

AWPOA BOARD OF TRUSTEES MEETING

Sunday, March 19, 2000

7:00 p.m.

The second meeting of 2000 was held with Trustees Clark, Coolidge, Hanna, King, and Elliott in attendance. Connelly was absent; Ed Cleland was attending at the Board's request.

The minutes for December 5, 1999, trustees' meeting and the January 13, 2000 Annual Meeting were read and approved.

The Treasurer's report indicates a balance of \$10,148.33. Five lots are in arrears at this time, with a balance of \$602.85 outstanding. The snow removal portion of the budget was discussed, with particular discussion of salting costs, which were higher this year, at \$50 per salting, totaling \$350. It was decided that the costs were probably higher than normal because a replacement driver was working. Salting frequency and costs will be discussed with the company at the beginning of the season next year.

Old Business

Superintendent: Trustees and Ed Cleland discussed his role as superintendent of the Woods. Some areas of responsibility will be edging, leaf blowing, some tree work, coordinating pond care, maintaining equipment, spraying for mosquitoes, maintaining the sprinkler system, and maintaining lighting. Cleland will also coordinate special projects, such as spring and fall clean-ups. It was also decided that Cleland will take care of weeding/feeding of grass areas and spot spraying. The condition of the ponds was discussed; Cleland will get a bid on the two new diffusers that have been recommended. A motion to pay Cleland \$600 per quarter was made by Hanna and seconded by Elliott; the motion passed unanimously.

Spring clean-up: Piles of collected brush will be picked up this time; however, lot owners will be responsible for removing brush themselves in the future. Anyone needing to use the tractor should contact Cleland. Because dues were not raised this year, staying within the budget has become critical. For this reason, Hanna proposed removal of the \$25 per person clean-up "credit." The motion was seconded by Coolidge and passed unanimously. It was decided to serve refreshments after the 9 to 1 clean-up to make the occasion more of a social event. Lot owners should meet at the front entrance at 9 to be assigned to different work areas.

Ditch cleaning: Palmers will be doing the work, which will cost approximately \$2,500. Palmers will clean and lay the removed dirt along the path where the waterline was put in; they will also replace broken tiles near Clark's. The ditch behind Lot 12 has a number of trees that also must be removed. It was decided to remove these during the clean-up scheduled for April 8.

Landscaping: King reported that estimates for landscaping that have been coming in have been somewhat high. King, Connelly and others on the committee will take care of the side beds, planting them in easy-care perennials. The boulevard garden, however, will require more assistance. After extensive discussion, Clark moved to take \$500 out of the special account set aside for landscaping to pay for a design proposal for a natural, low maintenance design for the entrance. Hanna seconded the motion, and it passed unanimously. Cleland will contact Boxley regarding removal of the stump in the boulevard area and tree replacement.

Assessment and fees: The assessment approved at the homeowners' meeting will go into effect in May. Coolidge presented a motion to amend the quarterly bills to include a \$3 fee for the recycling discussed at the annual meeting. Clark seconded, and the motion passed unanimously.

New Business

Brochure: Coolidge presented several copies of a brochure concept developed by Don Shetterly in response to homeowner interest in publicizing the best features of Arlington Woods. Coolidge will look into further development of the brochure, which will be distributed to local realtors.

Reflective signs: The trustees discussed the need for reflective signs to guide emergency crews in case of fire or other disaster. The subject will be discussed again after some research.

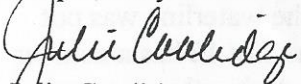
Roads: Several bad spots at the entrance were discussed. Cleland will check into getting these fixed with hot tar. Because only \$2,000 is available in the budget for road repair, no major repairs will be attempted this year, allowing the budgeted amount to accumulate to \$4,000 next year, possibly allowing for repair of the entire entrance area.

For Sale signs: Clark will be looking into creating attractive signs made especially for Arlington Woods. These, hopefully, will be better for both lot owners and realtors, eliminating the need for signs at the front entrance. Only these custom signs will be permitted in the Woods.

Lighting Credit: The board also discussed removal of the lighting credit as another means of staying within the budget. Coolidge made the motion to remove the credit; Clark seconded, and the motion passed unanimously.

Meeting was adjourned at 8:55 p.m. The next meeting will be held April 30 at 3:00 p.m. at #32.

Respectfully submitted,


Julie Coolidge, Secretary

MINUTES
ARLINGTON WOODS BOARD OF TRUSTEES MEETING
AUGUST 6, 2000

Attending: Roy Clark, Andy Elliott, Rachel Hanna, Julie Coolidge, Ann King, Sharon Connelly.

