

**Arlington Woods Property Owners Association
Annual Meeting
January 5, 2006**

The 2006 Annual Meeting of the Arlington Woods Property Owners Association was called to order by President Julie Coolidge at 7:30. Also in attendance were Trustees Don Shetterly, Linda Smead, Ken Huner and Ron Greavu. Superintendent Ed Cleland was also present. Owners of eighteen properties were represented. Including proxies from six homeowners, this represented the required quorum.

Secretary's Report

AWPOA Secretary Don Shetterly was asked to read the minutes of the 2005 Annual Meeting. However, Ron Greavu moved that the minutes be accepted without being read and Scott Estep seconded his motion, which passed on a unanimous voice vote.

Treasurer's Report

Treasurer Linda Smead did not present the 2005 financial statement. However, that report is attached and shows that AWPOA had an ending "checkbook balance" of \$17,139.92. This does not include the balance in the Naturalizations and Beautification Fund of \$1948.32. Thus, total cash on hand at year end was \$19,025.88. Outstanding receivables (uncollected association dues) were at \$930.65.

Old Business

President Julie Coolidge summarized some the year's major events and activities:

The property owners association succeeded in their petitioning of the Liberty Township Trustees for a change in the zoning of the acreage in back of the residential area ("the meadow") from "agricultural" to "residential". The township trustees gave final approval to this change in November. This rezoning will put more requirements on any commercial property developments adjacent to Arlington Woods.

Installation of a new sewer system for Arlington Woods was completed. The system connects to the new sewer lines south of Rudolph. The old AW sewage treatment plant was removed and the land returned partially to its original state. However, as pointed out by Julie, Northwestern Water and Sewer District did not level the hill where the treatment building stood as expected. Inquiries about this were met with the statement that there was no "budget" for this despite the fact that all AWPOA board members understood that this was committed to by NWWSD. Also, NWWSD proposes to put up poles at the locations of two pumping stations for satellite dishes that would communicate pumping station problems to NWWSD. This has been opposed as unacceptable by AWPOA Trustees since it is at odds with the long time precedent of having no above ground utility poles or wires in AW. These issues were discussed by several property owners present at the meeting, including Ed Cleland, Roy Clark, and Ken Huner. Julie Coolidge committed the Trustees to working to resolve these issues in accordance with AWPOA policy. This might include appealing to the EPA or other agencies.

The entrance ponds at Arlington Woods were the recipient of considerable improvement efforts during the year. The \$3000 allocated at last year's annual meeting was spent on microbe treatments and the addition of many aquatic plants, mostly to the south pond. This plan was developed and the plants purchased from the company Inspired by Nature. While the plan will take several years to have full effect, Julie expressed satisfaction with an improvement in the appearance of the south pond in

particular and the fact that 30 water lettuce plants, for instance, had multiplied to 300 by the end of summer. New plants will be introduced in the coming summer.

Construction of a new storage building for AWPOA has been approved by the Trustees. The building is needed to store the AWPOA tractor and other equipment which was previously stored in the now demolished sewage treatment building. So far \$3814.20 has been spent for the material for a 24 ft by 24 ft pole barn structure. Bids are being accepted for construction of the building. The budget for construction is \$4500.

The new storage building will be located about halfway back along the lane to the old storage / sewage treatment building at a location previously used to park homeowner's trailers. It will have wooden siding, a gravel floor, a metal roof, and a double wide garage type door. The final location chosen for the structure was the result of a change which was made in response to concerns by one homeowner who did not want the building to be visible from his home.

There was a discussion of drainage issues for the Arlington Woods ditches. Ed Cleland explained that the ditch on the north of AW drains under US 25 and under the field east of the highway and into "Bills Ditch" which flows northward parallel to US 25. It meets the Portage River just east of 25 near Mermill Road. Steve Bateson remarked that significant restrictions in the flow in Bill's Ditch are to blame for the slow drainage of the north ditch in Arlington Woods. Unfortunately, Bill's Ditch is not maintained by the county. He therefore suggested that AWPOA petition the County Engineers office, asking them to clean the ditch to improve flow into the Portage River. Steve thought is possible that AWPOA might be required to bear some of the cost of this clean-up. The Trustees will address this matter in the coming year.

