

January 4, 1985

Americable USA, Inc.  
P.O. Box 95  
North Baltimore, Ohio 45872-0095

Dear Sir,

I am writing on behalf of the Arlington Woods Property Owner's Association (AWPOA). It was brought to our attention at our last board meeting, that many of your customers in Arlington Woods have a difficult time receiving a good cable reception, especially on the higher numbered channels. We would appreciate it if you could please check the signal and make any necessary corrections.

Also, I would appreciate it if you could let me know when you plan to have someone check the signal as I need to include this information in my minutes at the annual AWPOA meeting Thursday, Jan. 10. Please feel free to call me and leave a message on my answering machine. My number is 686-8502.  
Thank you very much for your attention to our reception.

Best wishes,

Toby Baker  
Secretary, AWPOA  
31 Indian Creek Drive  
Rudolph, Ohio 43462

**Arlington Woods Property  
Owners' Association  
Minutes**

**January 10, 1985**

**Annual Meeting**

President John Kretzshmar called the meeting to order at 7:30 p.m. at the home of Toby and Ken Baker, 31 Indian Creek Drive. Ten families were represented.

The AWPOA Minutes of December 17, 1984 were read and approved.

Treasurer Steve Boyd gave his report (attached).

**New Business**

1. As the first order of business, John conducted the annual election. Elected were:

Ted Greene  
Steve Boyd  
Toby Baker  
Bonnie Jackson  
Tom Snyder

**Review Business**

1. Participants, particularly out-going Board Member Roy Clark, outlined a series of concerns and projects that the AWPOA Board were encouraged to begin/continue.

- A. Sprinkler system for the front entrance.
- B. Lights on the Arlington Woods sign.
- C. Installing the "Watch Out for Indians" and "Dears Crossing" signs.
- D. Fixing the tile between the two ponds.
- E. Fertilize and strengthen plantings on hill to prevent mudslides.
- F. Organizing Spring Clean-Up.
- G. Repairing and using weed trimmer.
- H. Continue work on AWPOA Directory sign for front entrance.
- I. Plant replacement pines for those destroyed this winter.
- J. Look into a children's play area.
- K. Continue pond maintenance by treating the water and keeping the cattails under control.

The meeting was adjourned at 8:30 p.m., at which point participants enjoyed one of the best Annual Meetings to date!

*Annual Meeting*  
AWPOA Treasurer's Report  
January 10, 1985

INCOME

Homeowner's Fees (3/5/84 - 1/10/85)	\$ 7,117.96
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EXPENSES

Ground Maintenance	3,121.69
Electric and Trash	1,518.82
Insurance	198.00
Mower	2,002.60
Cable Installation	3,800.00
Miscellaneous	674.39
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	\$11,315.50

BALANCES AS OF 1/10/85

Savings	\$ 5,066.12
Checking	\$ 2,846.80

*Steven C. Boyd*

Steven C. Boyd, Treasurer



**Arlington Woods Property  
Owners' Association  
Minutes**

**April 4, 1985**

Present: Baker, Boyd, Greene, Jackson and Snyder.

Election of officers was held with these results:

Ted Greene - President  
Tom Snyder - Vice President  
Toby Baker - Secretary  
Steve Boyd - Treasurer  
Bonnie Jackson - Administrative Assistant

President Ted Greene called the meeting to order.

**Old Business**

Treasurer Steve Boyd gave his report:

\$7,358.09 in Money Market Fund and \$2,000.73 in checking.

The AWPOA Minutes of January 10, 1985, the Annual Meeting, were read and approved.

1. Toby presented a layout of the AWPOA Directory. Members agreed it was a beginning, but offered modifications to the design. She will present the layout with the suggested changes to Susan Kramer of Mid-Am Bank tomorrow.
2. It was agreed to use Chemlawn again for the front entrance this year.
3. Steve offered to contact Ken Stewart, Christian Handyman, to attend to many spring cleaning tasks.
4. Ted will check with the County offices in regards to preventing/minimizing future flooding.
5. Toby will call the County to arrange mosquito control for this summer.
6. Members agreed that when the Directory is installed, lights should be utilized on the directory and on the Arlington Woods sign. It would be cost effective to do both at the same time.
7. Ted reported success in repairing one of the leaky globes at the front entrance. Lightbulb life has been extended now that snow and water are not dripping onto a hot bulb!

