

**End of Year Meeting
January 11, 1990
Agenda**

1. The Woods became a legal entity in 1989
2. Purchased 70 acre parcel
3. Approved three houses, one addition and one out building
4. Summer party at Anderson's
5. Christmas party at Henry's
6. Start green belt
7. Went to quarterly billings
8. Lowered trash billing with Lewis - entered into contract
9. Sprayed for mosquitos
10. For Sale signs - what should be done?
11. Driveways paved?
12. Interest or late charges on quarterly billings
13. Swimming area improved?
14. More fish?
15. More speed bumps?
16. 1990 get-togethers
17. Woods Directory
18. Woods Newsletter
19. Election of new board members
20. 1989 financial report
21. Other
22. Other
23. Other

Roy Clark
President

ARLINGTON WOODS ANNUAL MEETING
Thursday, January 11, 1990

PRESENT: Clark, Ruth, Snyder, Neville, Fetzek, Buron, Phillips, Cleland, Greene, Henry, Hanna, Corral, Miller, Blinn, Frisbie, Anderson, Steffan, Reublin, Kretzschmar, Gray, Brandeberry, Clair

Roy Clark called the meeting to order at 8:15 p.m. Minutes from 1989 Annual Report were read by Charlie Ruth. Roy thanked Ted for having 1990 Annual Meeting at his house. Roy thanked members of board for great job they did this past year.

Treasurers Report: \$6,628.11 Checking
\$6,250.91 Savings

Accomplishments:

The woods is now a legal entity. Middleton reinstated the charter.
Purchased the 73+ acres.
Approved three houses, one addition and one storage building
Green Belt committee.
Accepted Quick Claim Deed on Lots 6 and 9. Plot One and Two
Two speed bumps.
Treated ponds.
Hired someone to mow, plow snow and spray for mosquitos.
Quarterly payments.
Summer party hosted by Ken and Luckie - George Henry cooked ribs.
George and Cindy Henry hosted Christmas party.

Old Business

No "For Sale" signs in the woods.

Green Belt - thank people who participated in two cleanup days.
Cleaned up dead wood, grape vines, cut dead trees down, pushed
leaves back off pavement.

It was agreed to pay dues quarterly.

New Business

Accepted the back 73+ acres into Arlington Woods. Will be Plat 3, Lot 40. Poggemeyer will survey. Will encompass this 73+ acres and bring into the woods as Common Ground.

Any change of status of Common Ground, including developing and/or selling, of Plat 3, Arlington Woods shall be determined by a two thirds majority vote of all Arlington Woods property owners. If you can not attend the meeting, you would be able to have a write in vote. A roll call vote was called and it was 100% passed by all lots represented.

Street lights - 7 new lights coming in. Brad will put up fixtures and bottom - need poles. If you would like a street light in front of your home, contact Ken Steffen.

Will have a mid-summer review meeting (the same as the annual meeting, but will not need to elect officers). This is to bring every one up-to-date on what is happening in the woods. Will have summer party after short meeting. This will be middle of July and notification will be sent on date.

Barbara Brandeberry will publish periodic newsletter on the Green Belt. If you have any items of interest (birds, flowers, etc., that would be of interest) please submit them to her. #36.

Bob Neville is looking into having Jay Brewster, Chief Horticulturist, Toledo Botanical Gardens, coming out and doing a talk on appropriate landscape plants for the woods.

Things for Board to Consider:

- Remind everyone rules and regulations about the common ground.
- We need to rewrite some regulations.
- Should everyone have driveways paved after certain period of time?
- Should we restock pond for fish?
- Will replace tree in front of Anderson's and Perez to replace tree that was destroyed by construction crews.
- Need to consider painting of "speed bumps" for visibility.
Thinking of painting them "yellow."

Reminder:

Do not park on grass up front - 3 sprinkler heads ruined last year
- sprinkler heads are right next to curb.
Please drive slow around woods. There are a lot of blind spots where you cannot see.
Please read by-laws and abide by them. If you need a copy of the by-laws, contact a board member and they will get you a copy.

Board Members for 1990 year:

Ted Greene, President
Marshie Frisbie, Vice President
George Henry, Treasurer
Bob Neville, Secretary
Roy Clark, General Board Member
Charlie Ruth, General Board Member

Meeting adjourned at 10:15.