New Business

The budget for the upcoming year was presented by Treasurer Linda Smead who thanked Rachel Hanna and Scott Estep for assisting her with its development. That document is attached

President Julie Coolidge remarked that we spent approximately \$3000 more than budgeted in 2005 due almost totally to the unbudgeted money required to pay for the material for the new storage building. Julie also pointed out that the budget for 2006 shows that Total Funds Available are projected to decrease by about \$3500 due to the cost of construction of the storage building.

Considering that 2005 and 2006 will both see a reduction in AWPOA Funds Available, Julie mentioned the question of whether we should consider increasing income by some means. There was no direct response to this question.

Steve Bateson asked what the cost of road repairs might be for the coming years. Julie and Ed Cleland responded that \$2250 was spent this year to fill cracks and patch the road and that this was a significant improvement and that no significant road work was expected for the coming year at least. It was mentioned that the resurfacing of the boulevard last year cost about \$10,000. Rachel Hanna thought that about \$20,000 was spent one year to do about 2/3 of the road, though Ed Cleland remembered the number as about \$13,000. (The general conclusion seemed to be that there would not likely need to be large expenditures on Indian Creek Drive resurfacing in the next few years.)

Steve also asked whether the county sewer department intended to repair damage done to roads during the sewer work. Julie committed the Trustees to following up on this with NWWSD.

Scot Estep moved that the proposed budget be accepted as presented, Ron Greavu seconded the motion and it was approved by a unanimous voice vote.

President Coolidge then asked for nominations for AWPOA Trustee to fill the three expiring terms of herself, Ken Huner, and Estep. The nominees were Julie Coolidge, Ken Huner, and Steve Bateson. Julie, Ken and Steve were unanimously elected to two year terms as Trustees by voice vote of all attending. Lorena Schwab was named by the Trustees to fill the one year unexpired term of Don Shetterly, who resigned from the Board effective December 31, 2005.

Julie thanked Steve and Terry Bateson for planting the wildflowers at the entrance to AW this summer and remarked on how nice this looked.

Julie thanked the Trustees for attending the Liberty Township Trustees meetings during the last year.

She thanked Linda Smead for learning how to use the new "Quick Books" software for billing homeowners for association dues.

She thanked Scott and Rachel for working on the Budget.

She thanked Don Shetterly for his efforts as Secretary of AWPOA.

She asked that everyone work to encourage all homeowners to attend AWPOA events and meetings.

Scott Estep mentioned that he had hunted rabbits in the past in the Meadow and that he now knows that this was not in accordance with AWPOA regulations and he apologized for that. However, he did inquire if that might be allowed in the future. Roy Clark responded that this would take a change in the Rules and Regulations of AWPOA and would require a three quarters vote of the homeowners, something difficult to achieve.

Linda Smead mentioned the issue of a factory farm being proposed for a location about 3 miles from AW...close enough that we might smell it. Dave Householder, who is leading a group opposing the farm locating near here, has volunteered to talk to us about the matter. Julie said the Trustees would consider inviting him to speak to us. Steve Bateson stated that there is another side to the matter and indicated that Householder uses "propaganda" in his opposition. Steve indicated that the people making the proposal will meet many regulatory hurdles and inferred that this should insure that the project is not a public nuisance. President Coolidge indicated that we perhaps do need to listen to both sides on the issue.

President Coolidge adjourned the meeting at 8:10 pm.

Respectfully submitted,

Don Shetterly
Retiring AWPOA Secretary

12-27-05

Ed Cleland, Linda Smead, and Lorena Schwab met with Glenn T. Agner and Rick Nays of the Wood County Engineer's Office, and Steve Brown, District Project Manager from Northwestern Water to discuss the problem of flooding in Arlington Woods.

Mr. Agner had a map showing the area creeks and explained direction of flow. His opinion is that ditch cleaning would not improve the drainage problems in Arlington Woods. He stated there was no quick fix since we were in a low area and water seeks its own level.

We drain primarily into Bil's ditch via an underground pipe at the northern edge of the woods. Bil's ditch is not under county maintenance for cleaning. Any resident may petition to have a ditch cleaning project done, but past experience says that would simply end up in the courts for years.

He gave Ed two names to call at ODOT to have the drainage pipe into Bil's Creek checked and to have the eroding stone at the end of this pipe checked.

Dykes were discussed briefly, but there appears to be no guarantee that would be of help since water would need to be pumped out and could not flow out naturally.

