

ANNUAL MEETING

OF THE
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

THURSDAY, JANUARY 10, 2008 AT 7:00 P.M.

IN THE HOME OF STEVE AND TERRI BATESON, #34

PROXY

I cannot attend the upcoming annual meeting of the AWPOA. Therefore, I hereby appoint _____ to cast my vote for any Trustee vacancy or for any other matter that comes before the AWPOA owners at the Annual Meeting of the Association to be held on January 10, 2008, or any adjournment thereof. If I have indicated no name above, Lorena Schwab, Secretary of the Arlington Woods Property Owners Association (AWPOA), is appointed to cast my vote for any Trustee vacancy or for any other matter that comes before the AWPOA owners at the Annual Meeting of the Association to be held on January 10, 2008 or any adjournment thereof.

SIGNED _____
DATED _____
ADDRESS _____

NOTE:

If you cannot attend the Annual Meeting, please return the above Proxy to any AWPOA trustee or Ed Cleland.

Failure to submit this proxy if you cannot attend the annual meeting could mean that a quorum of homeowners would not be represented at the meeting and that no matter could be voted on and that new trustees could not be elected.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
TRUSTEE'S MEETING
JANUARY 6, 2008

The Board of Trustees of Arlington Woods Property Owners Association met in the home of Linda Smead on January 6, 2008. Present were Trustees Steve Bateson, Julie Coolidge, Linda Smead, Ken Huner, and Lorena Schwab. Superintendent Ed Cleland was present. Trustee John King was absent.

President Steve Bateson called the meeting to order at 6:50 P.M. by thanking everyone for giving up their Sunday evening and being available for the meeting.

TREASURER'S REPORT: Treasurer Ken Huner stated our current balance is \$10,776.89. All funds are currently held in the checking account. Lorena Schwab made a motion to accept the Treasurer's Report, this was seconded by Linda Smead and approved.

NEW BUSINESS: Treasurer Ken Huner presented a proposed budget for the year 2008. After discussion, Julie Coolidge made a motion to accept the proposed budget to present to the annual meeting, this was seconded by Linda Smead and approved by the Board.

Ken Huner then brought to the Board's attention that one property owner was now five quarters delinquent in payment of association fees. Attempts to make contact via Registered Mail had been unsuccessful and several personal communications had yielded no successfully results in obtaining the funds owed the Property Owners Association, Julie Coolidge made a motion that in order to protect the interests of all property owners a lien should be placed against this property for the amount currently owed the Association. Ken Huner seconded the motion and it was passed by the Board. Ken Huner will proceed to place a lien against this property.

Ken Huner made a motion to adjourn, Lorena Schwab seconded and the motion passed at 7:15 P.M.

Respectfully submitted.

Lorena Schwab
Secretary

AWPOA Annual Meeting

January 10, 2008

President Comments

Secretary Report

Lorena Schwab

Treasurer's Report

Ken Huner

Superintendent Report

Ed Cleland

New Business

2008 Proposed Budget (Ken Huner)

Election of board members (3 openings)

Suggestions for the betterment

Adjourn

ANNUAL MEETING
OF THE ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
JANUARY 10, 2008

The annual meeting of the Arlington Woods Property Owners Association was held January 10, 2008 at the home of Steve and Terri Bateson. President Steve Bateson called the meeting to order at 7:30 P.M. with 22 property owners either being present or represented by proxy.

PRESIDENT'S COMMENTS: President Steve Bateson started the meeting by thanking all those present for attending and the Board of Trustees for the work done during the year. He stated that we had worked through some adversity this year, but had all worked together for the good of our community. Twenty-nine individuals, representing nineteen homeowners, had worked on Spring Cleanup and thirty-five people, representing 23 homeowners worked on Fall Cleanup. This type of cooperation is greatly appreciated and benefits everyone of us.

In a review of the year he listed that the Board has initiated a Welcome package which is delivered to those new to our community; the ponds are showing improvement and should not be as costly in the coming year, a new entrance sign has received favorable comments from realtors in the area; Clyde Willis was instrumental in obtaining the street sign for our entrance and we thank Mr. Willis for his efforts. And the drainage of the interior portions of the Woods has been improved by the work which the Board ordered this year.

SECRETARY'S REPORT: The Minutes of the Board meeting held January 6, 2008 were read. Scott Estep made a motion to accept the minutes as read. This was seconded by Ann King and the motion was approved.

