111000 Bavaria Road, is used as the Association office; has space for small meetings and the Association does rent out an office on the second floor. It is located in a 100 year old restored Chaska Brick farmhouse and is located next to the **Worm Barn** which houses the House of Children Montessori School and the upper level is leased to the Chaska Civic Theatre for its productions.

**The Eitel House** is another Chaska Brick farmhouse located next to the totlot in Neighborhood Eight and leased to the Children's World Nursery School.

**The Lake Grace Beach, Pavilion and Picnic Area** is located off the south end of Lake Grace and is reserved for Jonathan residents. Non-residents may buy daily or seasonal passes to the beach and the Association does rent the facility for private picnics. There are resident and non-resident fees for private use and specific information may be obtained by calling the Association office.

**The Tennis Courts** are for use by Association members only. Any times reserved for tennis lessons or group playing will be posted at the courts. Please observe the rules posted at the courts.

There are ten **Totlots** located along the approximately eight miles of Walkways that include seating areas, basketball courts and a volleyball court. Some of the walkways belong to the City of Chaska and the system is now connected to the Ravine Park/Walkway System, Friendship Park, and McKnight Park. (See Trail Map)

In addition, the Association owns and maintains nine **Bus Shelters**, some of which contain the **Mail Stations**. The mailboxes themselves are owned by the Postal Service. The Association keeps Master Keys for replacement if a mailbox key is lost, and does exterior maintenance.

### CITY RECREATIONAL FACILITIES:

The city through its Chaska Parks, Recreation and Natural Resources Commission operates many excellent recreational facilities for Chaska residents. Among those located in the Jonathan area are:

Friendship Park located north of Neighborhood Five and originally developed by the Jonathan Development Corporation contains ballfields, hockey rink, warming house, pleasure rink and a playground area.

Community Park located at County Road 11 and Hundertmark Road contains many ballfields used in summer recreation programming.

McKnight Park named after Jonathan's Founder and dedicated to the city in his memory contains a picnic area, playground, walking paths, connects to Jonathan through the Millpond Tunnel and is part of the City's park development program. It is expected that the city will develop cross country ski trails in the ravine system along the Lake Grace chain.

The Par 30 Golf Course is operated by the city and open to the public. The course was designed by Robert Trent Jones and is very enjoyable to play.

### **OTHER RECREATIONAL FACILITIES OPEN TO JONATHAN RESIDENTS**

The University of Minnesota Landscape Arboretum (443-2460) is located on Highway 5, one-half mile west of Highway 41.

The Carver Park and Lowrey Nature Center (472-4911), a Regional Park is located on County Road 11, Excelsior.

Minnewashta Park, a Carver County Park, is located on Highway 41, north of Highway 5.

Murphy's Landing, a turn of the century historical park about early Minnesota is on State Highway 13, east of Shakopee.

Private recreational facilities include Hazeltine National Golf Club and the Jonathan Riding Stables.

Commercial recreational facilities include Canterbury Downs, Valley Fair Amusement Park, and the Renaissance Festival all located in Shakopee.

### RECREATION PROGRAMS

The Chaska Park and Recreation Department and the School District 112 Community Education Department plan and coordinate a wide variety of activities for children and adults. These programs are developed and announced quarterly through a flyer mailed each school district resident. Further information may be obtained by calling the Community Education office at 448-6366 or Chaska Park and Recreation at 448-5633.

The Association does provide swimming lessons for pre-school beginners each summer at Lake Grace and the Community Education department conducts totlot programs in Jonathan. The ballfields are reserved and coordinated through Chaska Park and Recreation because of the many community ball leagues.

### **COMMUNITY GARDEN**

Garden plots are available for residents in the Community Garden located south of Neighborhood One along the walkway. Gardeners are charged a small fee for plots of either 10' x 15' or 10' x 30' to cover the expenses of plowing and water. There is a garden committee and sign-up is announced in the News and Views.

### **NEWSLETTER - THE JONATHAN NEWS AND VIEWS**

Six times a year, the Association publishes a newsletter that is mailed to all Jonathan residents. It is to inform homeowners of Association events, business and other matters that might help residents. Policy changes, plans for new additions in Jonathan, etc are discussed and shared with residents.

### **JONATHAN COMMUNITY ANNUAL EVENTS**

**SPRING CLEAN UP DAY** is usually held in early May of each year in conjunction with Chaska Pride Day. This is the day when neighbors turn out on a volunteer basis to clean up and fix up their neighborhoods. Volunteers then join together for a free lunch at Karen House for conversation, sharing and pats on the back.