Steve Brown told Ed that no new pole would be erected to place the needed antenna. He was hoping that the street light pole would be determined to be high enough for their antenna. If not, a pole would be placed on the north side of the woods close to the Huner property or cable could be placed underground and the antenna placed on one of the two existing powers near the lift station at the south of the woods.

He did state that when they ran the television through the water lines they found a number of residents had their sump pumps flowing into the sewer lines. This is not allowed. He said no resident had been notified of this situation, but he felt it would be addressed in the spring.

AWPOA
01/01/05 Through 12/31/05

BEGINNING CHECKBOOK BALANCE 21,040.09

INCOME

Assn Dues	21,067.66	
Other Income	1.00	
Interest	69.01	
Nat & Beau Fund	<u>174.00</u>	
TOTAL INCOME	21,311.67	+21,311.67

EXPENSES

Administrative	253.57	
Assn Party	470.91	
Building/Repairs	3,814.25	
Clean-up	141.88	
Equipment	52.13	
Equip Repairs	141.12	
Fuel	44.27	
Insurance	293.00	
Lawn Maint	95.54	
Lawn Mowing	1,000.00	
Lighting Maint	116.32	
Miscellaneous	331.48	
Mosquito Control	889.86	
Nat & Beau Fund	37.55	
Pond Maint	3,451.80	
RE Taxes	1,467.25	
Road Maintenance	2,254.49	
Snow Removal	2,210.33	
Sprinkler Main	329.55	
Superintendent	3,500.00	
Trash Removal	3,025.26	
Tree Removal	852.00	
Utilities	<u>439.28</u>	
TOTAL EXPENSES	25,211.84	-25,211.84

ENDING CHECKBOOK BALANCE 17,139.92

ALLOCATED FUNDS

NAT & BEAU FUND

Beginning Balance	1,811.87
Expenditures	-37.55
Contributions (Clean up)	<u>+174.00</u>
Ending Balance	1,948.32

OUTSTANDING BALANCES 930.65

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

INCOME & EXPENSE	ACTUAL 2003	ACTUAL 2004	PROPOSED 2005	ACTUAL 2005	PROPOSED 2006
ACCOUNT BALANCES					
CASH ON HAND	\$3,416.36	\$6,933.36	\$19,025.88	\$19,228.22	\$15,191.60
MONEY MARKET ACCOUNT	\$10,186.37	\$10,196.56	\$0.00	\$0.00	
NAT & BEAUT FUND	\$2,022.21	\$1,536.74	\$1,811.87	\$1,811.87	\$1,948.32
ROAD FUND	\$7,664.82	\$0.00	\$0.00	\$0.00	
TOTAL ACCOUNT BALANCES	\$23,289.76	\$18,666.66	\$20,837.75	\$21,040.09	\$17,139.92
INCOME					
OWNER ASSESSMENTS	\$20,245.58	\$18,172.34	\$19,130.00	\$20,788.90	\$19,216.00
INTEREST INCOME	\$54.04	\$49.04	\$50.00	\$69.01	\$50.00