TREASURER'S REPORT: Treasurer Ken Huner passed to all those present a Balance Sheet showing the funds on hand and the expenses paid this past year. Currently we have \$10,776.89 on hand in a small business checking account which is drawing interest. A motion to accept the Treasurer's Report as presented was made by David Gozowsky, seconded by Jim Schwab and the motion was approved.

NEW BUSINESS: The first item of new business was presented by Treasurer Ken Huner, that being a budget for the year 2008. He explained that our garbage fees keep increasing due to a fuel surcharge which is being added to our bills. Also, we cannot accurately estimate our snow plowing charges since we have no insight into our upcoming weather. A motion to accept the proposed budget as presented was made by Jim Schwab, seconded by Terri Bateson and the motion was accepted. A copy of the proposed 2008 budget and the actual 2007 expenditures as presented is attached to these minutes.

Discussion was then held that perhaps the new Board should revisit options on garbage collection since these costs keep raising. Also, someone should contact Liberty Township to see if they can be of any help in providing snow removal service. These issues will be left to the new Board to consider.

The second item of new business was election of three new trustees. After much deliberation, discussion and a little arm twisting Steve Bateson, Julie Coolidge and Jennifer Gozowsky agreed to have their names placed into nomination. At that time President Steve Bateson made a motion that the nominations be closed and we elect these three individuals as trustees; Ann Huner seconded the motion and by verbal consent Steve Bateson, Julie Coolidge and Jennifer Gozowsky were elected as Trustees.

Linda Clegg presented to all those present the plans to improve their driveway. Since they are entirely on their property and no large trees will be removed no action was taken.

David Gozowsky asked if he needed permission to remove trees which were within ten feet of his home. No action was taken on this matter since the trees all are within ten feet of his home and permission is not necessary.

BETTERMENT OF COMMUNITY: President Steve Bateson asked if anyone had any thoughts on what should be done to improve our community. The following suggestions were given:

Watch your speed coming and going. 15 MPH is the posted speed limit in the Woods.

Additional light poles in the area between Clarks and Huners and between Gozowsky and Powell.

New purchases of leaf blowers, snow blowers and chainsaws should be electric to cut down on noise and pollution.

The tractor either needs repaired and to have the brakes fixed or it needs replaced. It is not safe in its current condition.

Addition of Stop sign at the exit to Route 25.


A motion to adjourn was made by Jim Schwab, second by Ann Huner and approved by all present. Meeting adjourned at 8:50 P.M.