JANUARY 11, 1990
ATTENDANCE AT ANNUAL MEETING OF
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

LOT #	NAME(S) IN ATTENDANCE	PHONE NUMBER
1		
✓ 2	Ed & Geri Cleland	686-2040
✓ 3	Red Greene	686-8902
✓ 4	Red Greene	686-8902
✓ 5	George & Cindy Henry #31	686-3445
✓ 7	Antonio & Anna Buron	686-8098
✓ 8	Tom & Jacqui Snyder #13	686-2872
✓ 9	Roy & Jane Clark	686 8631
10	Ken & Luckie Anderson	" -5355
✓ 11	Brad & Rachel Hanks #32 CN	354-2088
✓ 12	~~James & Shirley~~ Bob & Jan Neill ~~686-3185~~	
✓ 13	Joe & Judy Corse #8 CN	352-0543
14	Charlie Ruff #11	686-3985
✓ 15	Ed & Edith	686-7940
✓ 16	Jack and Shirley Miller	686-6761
✓ 17	Joe & John Blinn #7 CN	686-4075
✓ 18	Bob & Jan Neill	686-3185
✓ 19		
✓ 20	GIL & MARSHA FRISBIE	686-8781
✓ 21	Bill & Barbara Phillips	686-7555
22	KEN STEFFAN LOT #25 CN	686-3365
23	KEN STEFFAN LOT #28 EMPTY	
✓ 24	Bob & Jan Neill	
✓ 25		

LOT # NAME(S) IN ATTENDANCE

PHONE NUMBER

26

27

28

29

30

31

32

33

34

35

36

37

38

Mary Lou and Bob Reublin 686-1255

Meg & Laura Clair

Pam & Joe Gray Lot #5 686-1715

John & Sue Kretzschmar

686-5511

Brandeberry & Kretzschmar

Ed & Barbara Brandeberry

686-0575

Arlington Woods Property Owners Association

1989 Year End Treasurer's Report

December 31, 1989

Cash Balance	Actual
Savings	6,250.91
Checking	6,628.11
Total Income	<u>\$12,879.02</u>

Revenues

Additional Association fees	11,320.50
Quarterly lot payments	1,824.00
Paid lot payments	<u>24,442.00</u>
Total	<u>37,586.50</u>

Expenses:

Grounds maintenance	6,022.29
Electric	472.70
Trash	1,516.08
Miscellaneous	596.45
Lot payments total	<u>25,045.44</u>
Total	<u>33,652.96</u>

Total Revenues	37,586.50
Less 1989 Expenses	<u>- 33,652.96</u>
	3,933.53
1988 Previous Balance	<u>+ 2,694.57</u>
Total 1989 end of year balance	<u>6,628.11</u>

George E. Henry
Treasurer
12/31/89



P.O. Box 63

Rudolph, OH 43462

686-3445

Arlington Woods Property Owners Association

1989 Year End Treasurer's Report

December 31, 1989

The following residents paid in full the \$1,395.00 70 acre lot assessment:

R. Neville	18,12, 24
J. Miller	16
J. Blinn	7
C. Ruth	11
B. Berry	36
K. Steffan	25
Cleland	2
J. Kretzschmar	34, 36 1/2
R. Clark	9
B. Hanna	32
K. Anderson	38
T. Greene	3, 4
T. Snyder	13
B. Gasiorowski	10