OTHER INCOME	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00
LATE FEES	\$0.00	\$44.45	\$50.00	\$68.76	\$50.00
OUTSTANDING BALANCES	\$0.00	\$0.00	\$2,468.40	\$0.00	\$930.65
NAT & BEAU FUND	\$155.00	\$294.00	\$200.00	\$174.00	\$200.00
SIGN DEPOSITS	\$0.00	\$0.00	\$0.00	\$210.00	\$0.00
TOTAL INCOME	\$20,454.62	\$18,559.83	\$21,898.40	\$21,311.67	\$20,446.65
EXPENSES					
BUILDING CONSTRUCTION				\$3,814.25	\$4,500.00
ELECTRIC UTILITY	\$445.20	\$463.96	\$500.00	\$439.28	\$450.00
LIGHTING SUPPLIES	\$132.15	\$122.09	\$250.00	\$116.32	\$150.00
TRASH REMOVAL	\$2,590.86	\$2,819.04	\$2,924.00	\$3,025.26	\$3,100.00
LAWN MOWING	\$1,200.00	\$1,400.00	\$1,500.00	\$1,000.00	\$2,000.00
LAWN MAINTENANCE	\$55.81	\$90.65	\$200.00	\$95.54	\$100.00
SNOW REMOVAL	\$611.55	\$1,882.00	\$2,000.00	\$2,210.33	\$2,250.00
TREE REMOVAL & TRIMMING	\$0.00	\$0.00	\$2,000.00	\$852.00	\$1,000.00
POND MAINT/REPAIRS	\$1,727.80	\$144.43	\$3,000.00	\$3,451.80	\$2,000.00
SPRINKLER MAINT/REPAIRS	\$0.00	\$0.00	\$200.00	\$329.55	\$250.00
EQUIPMENT MAINT/REPAIRS	\$73.41	\$328.47	\$750.00	\$141.12	\$150.00
ROAD MAINT/REPAIRS	\$10,900.00	\$0.00	\$750.00	\$2,254.49	\$500.00
FUEL	\$54.36	\$62.98	\$75.00	\$44.27	\$50.00
FLOWERS/PLANTINGS	\$84.38	\$0.00	\$50.00	\$37.55	\$50.00
CLEAN-UP EXPENSE/LABOR	\$131.46	\$512.45	\$300.00	\$141.88	\$150.00
INSURANCE	\$293.00	\$293.00	\$300.00	\$293.00	\$300.00
IRS TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
REAL ESTATE TAXES	\$1,336.03	\$1,475.71	\$1,480.00	\$1,467.25	\$1,475.00
DONATIONS	\$0.00	\$200.00	\$100.00	\$0.00	\$100.00
ADMINISTRATIVE	\$197.70	\$407.50	\$200.00	\$253.57	\$250.00
ASSOCIATION PARTY EXP.	\$263.06	\$263.32	\$400.00	\$470.91	\$450.00
MOSQUITO CONTROL	\$1,183.48	\$904.42	\$1,000.00	\$889.86	\$900.00
NAT & BEAU EXPENDITURES	\$640.47	\$18.87	\$200.00	\$0.00	\$0.00
SPRAYER UPGRADE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EQUIPMENT PURCHASED	\$0.00	\$1,174.81	\$0.00	\$52.13	\$0.00
MISCELLANEOUS	\$157.00	\$325.04	\$219.40	\$331.48	\$250.00
SUPERINTENDENT	\$3,000.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
AUDIT					
TOTAL EXPENSES	\$25,077.72	\$16,388.74	\$21,898.40	\$25,211.84	\$23,925.00
TOTAL FUNDS AVAILABLE	\$18,666.66	\$20,837.75	\$20,837.75	\$17,139.92	\$13,661.57