8. Ted read a letter from a Bowling Green realtor who wanted the regulation prohibiting "for sale" signs to be reversed. Understanding the Arlington Woods' homeowner's situation and considering the large number of homes that are currently on the market, Board members discussed this question and decided to postpone a vote, pending the outcome of the AWPOA Directory, which will be used to signify properties for sale.

9. It was agreed that trimming should be a part of the regular mowing of the Woods. It was assumed that Carlos Buron and Kraig Baker would continue as mowers.

### **New Business**

1. Property owners are asked to help in keeping the leaves off the pavement. If everyone did the area in front of his/her/their home and adjoining empty lots, the road through the Woods would be clear.

2. It is also asked that each property owner assist in keeping the spokes of the ditches clear of debris to keep water running and not flooding.

3. Bonnie volunteered to plant annuals in the flower beds at the front entrance.

4. It was decided that Board members would walk through the Woods in order to determine items needing attention this year. The date was set for April 16 at 6:30 p.m. Members will meet at Ted's home.

5. Looking forward to a year of adventures, everyone waved goodnight as Ted adjourned the meeting at 10:30 p.m.



**Arlington Woods Property  
Owners' Association  
Minutes**

**May 28, 1985**

Present: Baker, Boyd, Greene, Jackson and Snyder.

President Ted Greene called the meeting to order.

**OLD BUSINESS**

Treasurer Steve Boyd gave his report:  
\$7,405.38 in Savings and \$3,036.18 in checking.

1. Ted summarized the replacement of the collapsed drainage pipe on the east side of Route 25. Since this occurred after the Board's last meeting, a phone vote was taken with a unanimous vote to have the drainage pipe replaced. The collapsed tile may explain why drainage from Arlington Woods has often been slow. The State provided the crew and equipment to dig up and replace the tile. Costs were divided among the principal land owners benefiting from the drainage tile: Mid Am, Lusher, Judsen and AWPOA. Our cost was \$245.

2. Property formerly owned by Wagner is currently under foreclosure. The lien by AWPOA is for \$687.89 in past dues.

3. The AWPOA Board welcomed Steve Rawlik of Mid Am, who will be our new AWPOA contact. Steve discussed the design of the AWPOA directory, cost and installation in the near future. He also mentioned that Mid Am will be using Koehler-Snyder, a real estate company from Findlay, in order to market Mid-Am's properties with a fresh, new approach.

4. Because the AWPOA Directory is requiring more time than was originally expected, the Board voted to allow "for sale" signs on homes for sale until such time as the AWPOA Directory is installed. Homeowners with homes for sale are welcome to contact his/her realtor in order to place "for sale" signs.

5. Following the walk for Board members through Arlington Woods, it was determined that it would take a great deal of work to transform the area just north of Frisbie's into a park/baseball diamond. It was decided to first gather estimates on this area.

6. Toby reported that she contacted the County Health Department and arranged for mosquito spraying to begin mid-May with sprayings every two weeks throughout the summer.

7. Steve explained that he had arranged lawn care with Chemlawn. He also mentioned that Chemlawn recommended a certain type of grass that would be excellent for holding the sliding mud on the east hill more effectively. The Board voted for Steve to arrange to have Chemlawn plant the grass as soon as possible.

8. Ted volunteered to work with Klotz Flower Farm for replacement trees for the pine trees that were damaged this winter.

9. Tom will arrange to block the rear access to Arlington Woods (located between Miller's and vacant Mid-Am home) with railroad ties. This is hoped to stop destructive driving through the yards of homes on the east side of Arlington Woods. (In case of emergency, there is an alternative exit just north of Roy Clark's home.)

10. Steve will contact the Christian Handyman to help with mowing and trimming of Arlington Woods.

## NEW BUSINESS

1. The Board thanked Bonnie for an excellent job planting the flower gardens at the front entrance.

2. The Board agreed to ask Milton Boxley to tour the Woods with them in order to determine what tree trimming needed to be done. Ted will schedule the date next week.