George E. Henry
Treasurer
12/31/89



Arlington Woods

P.O. Box 63

Rudolph, OH 43462

686-3445

RESIDENTS OF ARLINGTON WOODS

# 1	Clyde Willis	686-8941
# 2	Ed and Jeri Cleland	686-2040
# 3	Ted and Darlene Greene	686-8902
# 5	Joe and Pam Gray	686-1715
# 7	John and Lois Blinn	686-4075
# 8	Joe and Judy Corral	352-0543
# 9	Roy and Jane Clark	686-8631
#10	Brian and Jeanette Gasiorowski	686-2745
#11	Charlie Ruth and Nancy	686-3985
#13	Tom and Jackie Snyder	686-2872
#15	Charles and Terry Fetzek	686-7940
#16	Jackson and Shirley Miller	686-6761
#17	Dennis and Martina Strouble	686-1485
#18	Bob and Jan Neville	686-3185
#19	Antonio and Irma Buron	686-8098
#20	Gil and Marsha Frisbie	686-8781
#21	Bill and Barbara Phillips	686-7555
#23	Milacros Perez	686-1395
#25	Ken Steffan	686-3365
#26	Bob and Mary Lou Reublin	686-1255
#27	Jim Pelton	
#30	Greg and Laura Clair	
#31	George and Cindy Henry	686-3445
#32	Brad and Rachel Hanna	354-2088
#34	John and Sue Kretzschmar	686-5511
#36	Ed and Barbara Brandeberry	686-0575
#37	Al and Elaine Spence	686-5161
#38	Ken and Luckie Anderson	686-5355

ARLINGTON WOODS

MINUTES February 25, 1990

BOARD OF TRUSTEES

The meeting was called to order by Ted Greene.

Present were:

Ted Greene
Charlie Ruth
Marsha Frisbie
George Henry
Roy Clark
Bob Neville

The meeting began with the treasurer's report, which disclosed that we have \$8,222.00 in our checking account, with \$6,284.00 in the savings. There was discussion of the need to reorganize and categorize our finances, including the establishment of a separate fund for the back 73 acres. This would simplify management, and better reflect our true financial picture. There are no delinquent dues or back property payments at this time. Five street lamps have been purchased for future installation in The Woods. We will be contacting the county regarding sewage billing for our two new residents.

Under old business, the matter of our new street lights was discussed. Four sites for lights have been identified. Further input from Arlington Woods residents regarding places where they feel additional lighting would be desired are welcomed. The amount reimbursed for property owners who provide electricity to a street light was discussed. The present \$3.00 a month refund was felt to by some board members to be slightly excessive; we may change this in the future. Now that the fixtures have been purchased, we must arrange for suitable poles to hold them; this is being worked on by Roy Clark with the assistance of Ken Steffan. The plan is to have Brad Hanna install these lights with community help.

We will be looking into other options for lawn fertilization and spraying; Black Diamond and Chem Lawn were discussed. Bob Neville will look into the cost of each and report back to the board. Mowing the entrance will be left as is, with an outside person using our mower. Roy Clark will arrange for this.

Under new business, the variance granted to Greg Clair by the board was discussed and approved as the following resolution:

"RESOLVED, that the owners or successor in interest of Lot No. 30, Arlington Woods, shall be entitled to keep small exotic birds in cages or other enclosures that will be located entirely within all confines of a 24 foot by 12 foot area that is presently enclosed by an existing fence on Lot No. 30.

If at any time any attempt is made by the present owners or successor in interest, to house any type of animal or fowl not specifically allowed herein or any attempt is made to erect, install or maintain any type of cage, enclosure or fence outside the confines of the presently existing enclosure, this variance will terminate and the owners shall be required to conform to all rules of the Arlington Woods Property Owners Association By-laws and Restrictions by removing the use granted inside the presently existing structure and/or removing any additional structure.

Further, this variance is granted under the authority of the Declaration of Restrictions on Arlington Woods Plat I and II and the Code of Regulations of the Arlington Woods Property Owners Association and shall not entitle any other lot owner in Arlington Woods Subdivision Plat I and Plat II to rely upon this variance or a variance on any other property in Arlington Woods Subdivision Plat I or Plat II".

A letter from John Kretchmeyer requesting permission to remove three trees for the purpose of an addition on the master bedroom was discussed and approved.

A clean up day will be held on March 17th, to begin at 9:00 a.m. In view of the large amount of dead wood produced by the ice storm of a few weeks ago, all the manpower we can get is needed. Pat Newnam of Nature's Way Landscaping is loaning us one of his trucks for this project.

Problems with the ditch which drains the front drive into the large pond were discussed. The status of the drainage from the pond at its northwest corner is being looked into.

The back 73 acres has been incorporated into our common ground, to be designated plat 3, lot 41.

A request from Roy Clark for the removal of one tree and the construction of a swimming pool in his back yard was discussed and approved.