Respectfully submitted,

Lorena Schwab, Secretary


Income and Expenses	Actual 04	Actual 05	Actual 06	Actual 07	Proposed 08
Account Balances					
Cash on Hand	\$6,933.36	\$19,228.22	\$13,002.47	\$10,776.89	\$12,842.89
Money Market Account	\$10,196.56	\$0.00	\$0.00	\$0.00	\$0.00
Nat & Beaut Fund (incl. in total)	\$1,536.74	\$1,811.87	\$1,948.13	\$1,860.54	
Road Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Account Balances	\$18,666.66	\$21,040.09	\$14,950.60	\$10,776.89	\$12,842.89
Income					
Owner Assessments	\$20,245.58	\$20,788.90	\$19,216.00	\$19,216.00	\$19,216.00
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00	\$4,320.00
Interest Income	\$49.04	\$69.01	\$43.65	\$285.48	\$50.00
Other Income	\$0.00	\$1.00	\$35.00	\$0.00	\$0.00
Late Fees	\$44.45	\$68.76	\$152.75	\$150.00	\$120.00
Outstanding Balances	\$0.00	\$0.00	\$949.00	\$1,108.00	\$500.00
Nat and Beaut Fund	\$294.00	\$174.00	\$214.00	\$99.00	\$100.00
Sign Deposits	\$0.00	\$210.00	\$0.00	\$0.00	\$0.00
Total Income	\$20,633.07	\$21,311.67	\$20,610.40	\$20,858.48	\$24,306.00
Expenses					
Electric Utility	\$463.96	\$439.28	\$484.24	\$407.48	\$500.00
Lighting Supplies	\$122.09	\$116.32	\$329.22	\$44.24	\$250.00
Trash Removal	\$2,819.04	\$3,025.26	\$3,374.69	\$3,944.61	\$4,500.00
Lawn Mowing	\$1,400.00	\$1,000.00	\$1,900.00	\$1,500.00	\$1,500.00
Lawn Maintenance	\$90.65	\$95.54	\$156.18	\$113.79	\$200.00
Snow Removal	\$1,882.00	\$2,210.33	\$798.76	\$1,180.23	\$1,200.00
Tree Removal & Trimming	\$0.00	\$852.00	\$825.50	\$0.00	\$500.00
Pond Maint/ Repairs	\$144.43	\$3,451.80	\$1,172.57	\$966.11	\$750.00
Sprinkler Maint/ Repairs	\$0.00	\$329.55	\$0.00	\$0.00	\$150.00
Equipment Maint/ Repairs	\$328.47	\$141.12	\$144.70	\$166.80	\$200.00
Road Maint/ Repairs	\$0.00	\$2,254.49	\$89.83	\$48.89	\$1,000.00
Fuel	\$62.98	\$44.27	\$0.00	\$79.80	\$100.00
Nat and Beaut Fund	\$18.87	\$0.00	\$77.74	\$186.59	\$0.00
Flowers/ Plantings	\$0.00	\$37.55	\$0.00	\$150.14	\$300.00
Clean-up Expenses/Labor	\$512.45	\$141.88	\$111.46	\$391.96	\$400.00
Insurance	\$293.00	\$293.00	\$361.00	\$581.00	\$600.00
IRS Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Taxes	\$1,475.71	\$1,467.25	\$1,715.17	\$1,830.89	\$1,900.00
Donations	\$200.00	\$0.00	\$0.00	\$200.00	\$200.00
Administrative	\$407.50	\$253.57	\$210.66	\$260.17	\$300.00
Association Party Expenses	\$263.32	\$470.91	\$189.27	\$159.94	\$250.00
Mosquito Control	\$904.42	\$889.96	\$113.69	\$1,263.10	\$1,000.00
Equipment Purchased	\$1,174.81	\$52.13	\$0.00	\$0.00	\$1,500.00
Misc.	\$325.04	\$331.48	\$665.44	\$26.20	\$0.00
Superintendent	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Culvert repair				\$1,443.04	\$0.00
Entrance sign				\$7,222.18	\$1,440.00
Total Expenses	\$16,388.74	\$25,211.84	\$21,095.45	\$25,667.16	\$22,240.00
Total Funds Available	\$20,837.75	\$17,139.92	\$14,465.55	\$10,776.89	


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MAP SIZE:

 (0 , 274)


Click Here
to Print
Map to
Plotter





Buffer Control

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FIXED ZOOM IN. Click anywhere on the map to zoom in by a fixed amount.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
JANUARY 20, 2008

The Board of Trustees of Arlington Woods Property Owners Association met in the home of Julie Coolidge on January 20, 2008 at 7 P.M. Trustees Steve Bateson, Jennifer Gozowsky, Lorena Schwab, Linda Smead, and Julie Coolidge were present. John King was absent. Superintendent Ed Cleland was present.

PRESIDENT'S COMMENTS: President Steve Bateson opened the meeting by thanking Julie Coolidge for hosting the meeting, welcoming new Trustee Jennifer Gozowsky and thanking everyone for giving their time to the meeting.

TREASURER'S MEETING: Steve presented that he had been advised we are current in all bills, the final payment for the sign and the snow plowing bill from the last snow have been paid. We currently have over \$8,500.00 in the account and the first quarter bills will be mailed shortly.

SUPERINTENDENT'S REPORT: Ed Cleland reported that the recirculating pumps in the pond remain running all year long. He is concerned that he has seen children on the edge of the pond and cannot stress enough that the ice is too thin to support any weight.. He is going to place a temporary sign to that effect at the edge of the pond.

NEW BUSINESS: The first item of new business was the election of officers for 2008. Elected officers are:

Steve Bateson	President
Julie Coolidge	Vice-President
John King	Treasurer
Lorena Schwab	Secretary.

Pursuant to the suggestions made at the annual meeting and with the recent car break-ins making this a more timely problem the Board has agreed to meet and walk the Woods in the next week or so (weather permitting) to evaluate where additional lighting would be beneficial. The current bulbs in the lights are florescent which give the equivalent of 100 watts of light. Superintendent Ed Cleland will check to see if there is any bulb available which would provide more light.

President Steve Bateson will check with various garbage haulers in the area to see what they can provide in services and price so we can evaluate our ever increasing cost of garbage removal.

