

Arlington Woods Property Owners Association
Annual Meeting
Thursday, January 10, 2002

President Roy Clark called the meeting to order at 7:18 p.m. Including proxies, a quorum of AWPOA members were present. Roy thanked Jake and Deb Hinton for hosting this year's meeting. Roy also thanked the people serving on the Board for the previous year: Julie Coolidge, Andy Elliot, Don Shetterly, Andy Elliott, and Rachael Hanna.

Bob and Terry Martin (#16) were welcomed as new residents of Arlington Woods.

The minutes of the last Board meeting were read and approved.

President Clark presented the Treasurer's report prepared by Rachael Hanna. He commented that the report showed AWPOA to have a significantly larger end-of-year balance than in past years. The balance includes \$2000 in the Beautification Fund, \$5000 in the Road Fund, and \$1000 in a Tractor Fund. Dan Connelly moved to accept the report, Bob Martin seconded, and the motion passed unanimously.

Old Business

Ann King, representing the AW Conservation Group, reported that excellent progress had been made in the past year with planting flower beds and cleaning up common areas in The Woods. This year's efforts will mostly be in clean up and replacement of plants lost over the winter. Bulb planting was completed both in common areas and by 17 home owners who accepted and planted bulbs supplied by AWPOA. She mentioned a proposal that we plant a cluster of flowering trees at the west end of the entrance boulevard.

Ann expressed thanks to Ed Cleland for hauling and placing mulch and for his general efforts in The Woods. Ed received a round of applause for his efforts.

Ann asked for more support of these beautification efforts, which have more often than not supported by only a handful of volunteers.

Roy thanked Ann for her considerable efforts on behalf of The Woods.

Ed Cleland discussed his mosquito spraying efforts. While the sprayer survived this year, it is out of date and will be replaced by a rebuilt, essentially new, unit this spring at a cost of \$3500.

Ed reported that the tractor is functioning OK at this time. He mentioned that those using the leaf blower be aware that it is using oil and the oil level should be checked at each use. It was also mentioned that when filling the log splitter with oil, the oil should reach within 1 inch of the bottom and not to the top of the neck.

Last year's snow removal cost of \$1875 was mentioned as seeming excessive. Ed responded that this resulted from heavy snow removal in December of 2000 which was not billed to AWPOA until January.

Roy mentioned that we have received a positive response on the new lot number signs and that all that remains to be done is to place signs for the two lanes indicating lots that are off of the circle drive. These signs are being made.

Roy thanked Rachael and Brad Hanna for hosting the Annual Picnic this year. The golf outing had about 16 participants.

On the subject of recycling, Roy mentioned that those not participating at present can get a hold of Ed who will set it up with Mark Wolford. Mark charges a very reasonable fee.

Tracy and Roger Schupp's new home in The Woods (# 24) is approaching completion and the Schupp's have moved in.

Don Shetterly brought up the fact that the Americable TV cable near his home is still not buried despite continuing contacts with them. Roy Clark and Ed Cleland have been in contact with the company and they are apparently committed to burying the cable – probably in the spring. There was discussion about the continuing poor quality of the cable signal. When contacted, Americable did not show concern over one of our residents switching over to dish. On a related matter, the telephone company has finally buried a line supplying the Powells (#3).

We still have Arlington Woods brochures. If you need one, contact Julie Coolidge. Rachael Hanna has been making sure the real estate companies have them.

New Business

It was brought up that on spring and fall clean up days, the same people do all the work and that there is a large number of people who never participate. Various options for rewarding participants or penalizing non-participants were discussed. The efforts of those that do volunteer save The Woods thousands of dollars every year. As a trial solution, it was proposed that quarterly statements include a line suggesting a voluntary contribution to the Beautification Fund from those who either choose not to participate or cannot participate due to scheduling or health issues. The motion to approve this proposal was seconded and passed unanimously.

Ed Cleland does not know why Milt Boxley did not clear snow after a recent snowfall. This was a problem after the fairly light snowfall turned to ice. It was felt that salting was in order. Ed will follow up on this with Milt.

Ed mentioned that he would gladly salt any slippery spots on our roadway. We need only to give Ed a call.

