

AWPOA Q1 2022 MEETING

April 19, 2022

Attendance: Ian Perkins, Tisha Richardson, Chad Hanna, Jim Schwab, Dirk Ward, Scott Estep, Gene Robinson

Location: Jim Schwab Residence

Call to Order: 7:33pm

Dirk Motion, Jim 2nd

Secretary Report:

- Q4 2021 AWPOA minutes read by Ian

Jim Motion, Scott 2nd

Treasurer Report:

- Balance of 4/18 = \$20,588.99
- Account receivable = \$0
- Past Due = \$0
- Tractor = \$0
- John Deere 3 payments in 2022 = \$763.26
- Real estate taxes 1st half = \$1,511.89
- Jim Palmer Snow Plowing—6 plows = \$780
- Income Tax = \$105
- Ponds/Aqua Doc = \$797.50 half year
- Trash—Republic Services= \$1033.09 Feb, Mar, Apr—New contract is \$368/mo, had a \$70.91 credit
- Total Valuation (as of December 31, 2021)
 - \$17,618 cash asset
 - Land (courthouse taxation amount) \$219,000
 - Liabilities—tractor loan \$7,377 remains owed (0% financing), 2021 income tax \$105, real estate, \$3,023. \$10,500 total liabilities.
 - \$236,618.43 Total Assets

Scott motion, Dirk 2nd

Superintendent/Maintenance Report:

- Trimmed bushes near front entrance
- Dead pine on hill along North pond needs removed
- Phil Clement—crumbling road requested to be looked at for repairs—stone needed to back fill to prevent further crumbling.
- 36 and 20 has tree that is leaning badly—to be addressed
- Trees to be marked for cutting down (dead/leaning), and #34 has tree being taken down by AllTree (due to proximity to property line/common ground, cost is split between owner and association). Association not paying for stump grinding/removal.

Old Business:

- Gardens in meadow—request to be made by resident in to AWPOA mailbox, location in meadow, approximate size, fencing/removal. October 15 out by date. A boiler plate request form can be obtained by emailing the **AWPOA mailbox** at: arlingtonwoodstrustees@gmail.com
- Interior ditch maintenance/plan—ditch doesn't flow at all (middle of circle). Quotes to be obtained to laser, grade, and dredge ditch. Also get quotes for behind #20 for similar drainage issues.
- North ditch maintenance/plan—broad spectrum herbicide will be used to kill off new growth and prevent reoccurrence of blockage/increase longevity of dredging. A license is not needed for this herbicide.
- Spring Cleanup— mulch is being delivered Thursday or Friday. Cleanup is scheduled for Saturday, April 23, at 9am. Meet at front entrance. A list of "To Do/Work Needed is attached. Some of these items are 1 or 2 times per year, some are ongoing needs (monthly/quarterly).

New Business:

- 2022 AWPOA Meetings scheduling—July 12, at 7:30pm at Schwab residence is scheduled
- Maintenance and landscaping plans for common grounds—We need and are requesting more participation and involvement from the community in completing ongoing maintenance/landscaping needs in addition to Spring and Fall Cleanup. Our current setup and resources are no longer sufficient to fulfill the groundskeeping needs of The Woods, and to ensure the continued beautification of our neighborhood. The alternative is to seek outside vendors to assist/take over duties required to keep The Woods landscaping and maintenance at a level that all can enjoy.
 - Quote has been obtained from D&D Landscaping. Quote includes 28 mowings (average per year), trimming, blowing of entrance, front of development along 25, and median. Spring and Fall cleanup. Mulch/weeding/labor of all common area flower beds (1 time per year). Landscaping and bed maintenance 1 time per month. \$6795 plus tax for total of \$7253.66 or \$604.47/mo.
 - Other quotes to be obtained as well.

- Ohio open burn laws—It is that time of year where neighbors enjoy a small fire/outdoor fire. As most are not aware, please see Ohio Burn Law info/reminder here
 - O.R.C. 1503.18 is under the authority of the Ohio Division of Forestry. This law prohibits outdoor open burning statewide in unincorporated areas during the months of March, April, May, October, and November between the hours of 6 a.m. and 6 p.m. This ban includes burning of yard waste, trash, and debris, even in a proper burn barrel. During spring, wildfire danger is high before plants have turned green, and in fall, fire danger is high due to abundant dry leaves and dead grass. Warm, windy weather in both seasons also contribute to elevated fire risk. Always be sure to use a proper burn barrel when burning outdoors during legal hours. Call your fire department for info about local burning regulations. Call ODNR Forestry at 877-247-8733 with questions.

Roundtable: Firewood in back alley will remain where it is.

Adjourn: 9:54pm—Ian motion, Scott 2nd