12/31/05

**Arlington Woods Property Owners Association
Trustees Meeting
January 5, 2006**

Following the 2006 Annual Meeting of AWPOA, the returning and newly elected Trustees held a brief meeting to determine who would serve as officers of AWPOA for 2006.

Following discussion the following were elected to serve as officers:

President:	Ken Huner
Vice President:	Julie Coolidge
Treasurer:	Linda Smead
Secretary:	Lorena Schwab

Wednesday, March 8, 2006 was chosen as the date of the next meeting of the Trustees. The meeting will be at Ken Huner's house at 7:15 pm.

Tuesday, June 13, 2006 was chosen as the date of the summer meeting of the Trustees, again at Ken Huner's house at 7:15 pm.

The date for spring clean-up was set as Saturday, April 8, 2006.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Don Shetterly
Retiring AWPOA Secretary

AWPOA ADDRESS BOOK

January 15, 2006

1.	Clyde Willis	cwillis@bgnet.bgsu.edu	686-8941
2.	Ed & Jeri Cleland	edcleland@wcnet.org	686-2040
3.	John & Judith Powell		686-7650
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4.	Donivan Shetterly & Lynette Brown	dshetterly@woh.rr.com	807-8259
	(10 Parkwood Dr., Bowling Green, OH 43402)		
5.	Dennis & <u>Julie Coolidge</u> (Vice President)	jcoolidge@earthlink.net	686-8022
7.	John & Lois Blinn	(1423 Devonshire St., Bowling Green, OH 43402)	354-7256
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8.	<u>Ken</u> & Ann <u>Huner</u> (President)	akhuner@wcnet.org	686-7600
9.	Roy & Jane Clark	clarkr@wcnet.org	686-8631
10.	Jeff Burkett		686-5333
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11.	Dan & Sharon Connelly	autumngirl810@yahoo.com	686-0520
12.	Tony Wulff	wulffhomes.com	308-4751
13.	Tom & Jacqui Snyder	tjsnyder13@earthlink.net	686-2872
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14.	Scott & Kimberly Estep	sestep@wcnet.org	686-0493
	Virginia Craft		686-0497
15.	Charles & Terry Fetzek	ctfetzek@wcnet.org	686-7940
16.	James & <u>Lorena Schwab</u> (Secretary)	jhschwab@wcnet.org	686-1211
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17.	Eric & Joanne Sommers	jsommers@woh.rr.com	686-0602
18.	Andy & Deanna Elliott		686-0312
19.	Kurt & Susan Marshall	kurtnsue@wcnet.org	686-0987
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20.	Jo Ann Kroll & Kathy Hoff	jkroll@bgnet.bgsu.edu	686-2100
21.	Gary & Denise Bair	garybair@aol.com	686-0434
22.	John & Ann King	jhking22@wcnet.org	686-8601
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23.	Jim & Vicky Graf		686-3813
24.	Roger & Tracy Schupp	lovingtraditions@wcnet.org	686-4765
25.	Ken Steffan	rosejewelry007@aol.com	686-3365
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26.	Douglas King	dking2075@aol.com	686-8467
27.	Robert Smith		686-1906
28.	Neil Luton		686-0433
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29.	<u>Linda Smead</u> (Treasurer)	lksmead@aol.com	686-1475
30.	Linda Smead	lksmead@aol.com	686-1475
31.	Cindy Pirl	(1216 Military West, Benicia, CA 94510)	
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32.	Rachel Hanna	rjhanna@wcnet.org	686-0016
33.	Jeffrey Houser & Katharine Houser-Giesige	jhouser@bgnet.bgsu.edu	686-5335
34.	<u>Steve</u> & Terri <u>Bateson</u>	steve.bateson@syngenta.com	
		terriscase@earthlink.net	686-1165
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35.	Donna Johnson	(508 Glenview Drive, Fostoria, OH 44830)	
36.	Bradley & Kimberly Bigelow		686-5115
37.	Al & Elaine Spence	elspence@wcnet.org	686-5161
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38.	<u>Ron Greavu</u> & Linda Long	rgreavu@gmail.com	686-3663
		linda1126@earthlink.net	

FIRE REPORTING: 911 OR 686-4923

**Please call Lorena Schwab (#16) with changes to this listing
2006 Board Members names are underlined**

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
TRUSTEES' QUARTERLY MEETING
MARCH 15, 2006

The quarterly Board meeting was held March 15th, 2006 at 7:15 PM in the home of President Ken Huner. All Board members and Superintendent Ed Cleland were present.

The reading of the minutes of the annual meeting was waived and the minutes were approved as delivered to all residents following the annual meeting.

It is noted that the Board has made two decisions via e-mail communication since the last meeting. Approval was given to One Source Construction to erect the storage building and approval was given to the request as proposed by Jim and Lorena Schwab (#16) to erect a wooden storage shed on their property.

Treasurer Linda Smead reported that the "checkbook" balance was currently \$12,617.00. The shed has been paid for and real estate taxes for the year have also been paid. So far this season we have spent only \$798.76 for snow removal. Currently there is \$1,325.25 in arrears in association fees from 8 homeowners. Ron Greavu made a motion and Steve Bateson seconded the motion to accept the Treasurer's report..

Discussion was held concerning the late payment of association fees which seems to be a continuing problem. Julie Coolidge made the motion to assess a late fee of \$15.00 for association fees not paid by the due date with an additional \$15.00 charge added to each quarterly billing thereafter until fees are current. Steve Bateson seconded the motion and it passed unanimously.

It is the opinion of the Board that a real estate listing agent should be notified if a home that is for sale is delinquent in their association fees, but no formal motion or vote was taken. Discussion was also held as to whether a yearly payment option (with discount if paid by a specified date) would be of interest to homeowners. No action was taken.

A letter has been received from the IRS notifying us that we did not file an association income tax return last year. It appears that we owe no taxes, but a return is necessary. Linda will check with Rachel Hanna to see what has transpired in the past and respond as necessary.

Microbes for the pond have been purchased, but they will not be delivered until the appropriate time to place them in the pond. Inspired By Nature has recommended that we add water hyacinths to the pond this year to remove the nutrients in the ponds which is causing the problem with duckweed and other algae. Since they have indicated that it may take several years to see improvement in the ponds they do not recommend the addition of any fish at this time. Julie Coolidge was authorized to contact Inspired By Nature to determine the appropriate number of water hyacinths and the cost.

Steve Bateson indicated that he has noticed more mole activity in the entrance boulevard and is going to purchase and apply Ridex to help alleviate this problem.