The AWPOA budget for 2001 was presented, based on last year's actual expenses. After a question from Don Shetterly, Ed agreed that a \$1000 budget item for "Administrative" will not be necessary since the only reason for that amount last year was the non-reoccurring cost of our Arlington Woods brochures.

Roy stated that he thinks the roadway surface at the boulevard entrance to Arlington Woods should be redone. He suggests that the new board consider this. The most recent bid on this was \$9900. This would require additional money be allocated to the Road Fund which now has \$5000.

It was mentioned that the entrance to Arlington Woods from US 25 is dark and hidden and that there is a safety issue when slowing down to turn there. There seemed to be no consensus among those present to do anything about this. It was mentioned that some residents like the fact that our entrance is hidden.

Dan Connelly moved that the Budget for 2002 be accepted, Denny Coolidge seconded the motion and it passed unanimously.

The terms of Julie Coolidge, Andy Elliott and Roy Clark on the AWPOA Board of Trustees were announced as ending in 2001, requiring that three new board members be elected. Bob Martin, Sharon Connelly, Al Spence, and Roy Clark were proposed to fill the vacancies on the Board. Following the close of nominations, Al Spence withdrew his name. Deb Hinton moved that the three remaining nominees be elected. This was seconded and passed unanimously.

Roy Clark adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Don Shetterly
Secretary

**Arlington Woods Property Owners Association
Board of Trustees Meeting
Thursday, January 10, 2002**

The initial meeting the AWPOA Board of Trustees was held immediately following the annual meeting.

Present were Ann King, Roy Clark, Sharon Connelly, Bob Martin, and Don Shetterly. Rachel Hanna was absent.

The officers for 2002 were determined to be as follows:

President - Roy Clark
Vice-President - Bob Martin
Secretary - Don Shetterly
Treasurer - Rachel Hanna

The next meeting of the Board of Trustees will be Thursday, March 21 at 7:00 pm at Roy Clark's house.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Don Shetterly
Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