**THE FOURTH OF JULY CELEBRATION** has become a traditional day of kiddie parades, games, water events, picnics, and fireworks at which Jonathan plays host to Eastern Carver County and invites all to participate. The majority of July 4th activities are held at the Lake Grace/Pavilion area.



## ASSOCIATIONS

Jonathan, a "Planned Unit Development", has a two-layer association system. The top layer, The Jonathan Association, is called an "umbrella association", and it provides community wide services to all Jonathan residents. Each unit owner or unit renter automatically is a member of the umbrella association. Each unit owner pays annual assessments for the services and maintenance provided by the Association.

In addition to the Jonathan Association, condominium and townhouse developments in Jonathan have a second, separate association to govern their own development. The costs and obligations of being a member of these associations, depends upon the service and maintenance provided. They may be self-managed or have professional management. The following is a list of current associations in Jonathan.

Bavaria Court Association - 32 Units

Burlington Park Townhouse Association - 16 Units

Carver's Green Association - 16 Units

Center Green Association - 16 Units

East Lake Townhouse Association - 15 Units

Haverhill Condominium Association - 24 Units

Hazeltine Estates - 4 Units

Millpond Common Area Association

Millpond One Association - 32 Units

Millpond Condominium Two Association - 32 Units

Stockwood Association - 55 Units

(The Jonathan Association is not responsible for changes in the above Associations services or level of maintenance.)

## **REPAIRS, CONCERNS AND COMPLAINTS**

If you are aware or see something in need of repair, please call the office at 448-4700. We are particularly concerned about safety issues such as broken swings, broken glass, etc. and need your help to make sure they are promptly taken care of. Likewise if you have concerns or complaints please call or come into the office. The Executive Director will either handle it or turn it over to the appropriate committee or an officer of the Board of Directors. If you are not satisfied, please come the Board of Directors with your grievance. Please do not hesitate to call. Most problems are resolved quickly, and it is important for the Association staff to be aware of unsolved problems.

## **HUNTING AND SHOOTING**

No hunting or shooting is allowed in the Jonathan Area. A copy of the Chaska Ordinance for the promotion of safety and general welfare of the people by regulating the discharge and use of firearms is available at Chaska City Hall.

## **MAIL BOXES**

Cluster mail boxes are provided for residents. The exterior maintenance is done by the Association. Lost keys can be replaced through the Association office for a \$1 charge per key. The mail boxes were not intended for the purpose of posting bulletins. If you need to do so, please extend residents the courtesy of removing your outdated material.

## **WALKWAYS, OPEN SPACE AND OTHER PROTECTED AREAS**

The open space is intended to preserve a portion of the land in its natural state for your enjoyment and for the preservation of animal and plant life. Certain activities are contrary to these purposes. Therefore:

1. Motorized terrain vehicles are prohibited on Jonathan Association property. Snowmobiles may use city streets to reach snowmobile corridors. A copy of City ordinances regarding their use is available at the Association office. No motors of any kind are allowed on Lake Grace except emergency craft used by the Pavilion staff. (See Beach Rules)

2. Bicyclists using the walkways should travel in a manner which is safe for pedestrians. Pedestrians have the right of way at all times.

3. Property of the Association cannot be altered without written approval of the Association Board. Altering includes, but is not limited to burning, plowing, mowing, changing the contour, seeding, spraying, etc.

## **DOGS AND CATS**

Pets are to be kept under your direct control at all times. The Chaska City Leash Law is enforced. Any resident may call the Chaska Police at 448-2111 to report violations.

## **PUBLIC TRANSPORTATION**

Commuter bus transportation is provided through the South West Metro Transit Commission to downtown Minneapolis, Monday through Friday. Schedules may be obtained and tickets purchased at the Association office. In addition, a **Dial-a-Ride** service is available to all Chaska residents by calling 944-7126 Monday - Friday between 6:00 AM and 6:00 PM to request service. 24 Hour advance notice is preferred, however, same day service may be provided schedule permitted. Service operates in Chaska, Chanhassen and Eden Prairie. Trips to Shakopee and Southdale also available. Fares are doubled between cities.