3. Discussion was held on the amount of algae in the ponds even after treatment. Steve will work on this project.

4. The Board also discussed the number of strangers who utilize the swimming, fishing and picnicing areas in Arlington Woods. It was decided to ask all homeowners to ask intruders to discontinue using the recreation areas. Tom will check into the Wood's legal rights.

5. Americable, Inc., has reported that they are currently repairing problems with their equipment. Bills are to be corrected in July since Arlington Woods has experienced such poor reception for so long. It has also been realized that a cable directory of programs is available from Americable by ordering it through the North Baltimore office. Cost is \$1 per issue. Ted will write a formal letter of complaint to Americable's management, asking for redress.

6. Toby agreed to write a thank you letter to the Portage Fire Department with copies to fire departments in Cygnet, Jerry City, Milton Center and Custer, thanking them for their quick response to the recent barn fires west of Arlington Woods.

7. The meeting was adjourned at 10 p.m., with all of us enjoying the walk home on a warm May night.



June 17, 1985

Portage Fire Department  
Portage, Ohio 43451

Dear Department,

On behalf of Arlington Woods, I would like to thank you for your quick and professional response to the recent barn fires just west of Arlington Woods. Thankfully, we have not had to call upon the services of the Portage Fire Department frequently over the years, but we would like to express our gratitude to all of you for providing such excellent fire protection should emergencies arise.

Thank you again from all the families residing in Arlington Woods.

Sincerely,

Toby Baker, Secretary  
Arlington Woods Property Owners Association  
31 Indian Creek Drive  
Rudolph, Ohio 43462



**Arlington Woods Property  
Owners' Association  
Minutes**

**July 24, 1985**

Present: Baker, Boyd, Clark, Greene and Snyder.

President Ted Greene called the meeting to order.

**OLD BUSINESS**

The Board welcomed new member Roy Clark, who agreed to serve out the term vacated by Bonnie Jackson, who moved with her family to Florida.

Ted also explained that he would be asking Shirley Miller, #16, to replace Steve Boyd as treasurer. Steve and his family are planning to move to Florida mid-August. The Board thanked Steve for the excellent job he has done as treasurer.

The AWPOA Minutes of May 28, 1985, were read and approved.

Treasurer Steve Boyd gave his report: Savings \$7,500.40 and \$3,436.20 in Checking.

1. Following a walk through the Woods with Board members to determine the amount of tree trimming needed, Milton Boxley was asked to undertake the job of trimming. The job is estimated to cost between \$800-\$1200.
2. The Board agreed to file a lien for outstanding AWPOA fees on lot #29 owned by June Brown.
3. Roy volunteered to work with the copper sulfate in the ponds to decrease the algae.
4. It was noted that the letter written by Ted to Americable, Inc., pointing out the poor reception received by Arlington Woods resulted in a one month credit for each family in the Woods.
5. Tom will work on getting some large rocks for the pine island. Tree replacement is estimated at \$200.
6. The Board voted to establish a long-range plan for the east hill, emphasizing aesthetic values as well as a more secure area. To hold the soil more effectively and for beautification, Roy will check with various landscapers for the best price and product in deciduous and coniferous trees for an October planting.

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7. The Board will wait for an estimate from Christian Handyman before deciding on the front entrance clean-up.

8. Because of the enormous cost estimate (approximately \$4,000) received for sandblasting a directory sign for Arlington Woods, the Board decided to continue checking on other options available. Roy will pursue this project.

## NEW BUSINESS

1. On behalf of Arlington Woods, the Board welcomes new neighbors Dennis and Martina Strouble, #17, to the Woods.

2. Ted read a note by Millers commenting on the Directory. *Needy flower beds*  
The Board discussed its merit and will take it into consideration.

3. It was agreed that the Board needed to decide priorities for maintenance and upkeep of the Woods and to take into consideration long-term expenditures. For example, major costs this summer included tree-trimming, attention to the east hill and improvement of the existing front sprinkler system. Future projects could include the Directory, globe replacement of the front entrance lights, and resurfacing of the roads, to identify just a few of the possible projects. In anticipation of these costs and future projects, the Board discussed raising the AWPOA fees by a small amount to address these needs. No decision was taken at this time.