INCOME & EXPENSE	ACTUAL 1999	ACTUAL 2000	ACTUAL 2001	AVG. 3 YR	APPROVED 2001	PROPOSED 2002	APPROVED 2002
ACCOUNT BALANCES							
CHECKING ACCOUNT	\$11,877.24	\$9,622.90	\$524.63		\$15,024.63	\$3,786.84	\$3,786.84
MONEY MARKET ACCOUNT	\$0.00	\$0.00	\$10,000.00		\$0.00	\$10,119.78	\$10,119.78
NAT & BEAUT FUND	\$0.00	\$0.00	\$2,587.75		\$0.00	\$2,090.84	\$2,090.84
Outstanding Balances	\$0.00	\$0.00			\$0.00	\$1,964.00	\$1,964.00
ROAD FUND	\$0.00	\$0.00	\$4,500.00		\$0.00	\$5,164.82	\$5,164.82
TOTAL ACCOUNT BALANCES	\$11,877.24	\$9,622.90	\$17,612.38		\$15,024.63	\$23,126.28	\$23,126.28
SOURCES							
OWNER ASSESSMENTS	\$18,242.00	\$17,748.40	\$17,409.55	\$17,799.98	\$18,500.00	\$18,574.00	\$18,574.00
INTEREST INCOME	\$122.26	\$85.70	\$173.57	\$127.18	\$75.00	\$150.00	
OTHER INCOME	\$151.48	\$0.00	\$700.00	\$283.83	\$0.00		
LATE FEES	\$6.25	\$67.60	\$8.35	\$27.40	\$40.00		
LIGHT CREDIT	(\$432.00)	\$0.00	\$0.00	(\$144.00)	\$0.00	\$0.00	
TREASURER CREDIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
SPRAYER CREDIT	(\$199.00)	\$0.00	\$0.00	(\$66.33)	\$0.00	\$0.00	
SIGNAGE ASSESSMENT	\$0.00	\$0.00	\$1,500.00	\$500.00	\$0.00	\$1,275.00	\$1,275.00
SIGN DEPOSITS	\$0.00	\$30.00	\$90.00	\$40.00	\$0.00		
TOTAL SOURCES	\$17,890.99	\$17,931.70	\$19,881.47	\$18,568.05	\$18,615.00	\$19,999.00	\$19,849.00
TOTAL AVAILABLE	\$29,768.23	\$27,554.60	\$37,493.85	\$31,605.56	\$33,639.63	\$43,125.28	\$42,975.28
USES (EXPENSE)							
ELECTRIC UTILITY	\$516.67	\$527.55	\$543.78	\$529.33	\$550.00	\$575.00	
LIGHTING SUPPLIES	\$26.56	\$162.14	\$256.26	\$148.32	\$300.00	\$200.00	
TRASH REMOVAL	\$2,096.10	\$2,432.76	\$2,369.60	\$2,299.49	\$2,400.00	\$2,500.00	
LAWN MOWING	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	
LAWN TREATMENTS	\$394.32	\$85.49	\$98.35	\$192.72	\$200.00	\$200.00	
SNOW REMOVAL	\$1,120.00	\$1,610.00	\$1,875.00	\$1,535.00	\$1,500.00	\$1,500.00	
POND MAINT/REPAIRS	\$223.08	\$42.39	\$99.66	\$121.71	\$300.00	\$300.00	
SPRINKLER MAINT/REPAIRS	\$478.03	\$113.17	\$145.52	\$245.57	\$500.00	\$500.00	
EQUIPMENT MAINT/REPAIRS	\$5.00	\$169.66	\$242.67	\$139.11	\$600.00	\$600.00	
FUEL	\$39.55	\$42.01	\$70.95	\$50.84	\$50.00	\$100.00	
FLOWERS/PLANTINGS	\$99.12	\$208.43	\$12.70	\$106.75	\$100.00	\$250.00	
CLEAN-UP EXPENSE/LABOR	\$563.70	\$350.56	\$74.88	\$329.71	\$500.00	\$500.00	
INSURANCE	\$293.00	\$293.00	\$293.00	\$293.00	\$300.00	\$300.00	
IRS TAXES	\$28.00	\$3.00	\$0.00	\$10.33	\$100.00	\$50.00	
REAL ESTATE TAXES	\$1,241.72	\$1,232.72	\$1,322.76	\$1,265.73	\$1,250.00	\$1,350.00	
ADMINISTRATIVE	\$108.60	\$99.52	\$956.13	\$388.08	\$1,000.00	\$1,000.00	
LEGAL SERVICES	\$4,461.39	\$0.00	\$0.00	\$1,487.13	\$0.00	\$0.00	
ASSOCIATION PARTY EXP.	\$119.19	\$252.70	\$363.46	\$245.12	\$400.00	\$400.00	
MOSQUITO SPRAY	\$42.36	\$556.50	\$277.19	\$292.02	\$1,500.00	\$1,500.00	
CENTRAL FIRE DONATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NAT & BEAU EXPENDITURES	\$0.00	\$0.00	\$496.91	\$165.64	\$0.00	\$1,200.00	
MISCELLANEOUS	\$110.70	\$127.20	\$8.37	\$82.09	\$100.00	\$100.00	
SUPERINTENDENT	\$0.00	\$2,400.00	\$2,800.00	\$1,733.33	\$2,800.00	\$2,800.00	
TOTAL RECURRING EXPENSE	\$13,167.09	\$11,908.80	\$13,507.19	\$12,861.03	\$15,650.00	\$17,125.00	\$0.00
EQUIPMENT PURCHASES							
EDGER	\$50.00	\$0.00	\$0.00	\$16.67	\$0.00	\$0.00	
SPREADER	\$0.00	\$21.17	\$0.00	\$7.06	\$0.00	\$0.00	
BUSH HOG	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TRACTOR	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,000.00	
SIGNAGE	\$0.00	\$0.00	\$2,789.20	\$929.73	\$1,000.00	\$1,000.00	
AERATION EQUIPMENT/PUMP	\$428.24	\$0.00	\$0.00	\$142.75	\$500.00	\$500.00	
SPECIAL CAPITAL ITEMS							
CLEAN DITCH/REPLACE CULVERT	\$0.00	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00	
TREE REMOVAL & TRIMMING	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	
ROAD EXPENDITURES	\$6,500.00	\$600.00	\$35.18	\$2,378.39	\$2,500.00	\$2,500.00	
STONE PARKING LOT	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	
SPRAYER UPGRADE	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$4,000.00	
TOTAL USES	\$20,145.33	\$12,529.97	\$16,331.57	\$16,335.62	\$26,600.00	\$28,425.00	\$0.00
CHECKBOOK BALANCE	\$9,622.90	\$15,024.63	\$21,162.28		\$7,039.63	\$14,700.28	\$42,975.28

12/31/01

**Arlington Woods Property Owners Association
Board of Trustees Meeting
Thursday, January 10, 2002**

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Present were Ann King, Roy Clark, Sharon Connelly, Bob Martin, and Don Shetterly. Rachel Hanna was absent.