The need for a periodic outside audit of our books was discussed, with further discussion of a separate fund for the new common ground area.

At the next meeting, a review of the declaration of restrictions is planned; input from interested community members is welcome; people with ideas need only contact Bob Neville, Ted Greene, or any other board member.

It is anticipated that plans for Joe Corral's house will have been submitted by our next board meeting for approval. There being no further business, the meeting was adjourned.

Respectfully submitted,

Bob Neville
Secretary

Board Meeting
Arlington Woods Property Owners Association
April 29, 1990

The meeting of the board of trustees of Arlington Woods was called to order by Ted Greene on 4/29/90 at approximately 5:30 p.m.

Present were:

Ted Greene

Bob Neville

Marsha Frisbee

George Henry

Charlie Ruth

Roy Clark was absent.

The meeting began with the Treasurer's report. The savings account totals \$6,450.00, with \$5,167.00 in checking. It was noted that the Gasiorowskis, the Brandeberrys, and the Clairs have all paid their balances for the back property in full. The total revenues were \$7,658.77, and expenses \$9,019.74 for the January - February - March quarter. George Henry presented a new log sheet which will enable payments to the property owners association to be conveniently recorded, and will provide an end of year record for our residents.

Under old business, the matter of additional lights and speed bumps was discussed, and it was decided that a time would be set fairly soon for marking the appropriate locations for these.

The three dollar a month credit for those residents who are supplying street lights with power from their meters is to be left as is, based on some research which showed this to be a fair figure. There was an amendment to the variance for the new owners of lot 30, increasing the size of the specified size of the fenced-in area to 24x24 feet.

Under new business, there was a motion to assess each property owner \$3.00 a month to cover the \$1,386.00 additional annual taxes which have resulted from our acquiring the present common ground and new common ground areas to the west from Mid Am. This was passed unanimously. The present legal status of the west common ground area is being checked into by Ted. There was a motion that the treasurer should be forgiven the monthly general fund and ground maintenance charges in view of the increasing complexity and time required to perform bookkeeping duties for the Woods. This reaffirms a previously passed motion.

It was suggested by Bob Neville that we should consider placing our savings account in money market. Ted is investigating which money market account our savings could be placed in.

Both ponds have been treated, thanks to George, Roy, and Greg Clair.

We are in the process of clearing the status change in our back acreage with the appropriate county agencies.

The sprinkler system needs to be activated from its winter status; this is being checked into by Ted.

Residents and guests are reminded that driving off the paved surface and parking with tires on the grass along the front drive can fracture sprinkler heads, which then need to be replaced at significant cost to the Woods.

The status of the lawnmower and mosquito control were briefly discussed; Ted will be checking into where we can acquire more of the larvacide.

At the program prior to the board meeting, Jay Brewster of Toledo Botanical Gardens had suggested that we acquire a store of wood chips for use by the residents, to be piled somewhere and allowed to age. This was discussed, and felt to be a good idea by the board. Ted will speak with Milt Boxley about getting some good hardwood wood chips to be stored at the back for use by residents.

Our brush piles from the spring cleanup are apparently obstructing access of a large county truck to the sewage treatment plant. Roy is working on cleaning this out, possibly by burning them with assistance from the fire department.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Robert G. Neville,
Secretary

Arlington Woods Property Owners Association

Meeting Minutes

July 8, 1990

The meeting of the Board of Trustees for Arlington Woods was called to order by Ted Greene on 7/8/90 at 7:00 pm.

Present Were:

Ted Greene
Bob Neville
George Henry
Charlie Ruth
Roy Clark
Marsha Frisbee was absent, being on vacation.

The meeting began with the Treasurer's report. The Checking account totals \$5,700.69; it should be noted that \$1,368.00 has already been earmarked for our mortgage payment for the reserve to the rear of the property. The savings account balance is presently \$6,441.28. Our trash payments are now \$5.00 per month, and will require updating to \$5.50, which is the new cost of this service from the collector. An addendum to this effect will be attached to this quarter's statement. Our old Mid-Am account is to be closed; it has only has a minimal cash balance remaining. We are still checking into an appropriate money market in which to place the savings for better interest.