After discussion regarding the collection of recyclables Steve Bateson made the motion that as a temporary measure we pay Mark Wolford \$40.00 to collect our recyclables for the month of January. We will then evaluate his services and make a decision in February. Julie Coolidge seconded the motion and the motion was passed.

The Board will meet tentatively on February 5th, 2008 in the home of Lorena Schwab at 6:30 P.M.

Jennifer Gozowsky made a motion to adjourn the meeting. This was seconded by Linda Smead and unanimously approved at 8:00 P.M.

Respectfully submitted,

Lorena Schwab, Secretary

AWPOA Annual Meeting

April 9, 2008

President Comments

Secretary Report

Lorena Schwab

Treasurer's Report

John King

Superintendent Report

Ed Cleland

New Business

Budget thoughts

Spring clean up date

Trash Pick Up

Recycles

Summer Picnic date

Fire Hydrants

Woods Appearance (property owners)

Liens

Suggestions for the betterment

Adjourn

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
QUARTERLY MEETING
APRIL 9, 2008

The quarterly meeting of the Arlington Woods Property Owners Association was called to order at 7:00P.M. by President Steve Bateson. In attendance were Trustees John King, Linda Smead, Lorena Schwab, Julie Coolidge and Jennifer Gozowsky. Superintendent Ed Cleland was absent..

President's Comments: The President thanked everyone for their attendance. He also expressed the Board's thanks to John King for the time and work he has given to solve multiple problems for our financial issues including taxes and property title issues. He also noted that this appears to have been a tough winter for the Woods, but that would be addressed throughout the meeting.

Secretary's Report: The minutes of the January 20h, 2008 meeting were read. A motion to approve same was made by Linda Smead, seconded by Jennifer Gozowsky and the minutes were approved as read.

Treasurer's Report: Treasurer John King reported the balances of funds we have on hand as of April 9, 2008 was \$4,855.57. He also reported that five homeowners have not paid the first quarter association fees and one homeowner has also not paid any fees for the year 2007. Second notices have been sent to all whose fees are delinquent.

This year we have paid \$3,179.80 for snow removal of our interior roads. This greatly exceeds the bills for previous years, but we have had a hard winter. All other expenses have remained within the budgeted amounts.

John King also reported that the .9 acre parcel which was deeded back to Arlington Woods from the water district received a real estate tax bill of over \$400. When this parcel was deeded back to us we should have applied for an exemption due to our Non-Profit Homeowners Association standing. However, this was not done. John contacted an attorney and all the paperwork necessary is now being processed. All penalties and payment of this billing have been suspended during the time required to resolve this issue.

Also, as a Non-Profit Homeowners Association we are required to file yearly tax returns with the IRS. The tax return for 2007 has been prepared and we will pay \$55.64 in taxes for the year 2007. Unfortunately, tax returns were never prepared for 2004, 2005 and 2006. There may be penalties for this error.

John King has also applied to be the Statutory Agent for Arlington Woods so in the future all communications regarding any of these issues should be mailed directly to him.

A Motion to accept the Treasurer's Report was made by Linda Smead and seconded by Lorena Schwab. Motion approved.

Superintendent's Report: Ed Cleland was not present, but in his absence Steve Bateson reported that it has been determined that we need additional lighting in the area between #21 and #22 and in the area between # 7 and # 8. No action has yet been taken on this due to the weather.

Ed placed signs regarding unsafe ice next to the ponds and to our knowledge there have no issues regarding this.

There is no duck weed in the ponds this spring. The ponds have received one dye treatment to control algae, but the water was too cold and this did not kill the algae. They will be treated again.

President Steve Bateson commended Ed Cleland for the effort and time he has given this winter to protect Jo Ann Kroll's home during the high water.

High water has again been a problem late this winter. Ken Steffan, Ed Cleland and Steve Bateson have checked the pipe which transports the water in our ditches from the woods into the creek east of State Route 25. This is an 18" tile, but due to the height of the tile where it enters the larger ditch when that ditch is full our water does not drain until the level in that ditch is lowered. This may be causing a back fill problem. The idea of a check valve at the exit point into the ditch is being considered. This would not eliminate the problem, but might be of some help.

Old Business: Steve Bateson has contacted several trash services in our area. He has found no service which will provide unlimited pickup at a price which is any better than that we now have. He has determined that at this time we should retain our current garbage service.