4. The Board voted to accept an estimate by S & W Irrigation to put the front sprinkler system into working order. The \$2,116 cost includes a building for the pump, timers and pump. Work on this project will begin at once. Ted will check with Mid-Am for a possibility of sharing this cost.

5. The meeting was adjourned at 11:15 p.m., with members treated to flickering fireflies and a fragrant wind from flowering bushes on the walk home.



# Arlington Woods Property Owners' Association Minutes

November 21, 1985

Present: Baker, Clark, Greene, Miller and Snyder

President Ted Greene called the meeting to order.

## Agenda

The Board welcomed new member Shirley Miller, #16, who has accepted the position of treasurer.

The AWPOA Minutes of July 24, 1985 were read and approved with one correction: Item #2 in New Business should reflect that the note by Miller's commented on weedy flower gardens rather than on the Directory.

Treasurer Shirley Miller gave her report: \$1,023.35 in checking and \$7,674.84 in savings.

1. On behalf of Arlington Woods, the Board welcomes new neighbors Bill and Jenny Martin and their son Brian to #38; Megan Shaeffer to #7; and Virginia Smith to #11.

2. Builder and realtor Bob Marshall was introduced to the Board to explain that there will be a new promotion program to promote homes and lifestyles of Arlington Woods. One of the methods proposed will be a brochure describing a more positive image of Arlington Woods, to be distributed to potential homeowners.

3. Tom reported that he is checking on whether the back entrance to Arlington Woods is a county or public service road before proceeding on blocking the road.

4. Roy will arrange a small group of workers to rake the front entrance and clean ditches leading from the ponds. Dry weather would be beneficial for this project.

5. Discussion was held on the disintegrating quality of the globes on the lights in the front entrance. Tom volunteered to check on replacement globes/lights, as it was mentioned that additional lights around the woods would be of positive benefit to those who enjoy walking through the woods in the evening.

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6. Shirley added that in her garage are small, decorative lights that many homeowners purchased several years ago and never picked up for installation. For further information to see if you have lights, call her at 686-6761.

7. It was approved that an effort to make new neighbors feel welcome should be encouraged. Ted will draft a letter to welcome new neighbors to the woods and explain services.

8. Snow removal will again be provided by Milton Boxley. For \$10 per driveway, he will be happy to clear individual driveways. To make arrangements, call 686-5855 or 686-6391.

9. Roy will call S & W Irrigation to make sure that our new sprinkler system is winterized properly. It was noted that due to unforeseen setbacks, costs of the project was approximately \$500 more than anticipated.

10. Work on the Directory continues. Roy is working with Myles Sign for sketches and design ideas.

11. Discussion was held on raising the monthly AWPOA dues to \$25 in order to prepare for major projects expected in the upcoming years. No action was taken. Rather, the Board will present this item to homeowners at the **Annual Meeting** for consideration.

12. Due to an unexpected damp fall, planting and landscaping the front hill will be postponed to spring.

13. The **Festive AWPOA Christmas Party** will be held this year at the home of Darlene and Ted Greene, #4, at 7 p.m. Everyone is invited, especially newcomers to Arlington Woods. Please bring a snack. AWPOA will provide the beverages. Celebrate the season and enjoy visiting with neighbors! **DATE - WED. DECEMBER 18th.**

14. The **AWPOA ANNUAL MEETING** is slated for Thursday, Jan. 9, 1986, at 8 p.m. at the home of Shirley and Jackson Miller, #16. Please plan now to attend.

15. Board members will meet prior to the Annual Meeting, on Jan. 6 at 8 p.m.

16. The meeting was adjourned at 11 p.m., with members zipping coats, turning up collars, and walking briskly through the frosty night.



AWPOA ~

Christmas Party

Wednesday

Dec. 18

7p.m.

Please bring a snack ~  
beverages provided.

See you at #4 ~  
Home of Darlene & Ted Greene.

Everyone welcome ~  
especially new neighbors!