The pole that was on the ground at the north sewer lift station has been moved by Ken Huner into the meadow. He also cleaned up the area. He is going to contact the Northwestern Water and Sewer District to discuss the condition of the yard at his home, the condition of the pavement near the south end access road to the lift station, the condition of the access road, the condition of the old sewer plant property and inquire as to who holds title to that piece of ground.

The board authorized Ed Cleland to replace the missing For Sale sign that sat at the entrance of the property until it disappeared.

Ed Cleland reported that the construction of the new storage garage has been completed.. At the present time rain water is splashing on the side of the building so he has been authorized to purchase brown vinyl

guttering to place on the building. He has the paving blocks to place at the threshold of the building and will set those as soon as possible. He needs to slope and stone the sides of the building to help prevent splash up. Jim Schwab has donated his excess stone which will be more than enough stone for the interior of the building. Ed has contacted One Source Construction for a bid for painting the building. It was the general consensus that the building would be painted a tan color with green trim as this coloration should blend in nicely with the area. Our equipment has not yet been moved into the building, but all board members will have a key to the building and any one of them can be contacted when any resident wishes to use the equipment.

President Ken Huner thanked Ed Cleland for cleaning the brush around the new building. Ed commented that he has made a good start, but there is still more to be burned and also there is a large amount of trash which will need to be hauled away. He is going to try to find a source willing to take the large trash.

Trailer storage has been relocated to the stoned area across from the former sewer plant. Please note that all vehicles located there should be in running condition and be currently licensed. Also be aware that the Property Owners Association is not liable for any damage or injury to anything left in the storage area. The location is provided for your convenience but you accept any risk involved with said storage location.

Discussion was held concerning the trash cans and recycling bins sitting in or near our roadways. Trash is picked up on a very regular basis on Thursday morning; the recycling pickup schedule is less certain. An attempt to contact the gentleman picking up the recycling is going to be made to see if we can agree on a more regular schedule. Steve Bateson is going to contact a local garbage service to see if possibly we could find a service which would collect garbage and recyclables on the same regular basis.

The Board respectfully requests all residents to remove their garbage cans from the road area within a reasonable time after each Thursday's pickup.

Julie Coolidge commented that even with the repainting of the entrance sign last year it is in an aging condition and we should give some thought as to what we would like to see as a replacement for this sign.

Spring Cleanup has been set for April 8th.

The next quarterly board meeting will be held June 13th at 7:15 P.M. in the home of President Ken Huner.

The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Lorena Schwab,
Secretary,

FYI: Personnel from the water department have indicated to us that last year prior to starting the sewer project they ran a camera through our lines. They determined at that time that there were sump pumps draining into the sewer lines. This is not allowed. They did not notify anyone at that time. But we are under the impression that they intend to address that problem this spring.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION



SPRING CLEANUP DAY 2006

SATURDAY, APRIL 8, 2006
9:00 A.M.

PLEASE MEET AT THE ENTRANCE BOULEVARD

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
TRUSTEE'S QUARTERLY MEETING
JUNE 14, 2006

The quarterly meeting of the Arlington Woods Property Owners Association was called to order at 7:30 PM on June 14th, 2006 by President Ken Huner. In attendance were Trustees Ken Huner, Ron Greavu, Linda Smead, Lorena Schwab and Steve Bateson, Trustee Julie Coolidge was absent. Superintendent Ed Cleland was also present.

Secretary's Report: The Minutes of the March meeting were read. A motion to approve same as read was made by Linda Smead and seconded by Ed Cleland. Motion approved.

Treasurer's Report: The Treasurer reported that we currently have \$14,082.43 in the checking account. There is only \$414.00 outstanding in association dues with only two owners in arrears. This is a marked improvement. Steven Bateson made the motion to approve the Treasurer's report as read and Ron Greavu seconded the motion. Motion approved. \$130 was received for the Beautification Fund from two property owners who were unable to participate in spring cleanup.

Old Business: Approximately 18 families participated in spring cleanup. All the workers were greatly appreciated. Let's all work toward a larger participation in the fall. More people makes less work for all.

Steve Bateson reported on the contacts he had made with various garbage collectors. Modern Disposal came in with the lowest bid of those contacted and their bid was over \$900 above our current collector. The current collector has raised his monthly price from \$238 to \$286.38, but we still believe it to be the best price available. No report was available from the gentleman who handles our recycling, but that currently is dealt with on an individual basis, not by the association.