The matter of delinquent accounts was discussed; all board members agree that we must take action as needed to collect these funds when payment is delayed past a reasonable interval. All property owners are reminded that payments on the quarterly statements are due on or before August 10th.

Regarding mosquito control, the equipment is now operable, and we are now fogging weekly as weather permits. We all agreed that the mosquito level has been negligible since the last fogging, which was a few days before the meeting.

The sprinkler system was recently fixed by Tom Snyder and Roy Clark and will be running four times a week, on Saturday, Sunday, Tuesday, and Thursday.

The deeds for lot 6 and 39 are now in our possession. The deed for the reserve land to the west will soon be forthcoming; this land will be designated lot 41. The matter of payment for our attorney will be checked into, since full billing has not been received.

The plans for John and Sue Kretzshmar's addition received final approval. The Clarks' cedar plank fence was generally agreed to be attractive; this fence had been approved along with the plans for their pool. Additionally, they intend to install a 3 rail split cedar fence to the rear around the pool area, which was approved.

Further work has been completed on the lawn mower, which is now fully operational and no longer losing a quart of oil per use.

Speed bumps were again discussed, and Joe Corral will be checking into portable bumps, which we could install ourselves. The light fixtures have arrived; there was a problem with fit between the fixture itself and the adapter for the tops of the poles, which Joe Corral will be working on. The plan is to make sleeves to allow the two pieces we have to mate properly. Locations for the lights are soon to be chosen. Roy and Ted will be looking into potential sites.

Ohio Power tells us they are having trouble reading the meters in some cases, and they would like vegetation to be cleared away from the meters where it is a hindrance to the meter readers.

The large piles of cut brush in the back were discussed; this area is becoming so crowded that we are running out of room to pile additional trimmings, and they are posing a fire hazard. Every attempt will be made to get this burned with the Portage Fire Department's assistance. George Henry is checking into this.

Under new business, the issue of the poor visibility on corners due to lush undergrowth was discussed. It was decided that the Greenbelt committee would handle this problem as expeditiously as possible.

Regarding the entryway, Gagen has done the beds and edged the curbs. The missing light pole needs to be replaced, which is being worked on. There are some branches growing into the dogwood on the south side which Charlie will be trimming. There was a question regarding whether Black Diamond has in fact been spraying the entryway grass. Ted Greene will be looking into this.

The road islands at the front and north sides of the Woods need some beautification and maintenance. The Greenbelt committee will be dealing with this soon.

The idea of an Arlington Woods Property Woods Association garage sale has been suggested by Tom Snyder, as related by Roy Clark. Anyone who is interested just please call Tom.

The idea of an AWPDA recycling program was discussed at length, and supported by all board members present. Roy Clark will be looking into this further.

There is also considerable enthusiasm for the idea of Christmas lights for our entryway, which was discussed, but no definite plan arrived at.

Several board members commented on the problem of dogs running loose in the Woods, particularly where they are ripping into trash bags. It was suggested that people who are using non-rigid containers for their trash should put them out in the morning rather than the night before trash pickup, to avoid having them plundered by wandering animals. Rigid containers are definitely more desirable. If plastic bags are used, one cup of chlorine bleach placed in each bag before tying up will repel dogs and other critters. The mid year meeting will be scheduled for the second Sunday in August (August 12th) to be at 4:00 p.m. Refreshments will be provided. The meeting will be at Charlie Ruth's house.

The plans for Joe and Judy Corral's house were reviewed by the board and approved on the condition that samples of the brick be seen and approved by the board. A 20 by 20 tool shed to be made of the same materials as the house and located behind the house was approved. Mr. Corral would prefer to place his propane tank above ground, but this was not approved by the board, on the grounds that there are no such installations in the Woods, and all previous residents who have changed to propane have had to bury their tanks. The board agreed to plan on paving the service road so as to reach the Corral's driveway, with the assumption that this will cost less than \$6,000.00. Should the cost prove in excess of this, the matter will have to be re-discussed.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Bob Neville

Robert G. Neville

RGN/1kw

AWOPA
MID-YEAR AGENDA

AUGUST 12, 1990
4:00 P.M.