The subject of recycling was than addressed. The Board had authorized a temporary payment in January to Mark Wolford to collect recyclables. It appears that the number of homeowners utilizing this service is not large enough for the Association to continue to pay this fee. We all encourage recycling, but if you wish to participate please contact Mark Wolford at 419-686-0322.

New Business: A discussion was held concerning the important papers and records which Arlington Woods Homeowners Association should have available to the Board at all times. A Motion was made by John King that the Board acquire a small fire proof lockable box to contain all important documents and records and that it be held by a current Board member and be available at all meetings. Jennifer Gozowsky seconded the motion and it was approved unanimously.

A Motion was made by Steve Bateson that John be authorized to spend up to \$60.00 for a fire proof lockable box with suitable space for our purposes. This was seconded by Linda Smead and the motion passed unanimously.

The date for spring clean-up has been set for May 3rd, 2008. A cookout will follow weather permitting. Notices will be sent out prior to that date.

August 10th has been set as a tentative date for the summer picnic.

It has been brought to the Board's attention that it is possible to redo our fire hydrants to provide for more water pressure due to the addition of the water tower to our south. Steve Bateson will contact our local fire district regarding this and report to the Board at the next meeting.

Steve Bateson stated that a lien has been prepared and will be filed against one homeowner who is more than a year in arrears of association dues.

It has been noted that the adhesive used in the cap of the entrance sign has dripped onto the face of the sign. The builder has been contacted and this will be corrected. The sign will then need to be water sealed when the weather permits.

Julie Coolidge made a motion that we ask Terri Bateson to design a plan for landscaping the planting area in front of the sign and that if she accepts this request that we authorize her to spend up to \$300 to have necessary plantings available to be put into place at spring cleanup. Lorena Schwab seconded the motion and it passed unanimously.

This winter has been quite hard on the woods and there appears to be more downed trees and limbs than in the past. Linda Smead expressed concern about the increased fire risk this causes, stating that there are now 20 trees down in the center of the Woods. This will be addressed as time and help are available at spring cleanup, however, a second summer cleanup may be necessary to address all the debris in the common areas. We may have to consider contracting this work out, but that would require an assessment to all homeowners. No action will be taken on this until following spring cleanup.

The Board would like to suggest that all homeowners step back, take a look at their own properties and determine whether that is the look and condition they want for their neighborhood.

The Rules and Regulations are available for everyone to review at www.ArlingtonWoods.org.

It has also been suggested that the Board may wish to re-evaluate the rules in our By Laws regarding renters.

A Motion to adjourn was made by John King and seconded by Jennifer Godowsky. Motion was approved and the meeting adjourned at 9:10 PM.

Respectfully submitted,

Lorena Schwab, Secretary

2008 AWPOA BUDGET

Category	Projected Amount	Amount Spent
Administrative	\$300.00	\$126.90
Association Party Expenses	\$250.00	\$157.60
Clean-up Expenses	\$400.00	\$0.00
Culvert Repair	\$0.00	\$0.00
Donations Out	\$200.00	\$0.00
Electric Utility	\$500.00	\$104.08
Entrance Sign	\$1,440.00	\$1,440.00
Equipment Purchase	\$1,500.00	\$0.00
Equipment Repair & Maintenance	\$200.00	\$0.00
Flowers / Plantings	\$300.00	\$0.00
Fuel	\$100.00	\$0.00
Insurance	\$600.00	\$0.00
IRS Taxes	\$0.00	\$55.64
Lawn Maintenance	\$200.00	\$0.00
Lawn Mowing	\$1,500.00	\$0.00
Lighting Supplies	\$250.00	\$44.24
Mosquito Control	\$1,000.00	\$0.00
Nature & Beautification Fund		\$0.00
Pond Maintenance & Repair	\$750.00	\$0.00
Real Estate Taxes	\$1,900.00	\$1,806.35
Road Maintenance & Repair	\$1,000.00	\$42.35
Snow Plowing	\$1,200.00	\$3,179.80
Sprinkler Maintenance	\$150.00	\$0.00
Superintendent Stipend	\$3,500.00	\$2,625.00
Trash Removal	\$4,500.00	\$1,465.29
Tree removal & Trimming	\$500.00	\$0.00
Miscellaneous	\$0.00	\$0.00
TOTAL	\$22,240.00	\$11,047.25

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

SPRING CLEANUP DAY 2008

SATURDAY, May 3, 2008
9:00 A.M.