A lengthy discussion was held concerning the condition of the entrance ponds. The water in the pond to the north is cloudy and has some algae. The algae has been chemically treated and is dying. The dead algae will be removed to best of our ability. We will continue to treat this pond with chemicals to prevent any further growth of algae. This will also clear the water from its cloudy condition. The water in the south pond is clear, healthy and full of nutrients. It is not visually appealing at this point due to the growth of duck weed and water meal. Early in June the water plants that Inspired By Nature has recommended were added to the south pond. We have also this year added water hyacinths. These will spread rapidly and cover a portion of the pond with attractive flowers. Inspired By Nature has assured us that we are fundamentally treating this pond properly and in time it will be visually attractive as well as healthy. However, this may take three or four more years with this type of treatment. Attempt is going to be made to remove the water meal and duck weed. This will make an immediate impact on the visual condition of the pond. The ditch from the south which drains into this pond needs cleaned. This would also improve the condition of the pond. No decision was made as to the possibility of cleaning this ditch. Ken Huner made the motion that we continue to treat the ponds this year as recommended by Inspired By Nature since the plants have already been purchased and that we investigate the potential of a type of chemical treatment which will control the duck weed and water meal when it appears in early spring and will not harm the existing plants. The motion was seconded by Ron Greavu. Motion approved.

The Northwest Water and Sewage Department was contacted to see if they would help repair the damage that was done to our roads during the sewer project. They have finished the project and completed all repairs they feel necessary. They seeded the old treatment plant ground and seeded around the area of the new garage where they had equipment last summer and have cleaned up the yard adjacent to the north lift station.

It was reported that Rachel Hanna has handled the necessary paperwork to satisfy the IRS.

New Business: We have received from Northwest Water a Limited Warranty Deed to .897 acres of land where the old treatment plant stood.

It is noted that the Board approved the construction of a storage shed on the property of Steve and Terri Bateson (#34) via e-mail communication.

Superintendent Ed Cleland commented that he felt gravel needed to be added to the road in the trailer storage area and also on the road leading to the meadow. Steve Bateson made the motion that Ed be authorized to have gravel placed in these areas as he deemed necessary and Linda Smead seconded the motion. His request was approved and he has been authorized to do so.

Will Cleland has agreed to paint the new garage. Steve Bateson made the motion that we supply the paint and pay Will \$10 per hour with the cost of labor not to exceed \$500. Linda Smead seconded the motion and the motion was approved.

Ed Cleland reported that the stone around the garage is keeping the splash up under control and he does feel it is necessary to install guttering at this time.

The summer picnic and golf outing will be August 6th with the picnic to begin at 4 PM at Ken Huner's home. Steve Bateson will arrange the golf outing and information on both events will be forwarded to each homeowner prior to that date.

It was suggested that our front sign and address would be more visible if the burning bushes were moved to another location in the entrance.

The tractor is in need of repair. Ed Cleland will check into the possibility of repairs.

Clyde Willis has requested a street light on the right side of the entrance near his house. Ed was authorized to put in a street light using electricity from Mr. Willis's home to power the lamp.

The next quarterly meeting is scheduled for September 12, 2006 at 7:30 PM at the home of President Ken Huner.

Steve Bateson moved and Linda Smead seconded the motion that the meeting be adjourned at 9:40 PM.

Respectfully submitted,
Lorena Schwab, Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

ANNUAL PICNIC AND GOLF OUTING

SUNDAY, AUGUST 6, 2006

GOLF:

INTERESTED GOLFERS:

Contact Steve Bateson (#34) at 686-1165 or
steve.bateson@syngenta.com by July 24th.

PICNIC:

HOSTS: Ken and Ann Huner (#8)

TIME: 4:00 P.M.

Meat, condiments, pop and beer will be provided by AWPOA.
Please bring a hot or cold dish to share and your own table
service.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
QUARTERLY MEETING
SEPTEMBER 12, 2006

The quarterly meeting of the Arlington Woods Property Owners Association was called to order at 7:15 PM by President Ken Huner. In attendance were Trustees Ken Huner, Ron Greavu, Linda, Smead, Steve Bateson, Julie Coolidge and Lorena Schwab. Superintendent Ed Cleland was also present.