1. Welcome.
2. Treasurer's Report.
3. Board Actions:
 - a. March 17, 1990 - clean-up day
 - b. April 29, 1990 - Jay Brewster Landscape Architect - Toledo Botanical Gardens - showed slides and discussed shade gardening in the Woods.
 - c. Completed Plat 3 Lot 41 - (70 acre parcel) as common area and transferred Lot 6 and 39 to AWOPA.
 - d. Approved John and Sue Kretzschmar's addition.
Approved Roy and Jane Clark's swimming pool addition.
Granted a variance to Greg and Laura Clair to keep exotic birds in a 24 x 24 confined area.
 - e. Added a \$3.00 per month charge to each property owner for the taxes on the 70 acres (Lot 41) starting with the July quarterly billing.
 - f. Cut back some of the foliage on the corners to improve view of the traffic.
 - g. Approved house plans for Joe and Judy Corral subject to some conditions.
 - h. Discussed the paving of service road that runs in front of Lot #8 and leads to Lot #41 (70 acres). However, this matter will be reconsidered as the result of concerns raised by AW owners about the cost. However, some type of driveway will need to be installed and hopefully at a considerable less cost. The board has heard from AW owners and appreciates and respect your thoughts.
4. Projects not completed - but working on:
 - a. Speed bumps
 - b. Additional street lights
 - c. Burning of brush that was cleared this spring
 - d. Recycling program
 - e. Christmas lights out front
 - f. Review and updating of Declaration of Restrictions and Code of Regulations

5. Problems

Water flow of the Middle Branch into the Portage causing backup and the flood that many of us experienced on July 23 and 24.

6. Resignations -

Roy Clark has resigned from the board. The board, according to the Code of Regulations - Article VII - Section 2 - which states that the board can fill its own vacancies, has appointed Tom Snyder to fill Roy's remaining term.

7. Adjourn meeting - Let's enjoy the fellowship of our neighbors.

Property Owners Association Board
Arlington Woods

Meeting Minutes
October 21, 1990

The meeting was called to order by Ted Greene, President at 7:30 p.m.

Present were:

Ted Greene
Bob Neville
Charlie Ruth
Marsha Frisbee
George Henry
Tom Snyder
Jim Pelton
Joe Corral

The treasurer's report was presented by George Henry; we have \$2,356.81 in our checking account, with \$1,367.00 of this being earmarked for the quarterly payment for the recent additions to common ground. The money market account opened for us by Ted Greene presently has a balance of \$8,048.91, and has yielded \$48.91 interest since established 3 months ago.

Under old business, the accumulated old brush resulting from clean ups will need to be disposed of; this is being worked on by Bob Neville. The new street light project is underway, with lumber for the poles to be purchased. We plan on installing the poles soon. It should be noted that new globes were needed for several of our existing street lights, the number to be determined soon so that we can purchase replacement globes. The set screws need replacing in many of our existing lights as well.

Still under old business, a leak has been discovered in the front sprinklers, which will be fixed before winter.

The matter of supplying cable TV service to new homes inside the circle was extensively discussed; a new trunk line running along the inside perimeter may be unnecessary, in view of the feasibility of passing a line under the road, as Brad Hanna has recently done.

Tom Snyder will be looking into the possibility of having lines run across the road to newer homes, which should minimize unnecessary damage to the woods, and be cheaper.

Problems with water accumulation on the west end of the inbound side of the driveway were discussed. It was agreed that the ditches from the road to the pond need cleaning; Ken Anderson's recent work in this regard is appreciated.

Tom Snyder suggested that a 5 horsepower side-directed blower would be a major help in clearing the edges of the road, and should be considered for purchase by the Woods. Tom will be checking into the availability of such a unit from local dealers, and George Henry will look into the possibility that a commercial model may be available.

The possibility of installing Christmas lights at the front of the Woods was discussed. George will be looking into the most economical sources for lights.

The issue of speed bumps was again discussed, and temporarily tabled until spring, in view of the hindrance to plowing that portable bumps would produce.

The possibility of an Arlington Woods recycling program was briefly discussed. A survey of The Woods will be done by George to determine the opinions of residents regarding this matter.