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**Easy Fares (one way)**

Express service to Mpls	\$1.25
EP Center/Edina Shuttle	.50
Dial-a-ride Adult	1.00
Children	.75
Seniors	.50

**Schedule Information**

Call for information about Southwest Metro routes and schedules. Give the operator the street intersection you will be starting from, the intersection you wish to go to and the time of the desired departure and arrival. Dial 827-7733.

**Customer Service**

To share your comments and concerns or for additional information about Southwest Metro, call 934-7928.

**CITY GOVERNMENT**

The City of Chaska operates under a Council-Managerial type government consisting of an alderman-at-large(mayor) and four alderman, one from each ward. The Mayor is elected every two years and two of the four aldermen are elected every two years for four year terms. Elections are non-partisan, and the candidates must be qualified voters within the ward for which he/she is seeking office and have lived there for the thirty days immediately prior to the election. The Council meets on the First, Third and, when there is one, Fifth Monday of each month at 7:30 PM. All meetings are open to the public. The City Council determines governmental policy, including levying of taxes and appropriation of funds, holding hearings, enacting ordinances and resolutions, approving appointments, and generally establishing goals for the city.

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**CITY OF CHASKA**

The general offices of the City are located at City Hall. Here all files, records and accounts for all city departments are kept. Vouchers for payment of all bills are prepared, and billings for various utility services are made up and sent out from these offices. Copies of the City's Service Directory may be obtained at City Hall or the Jonathan Association office.

Police Department(Emergencies-Dial 911, Other calls for service - Call Sherri's Office Dispatcher at 448-2111.)

The Police Department provides twenty-four hour police patrol of the City and is located in City Hall. The City uses the County Jail facilities in the Carver County Courthouse and the Sheriff's Dispatching Service for calls. To reach the Police Administration Office, call 448-4200.

Fire Department (For Emergencies Dial 911)

The City is served by a Volunteer Fire Department and the Fire Station is located on State Highway 212, one half mile east of State Highway 41. In addition to the fire trucks, and the grass fire fighting Scout, the department has a special rescue vehicle and ambulance. Property in the City has a Class 6 fire insurance rating.

Public Works Department (448-4335)

The Public Works Department takes care of City streets, Storm Sewer maintenance and Parks. It is located in a new facility on County Road 11.

Municipal Services (448-2851)

For further information regarding any of the above, or electrical and water service call City Hall.

**VOTING**

1. Jonathan residents live in the 1st, 2nd, and 4th Wards. Call the office or City Hall to find out which ward you are in and where your polling place is.

2. **School Board Elections** are conducted by the School District in May of each year. The polling places are different from the other elections. Call the Office if you are unsure of where you vote.

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### **INFORMATION AND REFERRAL**

Information and referral is a service of Carver County which connects people to resources available in human services. For current, up-to-date information on resources available to Carver County residents call 448-3661 and ask for "Information and Referral".

### **SCHOOL REGISTRATION**

Children of new families moving into Jonathan during the summer months should be registered at school offices as soon as possible. Children must be five years of age by September 1 in order to enter kindergarten. A Birth Certificate and Measles Vaccination are required for Kindergarten entrance.

#### **WHERE DO MY CHILDREN ATTEND SCHOOL?**

School District 112 has an elementary, middle and high school located on a campus off Highway 41, midway between downtown Chaska and Jonathan. There are two other elementary school buildings in use in the district, at East Union and Chanhassen.

Which elementary school a student attends, is determined by where his/her residence is. Elementary school boundaries are determined with consideration given to pupil/teacher ratios to balance class size. Jonathan elementary students attend either Chaska or Chanhassen Elementary School.

#### **COMMUNITY SCHOOLS (448-6366)**

There is a Community Schools Program in District 112 open to all ages and including Adult Education programs. A wide variety of academic, recreational, and arts and crafts classes are offered. Fees charged for classes help in defraying the costs and enable a larger expanded program to be offered.

Preparation for high school equivalency examinations, earning high school diplomas, and other programs for special school populations are offered through the Carver-Scott Educational Cooperative at the Old Junior High in downtown Chaska. More information about these programs can be obtained from the Community Schools Office.

#### **CARVER COUNTY LIBRARY SYSTEM**

Carver County library cards are issued to all county residents upon request at any one of the branch libraries. Card holders are entitled to library services at all branches in Carver County as well as all the libraries in the seven county metro area which makes up the membership of the Metropolitan Library Service Agency(MELSA). The Chaska Library is located in City Hall.

### **THE JONATHAN ASSOCIATION**

111000 Bavaria Road  
Chaska Minnesota 55318  
448-4700