Old Business:

Landscaping: Elliott offered hardwood mulch for AW use. Purchased a truckload and has excess. King will line up tree purchases for center and small south island. A motion was made and approved to hire Mr. Trevino to remove more rocks from north island. North Branch Nursery will be hired to fill the island with topsoil and plant either fall or spring.

The subdivision will purchase 500 to 600 mixed daffodil bulbs for fall planting. The bulbs will be available in mid-October. Depending on the number of owners interested, about 20 bulbs per lot will be distributed for naturalizing. More information will be available on this later.

Fall cleanup is scheduled for November 5 from 10 until 4. This is a Sunday, so participants are encouraged to come whenever they can. A pizza break will be scheduled for 1:00 p.m. The focus will be on caring for common grounds rather than personal properties. Any dead trees that stand on common ground but that are threatening personal property should be pointed out to Ed Cleland before the cleanup date.

Roads: A motion was made and approved directing Ed Cleland to contract for pavement repair at the entrance.

Brochure: King and Connelly will get fall and winter pictures to Coolidge, who will start work with Don Shetterley on a brochure for realtors and buyers.

New Business:

Ponds: If residents encounter strangers fishing or using the ponds, it is suggested that we inquire as to whether or not they are guests of someone in the Woods. If they are not, they should be reminded that the ponds are for Woods residents' use only.

SPEED LIMITS: PLEASE REMIND FAMILY, FRIENDS, AND VISITORS THAT THE SPEED LIMIT IN THE WOODS IS 15 MPH!! SMALL CHILDREN ON BICYCLES, PETS, AND WALKING TRAFFIC ARE HARD TO SPOT AROUND CORNERS. PLEASE HELP PREVENT A TRAGEDY BY SLOWING DOWN AND REMINDING VISITORS TO DO THE SAME!!!!

The next board meeting will be held at Clark's house, Sunday, October 8 at 3 p.m.

AWPOA
01/01/00 Through 08/06/00

BEGINNING CHECKBOOK BALANCE **9,622.90**

INCOME

Assn Dues	8,349.00	
Interest	34.44	
Late Fees	<u>6.25</u>	
TOTAL INCOME	8,389.69	8,389.69

EXPENSES

Administrative	65.02	
Assn Party	70.05	
Bank Charges	0.75	
Clean-up	350.56	
Equip Repairs	169.66	
Equipment	21.17	
Flowers	208.43	
Fuel	21.01	
Lawn Maint	55.89	
Lawn Mowing	800.00	
Miscellaneous	127.20	
Mosquito Control	76.32	
Pond Maint	42.39	
RE Taxes	1,232.72	
Snow Removal	1,610.00	
Sprinkler Maint	95.36	
Superintendent	1,200.00	
Taxes	3.00	
Trash Removal	1,257.10	
Utilities	<u>287.34</u>	
TOTAL EXPENSES	7,693.97	7,693.97

ENDING CHECKBOOK BALANCE **10,318.62**

Naturalization & Beautification Fund	3,300.00
Expenditures	<u>-596.29</u>
Balance	2,703.71

Outstanding Balances

1st Qtr Assessments	217.00
2nd Qtr Assessments	476.00
Late Charges	21.70
Nat/Beau Assessments	<u>400.00</u>
	1,114.70

8/22/00

MINUTES
ARLINGTON WOODS BOARD OF TRUSTEES MEETING
October 8, 2000

Attending: Clark, Connelly,, Coolidge, Cleland, Elliott, Hanna and King

Old Business:

Landscaping – A new maple for the front boulevard island has been purchased and will be planted in November or December after the trees become dormant. The planting fee was 50% off, and the tree was on sale.

South island bed – we have been advised to wait to see if there's enough room for a new tree. Other possibilities were discussed: a decorative post or bush, a directional post, and reflectors, installed to make the island more visible, especially in snowy weather. Further decisions were tabled until after the fall clean-up date, when the island will be dug and checked for available planting room.

North island bed – Mr. Trevino, who was a possibility for digging out the stones in the bed, is in poor health and is not able to work on the island. Ed Cleland will supervise any young people hired to remove the stones instead. A motion was made and passed to pay up to \$7 per hour for as much labor as needed to remove the stones, after which top soil will be added for planting.

Bulbs – 380 daffodils were ordered for naturalizing in the Woods as well as tulips and other bulbs for the main bed. Ann King and Julie Coolidge will deliver the bulbs door to door for those interested in planting around their property and in the common ground. The bulbs should be delivered the week of October 15, and will be planted in the common ground from 10 until 1 on October 21. Volunteers willing to help plant please see Ann King on that date and time. If you're into digging and planting, this is your opportunity!