The officers for 2002 were determined to be as follows:

President - Roy Clark
Vice-President - Bob Martin
Secretary - Don Shetterly
Treasurer - Rachel Hanna

The next meeting of the Board of Trustees will be Thursday, March 21 at 7:00 pm at Roy Clark's house.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Don Shetterly
Secretary

Arlington Woods Property Owners Association
Board of Trustees Meeting
March 21, 2002

President Roy Clark called the meeting to order at 7:15 p.m. In attendance were Roy Clark, Sharon Connelly, Rachel Hanna, Ann King, Don Shetterly and Ed Cleland. Bob Martin was absent.

The minutes of the January 10 Trustees meeting which followed this year's Annual meeting were read and approved as read.

Treasurer's Report

Treasurer Rachel Hanna reported the AWPOA has \$22,044.57 cash on hand. Outstanding receipts were \$892.92. Only one homeowner has dues outstanding for more than one quarter.

Second quarter association dues statements will go out on April 20 and be due on May 10. This statement will include a line requesting a contribution to the AWPOA Beautification Fund from those who cannot or choose not to participate in Spring Cleanup Day. As proposed and approved at this year's annual meeting, this request will be included in all future 2nd and 4th quarter dues statements.

Old Business

Ed Cleland reported that The Woods insecticide sprayer has been retrofitted to essentially new condition at a cost of \$4008.88.

Americable has had a sub-contractor working in the woods recently to improve the quality of the TV cable signal. While they have eliminated some problems, they are still working on further improvements. Some board members noted that they have noticed the improvement. There remain some cables that are strung from tree-to-tree in violation of AWPOA regulations. Americable is aware of this. Roy Clark will contact Americable to see if this can be corrected.

There has been little requirement for snow removal so far this winter, resulting in considerable cost savings to AWPOA.

The last of the reflective lot number signs have been installed in the woods. The most recent signs were placed at the entrances to the two lanes off Indian Creek Drive.

Brochures promoting the quality of life features of living in Arlington Woods remain available. See Julie Coolidge if you want copies. Rachel Hanna is making sure that local Realtors have copies of the brochures.

Paving of the front entrance boulevard was discussed. Roy Clark will obtain quotes from local contractors for this. A decision on whether to proceed will depend on cost and funds availability. While there is almost \$7700 in our "Road Fund", this is not likely to be enough to cover this work. Any proposal to proceed will be discussed at the next Trustees meeting and would probably be submitted to association members at the annual summer picnic.

There are some trees on common ground that will need professional removal. One in particular is between lots 19 and 20. Ed Cleland will get a quote for removal of this tree. Ed also mentioned that he cleared and hauled away a number of trees following the high winds a few weeks ago. Ed also proposed that remove a couple of trees/bushes which are obscuring the front entrance to The Woods.

New Business

Sunday, April 14 was chosen as the date for the AWPOA Spring Cleanup. The rain date will be Sunday, April 21. The first work party is to meet at the entrance at 9 a.m. Those who can't make the 9 a.m. time

should meet at the entrance at 1 p.m. Those interested in participating in garden cleanup should meet Ann King at the entrance at 1 p.m. Remember that cleanup will not include picking up branches and other material from individual homeowner's lots. These should be disposed of by homeowners. The AWPOA tractor and a trailer are available for this. See Ed Cleland.

David and Diane Kielmeyer of Bowling Green have made an offer to purchase Lot #29 in The Woods. We believe the offer was contingent on AWPOA board approval of his building plan. On January 31, board members Hanna, Connelly, Martin and Shetterly met at Hanna's to review the original material proposed to side the home. The material was Hardiplank cement-cellulose siding. After considerable discussion it was decided that this material had a natural appearance in accordance with the spirit of AWPOA regulations. A second meeting at Clark's of board members Clark, Shetterly, Connelly and Hanna was held on February 28 to consider Kielmeyer's building plans in more detail. Mr. Kielmeyer and his builder presented house plans and building details. Among the proposed materials was a "high-end, vinyl product" for siding the home. The board members present (representing a majority of the board) unanimously voted not to approve the use of vinyl siding on the home in accordance with the AWPOA regulations which require that all exterior materials be "natural". The Kiemeyers were informed of this decision. We have not been informed as to their decision following this.