Secretary's Report: The Minutes of the June meeting were read. The Secretary reported that the word "not" was missing from her typed minutes and said paragraph should read "Ed Cleland reported that the stone around the garage is keeping the splash up under control and he does **not** feel it is necessary to install guttering at this time." A motion to approve same was made by Steve Bateson and seconded by Linda Smead. Motion approved.

Treasurer's Report: The Treasurer reported that the current balance in the checking account is \$14,698.93. Six homeowners are currently in arrears in their association fees, with one homeowner being three quarters in arrears. A letter will be prepared and mailed to the homeowner whose fees are past due by three quarters.

Old Business: Seventeen families were present at the annual picnic. Live music was provided for the evening by "Exit 179". Thank you to Scott Estep for arranging this entertainment. We thank Ken and Ann Huner for hosting this event.

Once again the condition of the south pond required considerable discussion. It is estimated that it would cost approximately \$700 to drain the pond and \$12,000 to dredge it. The added depth should help, but this cost seems prohibitive and no further discussion of this option was held. We have spent \$2,464 on pond maintenance since July, 2005 and we have not visually improved the ponds. The duck weed is so thick that it diminished the ability of the hyacinths to multiply. If the duck weed is sprayed now it would all have to be manually removed or the condition would simply worsen. It was generally agreed that the best course of action is to treat the south pond with chemicals in the early spring in an attempt to eliminate the duck weed. There are chemicals on the market which will not harm the plants we are adding to the pond. Unfortunately, we don't have any useable remedies to the problem of appearance this fall, but if chemicals are added very early in the spring we should see a large improvement next year.

The new storage garage has been painted and stoned around. Work on this project is now complete.

NEW BUSINESS: It was brought to the Board's attention that all vehicles in the trailer storage area are to have current tags and be in running condition. One item remains in storage that does not fulfill this requirement. President Ken Huner will talk to the

homeowner who we believe owns this item.

Fall Cleanup Day has been set for November 4, 2006. A wiener roast and bonfire will be held in the meadow that evening. All residents are reminded that their help is needed for this cleanup effort. A notice will be delivered to all homeowners prior to this date.

Superintendent Cleland reported that two large dead trees need to be removed from common ground. Steve Bateson made the motion that he get at least two estimates on this job from a bonded company and then make arrangements with the lowest bidder to complete the job. He is authorized to spend \$1,000. If no bid comes in under this price he will contact the Board before proceeding. Lorena Schwab seconded this motion. Motion approved.

December 6 or 13 are the suggested dates for the annual holiday party. If you are interested in hosting this party, please contact a board member.

The subject of houses that have been abandoned and are in apparent disrepair was then addressed. It is obviously to the benefit of all for this not to be allowed. The Regulations and Restrictions as they now stand does not seem to allow the association any remedy. President Huner will contact an attorney to get help in determining the definition of an abandoned house and what appropriate action the association can take in these matters. The board will meet at a later date to determine how to proceed on this matter. If a change in the Regulations is in order we would like to have these available for a vote at the annual meeting.

Julie Coolidge stated that the pumping station at the north end of the Woods is an eyesore. She would like to see an L shaped wooden fence erected to block this from view. Julie will call the Northwest Water & Sewer District to determine whether they will allow the erection of such fence.

The meeting adjourned at 8:30 PM.



2006 FALL CLEANUP

Saturday, November 4, 2006

Meet in the Entrance Boulevard at 9:00 AM

WEINER ROAST AND BON FIRE

In the meadow at 5:30 PM

Bring a dish to share. Hot dogs and beverages provided.





Arlington Woods Property Owners Association

Annual Holiday Gathering

Wednesday, December 13, 2006

7:00 pm

Our hosts for the evening will be
Ken and Ann Hunter
8 Indian Creek Drive

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

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

Jim & Lorena Schwab

From: "Jim & Vicky Graf" <vjgrafs@yahoo.com>
To: "Jim & Lorena Schwab" <jhschwab@wcnet.org>
Sent: Monday, January 08, 2007 12:55 PM
Subject: Re: Annual Meeting

Jim & Lorena Schwab <jhschwab@wcnet.org> wrote:

**ANNUAL MEETING
 OF THE
 ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
 TUESDAY, JANUARY 16, 2007 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 _ken huner and/or jim schwab 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 16, 2007, 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 16, 2007 or any adjournment thereof.

SIGNED _James and Vicky Graf
 DATED _01/08/06
 ADDRESS 23 indian creek drive

NOTE:

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

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.



BEST WISHES FROM JIM & VICKY

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>