Fall Clean-up – dead trees have been marked for removal. Efforts to clean out the drainage ditch will continue, and thinning/clearing of the hillsides on either side of the entrance will begin, to make room for naturalizing. The clean-up will NOT include picking up leaves, trash, branches, etc., from individual yards. Please arrange to borrow the tractor to remove those items yourselves. Volunteers are also needed for this date, November 5, from 10 until 4. If you're into chain saws, rakes and axes, this is your opportunity! A rain date is scheduled for Nov. 12.

Road Repair:

Crack sealing at the front entrance has been completed.

Brochures:

Don Shetterley and Julie Coolidge will continue to pursue this. All pictures have been collected and a draft of content has been begun. They will work on producing this themselves, or will seek design/printing assistance if necessary. They will get estimates on printing 250, 500, and 1000, to be given directly to realtors and to those desiring to sell their homes, to give to their realtors.

New Residents:

The Woods welcomes Leonard Aleshire in #16.

Signage/Safety:

Reflective Signs -- Julie Coolidge will look into design and cost. We are looking for something small and simple with the Woods logo on it. This will assist police and fire in locating homes quickly.

Ed Cleland will put up reflective speed limit signs on the south island.

We will be sending copies of the Arlington Woods plot plan to the fire department and sheriff for reference.

Account Balances: \$757.40 in delinquent assessments.

New Business:

Approvals: approvals given to Don and Lynette Shetterely (#4) for remodeling/renovation project.

Dog Complaints: a number of complaints about loose dogs have been received. Because the Woods has no authority to deal with these complaints, they will be referred to the dog warden.

Christmas Party: anyone willing to host this year's party, please contact Roy Clark or any of the board members. We need to set a date as soon as possible.

The next meeting of the board will be held on November 19 at 2:00 p.m.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

Minutes

November 19, 2000

Attending: Hanna, King, Connelly, Coolidge

Old Business:

Landscaping – Ann King has contacted North Branch Nursery regarding a river birch for the south island. They will be calling her to let her know what sizes are available. We are still waiting for the red maple, which they will plant in November or December.

Bulbs – were delivered house to house. We will take a survey at the annual meeting to assess the demand for next year. All bulbs planned for the entrance areas were planted.

Fall Clean-up – Cleaning continued on the north ditch. Many dead trees were cut down and hauled to the wood pile. The south hillside at the entrance was cleared somewhat in preparation for eventual planting.

Brochures – Estimates from Chris Geib's design and printing company, Fast Company, for 250, 500, and 1,000 brochures were considered. A motion was passed to approve the design and purchase of 1,000 brochures to be distributed to realtors in BG and Findlay, as well as to those selling homes and properties in Arlington Woods. After one year, the effectiveness of the brochures will be assessed and further decisions made.

Reflective signs – Julie Coolidge presented information from McCray Company for the design and production of reflective signs. The signs are green and white and would carry the AW logo. She will get estimates for signs that are reflective on both sides; if the estimate is less than \$1,000, she will order signs for houses and lots in the subdivision.

New Business:

Christmas Party – The Clarks will host this year's Christmas Party at 7:00 p.m. on December 13. Please join the fun, bringing an appetizer to share!

Recycling – The recycling company that started collecting in March has gone out of business. Since Arlington Woods did not start collecting fees for the recycling until April, owners will continue to be assessed \$2.00 until the bills are paid.

Maintenance – Two new globes for lampposts have been ordered from Gross electric, and the fallen lamppost will be replaced when the globes come in. Ed Cleland reports that the mosquito sprayer is in such bad shape that if it breaks down, it could cost \$1,800 to repair. While outsourcing the spraying is an option, that spraying would be limited to areas that can be reached from the roads. Also, the present tractor is in need of costly repairs. No decisions were made with regard to the sprayer or the tractor.

Trash – Fees for trash collection will increase by \$2.00 as of January 1.

Board of Trustees – Three board members' terms will expire as of the 2001 annual meeting (Sharon Connelly, Rachel Hanna, and Ann King). Anyone interested in running for the Board (2 year term) should contact Roy Clark.

Dates to Remember:

Annual Meeting of the AWPOA will be held on Thursday, January 11 at 7 p.m. Location to be announced.

The next meeting of the board will be held on December 11 at 7 p.m. at Hanna's home.

Reminder: All property owners should be aware of #16 in Part I of the Declaration of Restrictions for Arlington Woods:

"No large tree measuring six (6) inches or more in diameter at ground level may be removed without the written approval of the Association unless located within ten (10) feet of the main dwelling or accessory building or within ten (10) feet of the approved site for such building."