PLEASE MEET AT THE ENTRANCE BOULEVARD

We need your help getting the Woods ready for summer. We need to collect the twigs property owners have placed for pickup, clean entrance, mulch flower beds, haul away brush from common areas, clean up and haul away brush and weed residue along State Route 25, clean ditches, clear downed trees in common ground, if possible, clear the leaves that are piling up along the edge of the road and burn the brush pile.

The more people that help, the easier the job.

Weather permitting a cookout will be held in the Meadow that evening.

The Trustees remind those of you who choose not to participate or cannot participate for some reason, that an appropriate contribution to the AWPOA Beautification Fund is expected.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
JULY 22, 2008

A meeting of the AWPOA Board of Trustees was called to order at 7:10 P.M. by President Steve Bateson. In attendance were Trustees John King, Linda Smead, Lorena Schwab, Julie Coolidge and Superintendent Ed Cleland. Trustee Jennifer Gozowsky was absent.

President's Comments: The President thanked John King for hosting the meeting and everyone for attending.

As stated at the last meeting he contacted the people who erected our entrance sign and they will proceed to correct the problem with the caulk, but they have not done so to this date. Possibly the wet weather has slowed this process. Steve has sealed the sign as required.

Secretary's Report: The Minutes of the last meeting were read. A motion to approve same was made by Linda Smead, seconded by Julie Coolidge and the minutes were accepted as read.

Treasurer's Report: The current balance of accounts is \$8,017.61.

Income tax papers have been filed for the years, 2004, 2005 and 2006. We have received no response.

Two homeowners are delinquent in paying association fees. One is over four quarters late, one in excess of two quarters late. Due to the total breakdown in communications with one delinquent homeowner a lien has been placed against the property. A copy of this was mailed to the homeowner via certified mail, return receipt requested, but no return card has yet been received. Including the third quarter fees this homeowner now is in arrears \$1,097.00.

Three homeowners who missed spring cleanup have donated \$93.00 to the Beautification Fund.

The real estate tax for the .9 acre parcel which was deeded back to Arlington Woods from the water district has now been paid. The fee for this parcel is \$34.86 per year after the exemption was applied.

Julie Coolidge made a motion to accept the Treasurer's Report; this was seconded by Lorena Schwab and the motion was accepted.

Superintendent's Report: Superintendent Ed Cleland reported that a new battery was needed for the mosquito sprayer and he is busy battling the mosquitoes. They are just very bad this year.

He has had issues with the tractor but the filter has been changed three times and it appears to be working at this time.

Old Business: President Bateson stated that he felt we had a good turnout for spring cleanup. Eighteen property owners were represented with 25-26 adults being present and 6 juvenile family members also helping.

President Steve Bateson contacted the water district regarding the output of our fire hydrants. The water district tested the output of our hydrants and determined that they provide 1200 gallons per minute. It would cost the Woods \$650 to \$1000 to swap out our hydrants for ones with larger capacity which could possible provide 1600 gallons per minute. The personnel at the water district did not feel that was necessary; they felt our current output was adequate.

New Business: Austin Clark has been hired to mow this summer.

The summer picnic is scheduled for August 10th at the home of John King. Flyers will be delivered to all homeowners.

Fall cleanup has been tentatively set for November 1st, 2008.

John King pointed out that no donation was made last year to the local fire district and he made a motion that we donate \$300 to the fire district; Julie Coolidge seconded the motion and it was approved.

One homeowner will be in arrears three payments of association fees if payment is not made by August 10th. Treasurer John King is communicating with this homeowner to secure a payment plan for these fees. If no arrangements can be made it is the general consensus of the Board that a lien should be placed against this property in order to protect the association.

One property owner has allowed a propane tank to be set above ground. The Woods has had a long standing policy that for safety and aesthetic reasons propane tanks must be buried. A motion that a notice be mailed to this homeowner requesting that this be remedied was made by Julie Coolidge, seconded by Linda Smead and approved by all Board members present.

The date for the next Board meeting has been tentatively set for Tuesday September 30th, 2008.