Three building projects were approved; The Miller deck expansion project, an outbuilding being erected by Al Spence, and Ken Stephen's gazebo. Residents are reminded that if they plan a construction project, plans should be submitted to the board early, so that the board has time to schedule a meeting for their consideration.

It was decided that board meetings will be held monthly in the future where at all possible. The next board meeting has been tentatively scheduled for November 25th at 7:30 p.m.

The Christmas party will be December 16th, with the exact place to be determined.

The possibility of opening the back 40 woods to limited deer hunting by residents only was discussed. It was decided that this issue should be forwarded to the residents for discussion at the annual meeting.

The issue of the surfacing of the access road at the northwest corner was again discussed. All present agreed that the area needs to be graded and stoned, and a motion was passed unanimously to accomplish this.

Snow removal will be by Milt Boxley, as usual. Ted will be reminding Milt that we want him to perform this service again this year.

The board members will be meeting to review the by-laws on November 25th at 7:30 p.m.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Bob Neville

Bob Neville

Arlington Woods
Board of Trustees Meeting

November 25, 1990

The meeting was called to order by Ted Greene.

Present were:

Ted Greene
Marsha Frisbie
Bob Neville
Tom Snyder
Brad Hanna

Under old business, the matter of the accumulated brush from spring and fall clean up was discussed. Bob Neville has discussed this with Fred Judson, chief of the central fire district which provides our fire coverage. He said he would look into providing supervision and protection so that we can get this brush disposed of by burning it.

The new street light project was discussed. The poles have been assembled, and the mechanics of installing them was discussed. The project itself is being deferred till March or April, when the weather is more conducive to this project.

Replacement and spare globes for our older lights are needed, and Ted will be checking into their availability through Gross Electric. The manufacturer was apparently Formed Plastics, Inc.

The tree light project for the front was discussed, and it was decided that garlands for the sign and spotlights for the two large blue spruce would be more practical. This has been arranged.

The matter of the side directed leaf blower was discussed, and it was decided that it was cheaper to rent this unit when we need it.

The sprinklers have been repaired and winterized.

Under new business, the annual meeting will be the second Thursday in January, at 7:30 p.m. There will be a board meeting on Sunday, January 5th at 7:30, to discuss the agenda for the annual meeting.

There has been a request by the Dolds to construct a fence on their lot; plans have been reviewed and approved.

A bylaws review was then conducted, with several possible changes discussed. First floor footage would be increased from 1,200 square feet to 1,400, and a one story house would be a minimum of 2,200 square feet in size, decks and porchs excluded.

It was suggested that a requirement for a basic landscaping plan be added to the code of restrictions, to be inserted in section I paragraph one.

There was some discussion of requiring hard surface paving, with a possible two year deadline for conformity on existing homes. Newly constructed homes could be required to have a hard surface road within three years from the start of construction. It is recognized that requiring paving on homes on deep lots with long single driveways may not be realistic. The specifics of possible paving requirements are being looked into further by Ted Green.

Other proposed amendments included: An amendment to reflect quarterly billing on the 10th day of the second month of the quarter, as we do now, rather than monthly as specified in the bylaws. An amendment to permit homeowners to clear vegetation as desired between the lot and the roadway, which would bring the bylaws into conformity with existing practice. An amendment is also needed which would specify approval of sale or development of the back 74 acres by a vote of the homeowners; this was passed as a motion at the last general meeting of the association. Other amendments to better specify the duties of the president and create an annual review of the books by a committee of non board members were also suggested. The specifics of any bylaws changes will be worked out by Ted Greene with the assistance of our attorney.

Prior to the annual meeting, a list of proposed changes to the bylaws and Code of Restrictions will be put out to the membership as part of the agenda.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Bob Neville

Bob Neville
Secretary

P.S. The board seats of Tom Snyder, Marsha Frisbie, and Bob Neville are up for re-election at the next annual meeting. Tom and Bob are interested in continuing to serve if re-elected. It is felt that active participation in board elections by the membership is highly desirable-people are encouraged to nominate the candidate of their choice.

December 17, 1990

RE: MEETING NOTICE

To All Arlington Woods Residents:

Our annual meeting will be on the second Thursday in January (January 10, 1991), 7:30 p.m., at Ted and Darlene Greene's house, #4. Please plan to attend.