Ed Cleland reported that he has resumed aerating the front entrance ponds due to a heavy buildup of Algae. Ed also reported that Northwest Sewer District has laid down additional stone in the drive back to the sewage treatment building. Northwest is in the process of trying to find a blockage in the sewer line back by the treatment building. Ed is also looking into getting insecticide pellets to put in the standing water back by the treatment plant to reduce mosquito populations this summer.

Further cleanup of the drainage ditches during Spring Cleanup was discussed. Jake Hinton has apparently volunteered use of his tractor and backhoe to help with this. Sharon Connelly volunteered to contact Jake to see if this can be arranged for Spring Cleanup Day.

Homes for sale include #36, #27, and # 19. Lots #12, #29 and #35 are not occupied, but #35 is apparently not listed.

Ann King proposed that Arlington Woods beautification efforts this spring include creating a tree and flower planting area at the end of the entrance boulevard. Also, it was agreed that the low growing junipers at the front entrance garden would be removed and replaced with more attractive plantings. Ed Cleland has recently trimmed several of the large bushes at the entrance to make the sign more visible and improve the appearance of the garden. Also, the ornamental grass in the front will be moved elsewhere as it is too high.

The recently planted tree in the small island south of the entrance boulevard was recently driven over by an automobile. While the tree was later uprighted, it is not clear if it will survive. Alternatives for the island were discussed but no resolution was arrived at.

An early August Sunday date was proposed for the AWPOA Summer Picnic. If you are interested in hosting the picnic, please contact Roy Clark.

The next Trustees meeting will be held on Thursday, July 11 at 7 p.m. at Roy Clark's house.

Respectfully submitted,

Don Shetterly
Secretary



Arlington Woods Property Owners Association

Spring Cleanup 2002

Sunday, April 14, 2002

- | | |
|------|----------------------------------|
| 9 AM | Group #1 Cleanup of Common Areas |
| 1 PM | Garden Cleanup |
| 1 PM | Group #2 Cleanup of Common Areas |

PLEASE MEET AT THE ENTRANCE BOULEVARD

**Arlington Woods Property Owners Association
Board of Trustees Meeting
July 10, 2002**

President Roy Clark called the meeting to order at 7:05 p.m. In attendance were Trustees Roy Clark, Sharon Connelly, Rachel Hanna, Ann King, Don Shetterly and Bob Martin. Ed Cleland was also present.

The minutes of the March 21 Trustees meeting were read and approved as read.

Treasurer's Report

Treasurer Rachel Hanna reported the AWPOA has \$16,384.58 on hand. No member was in arrears for first quarter dues. Rachel was preparing to mail second and third quarter dues. Second quarter dues will be due on July 25 and third quarter dues on August 30.

The third quarter dues will include a line requesting a contribution to the AWPOA Beautification Fund from those who cannot or choose not to participate in Fall Cleanup Day as proposed and approved at this year's annual meeting.

Old Business

Ed Cleland reported that The Woods insecticide sprayer spray head had to be replaced at a cost of \$374.29, but that this cost is reimbursable since the part is covered under warranty.

The tractor required transmission oil but otherwise is OK. He will be replacing the ammeter since he believes this is the reason the tractor battery loses charge.

Ed reported that a relative is having an estate sale and that one of the items for sale is a walk behind brush hog. The board approved spending up to \$250 to purchase the unit. It would be useful for mowing along the sides of Indian Creek Drive.

Ed is working to control the Duckweed on the south pond and algae in the north pond. He and John Powell have also begun to clear brush around the pond perimeters.

One sprinkler head had to be replaced after someone drove over it.

Roy has requested three quotes for paving the entrance boulevard. The first quote has been received - \$13,500 for the paving and an additional \$6500 to "feather" the edges of the old asphalt pavement. Roy believes the latter will be necessary for a good appearance. Roy hopes to have the other bids by the time of the Annual Summer Picnic so that he can discuss paving options with the homeowner members present.