A motion to adjourn was made by John King, seconded by Linda Smead and approved. The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Lorena Schwab
Secretary

2008 AWPOA BUDGET

Category	Projected Amount	Amount Spent
Administrative	\$300.00	\$323.51
Association Party Expenses	\$250.00	\$157.60
Clean-up Expenses	\$400.00	\$314.70
Culvert Repair	\$0.00	\$0.00
Donations Out	\$200.00	\$0.00
Electric Utility	\$500.00	\$202.23
Entrance Sign	\$1,440.00	\$1,440.00
Equipment Purchase	\$1,500.00	\$0.00
Equipment Repair & Maintenance	\$200.00	\$4.13
Flowers / Plantings	\$300.00	\$211.81
Fuel	\$100.00	\$34.90
Insurance	\$600.00	\$0.00
IRS Taxes	\$0.00	\$55.64
Lawn Maintenance	\$200.00	\$14.32
Lawn Mowing	\$1,500.00	\$750.00
Lighting Supplies	\$250.00	\$44.24
Mosquito Control	\$1,000.00	\$0.00
Nature & Beautification Fund	\$93.00	\$0.00
Pond Maintenance & Repair	\$750.00	\$73.36
Real Estate Taxes	\$1,900.00	\$1,841.21
Road Maintenance & Repair	\$1,000.00	\$42.35
Snow Plowing	\$1,200.00	\$3,179.80
Sprinkler Maintenance	\$150.00	\$0.00
Superintendent Stipend	\$3,500.00	\$3,500.00
Trash Removal	\$4,500.00	\$2,581.46
Tree removal & Trimming	\$500.00	\$0.00
Miscellaneous	\$0.00	\$172.99
TOTAL	\$22,333.00	\$14,944.25

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

ANNUAL PICNIC

SUNDAY, AUGUST 10, 2008

Hosts: John & Ann King (#22)

Time: 4:00 P.M.

Meat, condiments, pop and beer will be provided by AWPOA.

**Please bring a hot or cold dish to share,
your own table service, and lawn chairs.**

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
OCTOBER 23, 2008

The quarterly meeting of the Board of Trustees was called to order at 7:10 PM by President Steve Bateson. In attendance were Trustees John King, Linda Smead, Julie Coolidge and Lorena Schwab. Superintendent Ed Cleland and Trustee Jennifer Gozowsky were absent.

President's Comments: President Steve Bateson wishes to advise us all that we need to remain vigilant with regard to community safety and security. It appears that someone is looking for an easy mark for burglary. Please look out for your neighbor and keep an eye out for any unusual activity in your neighborhood. If you have any problems, please contact the Sheriff. Contacting the Sheriff with our concerns when we witness unusual activity or presence is our best avenue to make them aware that we would appreciate their presence.

In the recent wind storm a large tree fell from the Bateson lawn and into the street. Steve wishes to thank Ed Cleland, John Powell, Tom Snyder, Eric Sommers, Scott Estop and Jim Schwab for their help in clearing the tree that evening.

Secretary's Report: The Minutes of the last Board Meeting were read. A Motion to approve same as written for made by Linda Smead, seconded by John King and the Minutes were approved.

Treasurer's Report: Treasurer John King reports that the treasury stands at \$8,912.74. Three homeowners are in arrears in their association fees. To date this year the Woods has received income of \$17,114.69 and has spent \$18,978.84. A Motion to accept the Treasurer's Report was made by Steve Bateson, seconded by Lorena Schwab and the Motion was approved.

New Business: President Steve Bateson presented that he has tried on multiple occasions to contact Jennifer Gozowsky. She will not respond to e-mail or phone messages and he has been told by her husband that she no longer desires to remain on the Board of Trustees. He believes it would be best if she were removed from the Board for non-participation as she shows no interest in even communicating with any of us. Julie Coolidge made a motion that we accept her non-verbal resignation from the Board due to her disinterest. John King seconded the Motion and the Motion passed.

Linda Smead made a Motion that we elect John Powell to fill her remaining term. John King seconded this Motion and the Motion passed.

Fall cleanup has been scheduled for November 1st. Weather permitting a cookout and bonfire will be held at 5:00 PM that date in the Meadow. As always the Board will provide hot dogs and beverages. Bring a dish to share and relax after your day's work.

This year's fall cleanup will require further work involving the area around the ponds, the touch up of the front of the property along Rt. 25 and the ditches need attending to. Also we will need to rake the front beds and boulevard and remove all twigs and branches as usual. President Steve Bateson will meet with Superintendent Ed Cleland to determine if he has any further work he feels needs to be done.

John King suggested that we may need to meet soon to determine if further property liens are necessary due to non payment of association fees.

The Annual Christmas Party has been scheduled for December 11th.

The next Board meeting will be held November 13th at 5:30 PM in the home of Steve Bateson.

A Motion to adjourn was made by John King and seconded by Julie Coolidge. Motion passed and the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Lorena Schwab, Secretary

2008 AWPOA BUDGET

Category	Projected Amount	Amount Spent
Administrative	\$300.00	\$366.96
Association Party Expenses	\$250.00	\$249.52
Clean-up Expenses	\$400.00	\$341.76
Culvert Repair	\$0.00	\$0.00
Donations Out	\$200.00	\$300.00
Electric Utility	\$500.00	\$273.03
Entrance Sign	\$1,440.00	\$1,440.00
Equipment Purchase	\$1,500.00	\$0.00
Equipment Repair & Maintenance	\$200.00	\$89.01
Flowers / Plantings	\$300.00	\$211.81
Fuel	\$100.00	\$54.92
Insurance	\$600.00	\$603.00
IRS Taxes	\$0.00	\$55.64
Lawn Maintenance	\$200.00	\$14.32
Lawn Mowing	\$1,500.00	\$1,500.00
Lighting Supplies	\$250.00	\$49.44
Mosquito Control	\$1,000.00	\$0.00
Nature & Beautification Fund	\$93.00	\$0.00
Pond Maintenance & Repair	\$750.00	\$73.36
Real Estate Taxes	\$1,900.00	\$1,841.21
Road Maintenance & Repair	\$1,000.00	\$42.35
Snow Plowing	\$1,200.00	\$3,179.80
Sprinkler Maintenance	\$150.00	\$0.00
Superintendent Stipend	\$3,500.00	\$4,375.00
Trash Removal	\$4,500.00	\$3,744.72
Tree removal & Trimming	\$500.00	\$0.00
Miscellaneous	\$0.00	\$172.99
TOTAL	\$22,333.00	\$18,978.84

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

**2008 FALL CLEANUP
SATURDAY, NOVEMBER 1
9:00 A.M.**

PLEASE MEET AT THE ENTRANCE BOULEVARD

WEATHER PERMITTING: A bon fire and wiener roast will be held in the Meadow at 5:00 PM. that afternoon. The Board will provide hot dogs and beverages. Bring a dish to share, table service and lawn chairs.

The Trustees remind those who choose not to participate or cannot participate for some reason that an appropriate contribution to the AWPOA Beautification Fund is expected.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
November 13, 2008

A meeting of the AWPOA Board of Trustees was called to order at 5:40 PM by President Steve Bateson. In attendance were Trustees Linda Smead, Julie Coolidge, John King, John Powell and Lorena Schwab. Superintendent Ed Cleland was not present. Homeowner Elaine Spence was present.

PRESIDENT'S COMMENTS: President Steve Bateson thanked all the trustees for their attendance. Due to the time constraints of the trustees this evening he waived the reading of the Treasurer's Report and Minutes of the last Meeting.

NEW BUSINESS: In recognition of the fact that there is no record that the issue of hunting has been specifically addressed by the Board, Elaine Spence was asked to speak on the history of this subject. Obviously, firearms have never been permitted on our property, but bow hunting has been allowed in the back portion of the Woods at the far end of the meadow.

Believing it is in our best interest to know who is on the property Julie Coolidge made the motion that although the issue has not been clearly defined in the past, the Board will allow with specific Board approval limited bow hunting rights to residents and their immediate family who request such permission fourteen days in advance of their requested hunting date. John King seconded the motion. The Board was polled and the motion passed 5-0, Trustee Linda Smead was not present at the time the vote was taken.

When permission is obtained from the Board the hunter will be given a card to fill out and place on the dash board of his vehicle in a visible position. This will enable all residents of the Woods to determine the validity of the presence of the vehicle and hunter.

Due to time constraints of three of the Board members, the meeting adjourned at 6:30 PM.

Respectfully submitted,

Lorena Schwab, Secretary




Burlington Woods Property Owners Association

Annual Holiday Gathering

Thursday, December 11, 2008

7:00 pm



Our hosts for the evening will be
John and Ann King
22 Indian Creek Drive

Please bring your favorite hors d'oeuvre or dessert dish.
Beverages will be provided by ATWCCC

Our warmest wishes to you and your family for a very
Happy Holiday Season.