Roy called Americable and they reported they are "working on" getting the above ground cable in front of lots 4 and 5 buried. This is similar to the statement we have received from them for several years, without any action being taken. Roy wrote a letter to the Public Utilities Commission of Ohio about this matter. They indicated that they do not have regulatory responsibility and suggested we contact the Ohio Cable Telecommunications Association in Columbus. A letter will be sent to this organization to see if we can get some action.

Roy attended a June 5 meeting of the Liberty Township Zoning board. One preliminary proposal at the meeting was that consideration be given to rezoning the Liberty Township side (west side) of US 25 as "Industrial". AWPOA will want to be aware of any further move in this direction, so that our voice is heard on the subject.

Jo Ann Kroll and Kathy Hoff (#20) have agreed to host the Arlington Woods Summer Picnic on Sunday, August 4. The day will begin with a golf outing at the Bowling Green Country Club with tee times from 8:40 - 9:20 am. Those wishing to golf should call Roy Clark as soon as possible. The picnic will be from 4-6 p.m. Please bring a dish to share and place settings for your family. Brats, burgers and refreshments will be supplied by AWPOA. You and your family are welcome to use Jo Ann and Kathy's pool as long as children have adult supervision. A short informational meeting will be held during the picnic. Please plan to be there.

Linda Smead has purchased Lot #29 and does not plan to put it on the market. Homes for sale are on lots #36, #27 and #19. Empty lots #12 and #35 are listed for sale.

Comments were made that Mosquito control has been excellent. Ed thinks this is due in part to the "pelleting" of the standing water back by the sewage treatment plant. Nevertheless, if you have any problem with mosquito control, please give Ed a call.

New Business

The Elliott's (#18) asked for board approval to install a cedar fence in back of their house. Approval was moved, seconded and passed unanimously.

Ed Cleland (#2) had earlier asked approval for a new deck and spa addition to his house. Approval was unanimous.

Concern was expressed that one AW resident put up a fence in their backyard without board approval. While such approval is usually given as long as AWPOA rules are followed, such additions are subject to board approval. The homeowners in question will be reminded on this.

Animal control problems were mentioned by Bob Martin. Please make certain that your dog does his "business" away from private property.

Ann King mentioned that it was brought to her attention that watering with "sulfur water" was offensive to some homeowner. It was suggested that homeowners take their neighbors into consideration when watering with well water.

Sharon Connelly asked about plans for further clean up of the ditches on the perimeter of The Woods. It was stated that we will try to address ditch cleaning at Fall Clean-Up. This was not possible at Spring Clean-Up due to water in the ditches.

Ed Cleland had purchased a collection of perennials at Ann King's direction for planting in the entrance garden where the junipers were removed during Spring Clean-Up. Ann was planning on planting them on Sunday, July 14. Don Shetterly volunteered to help. (Note: Ann and Ed accomplished this prior to July 14)

Ed has removed the overflow tile for the north pond since it was broken. He will look into replacing it.

The next trustees meeting will follow the Annual Picnic on August 4.

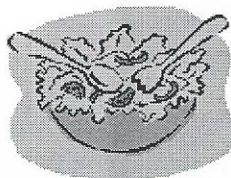
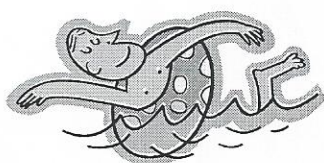
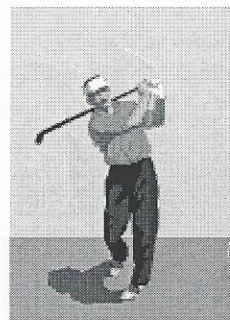
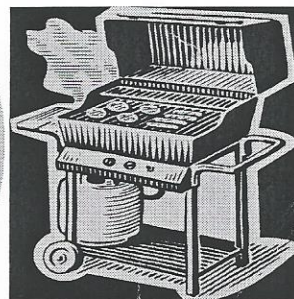
The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Don Shetterly
AWPOA Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

Annual Picnic and Golf Outing



Golf: Tee times 8:40 – 9:20 am
Bowling Green Country Club
Golfers call Roy Clark at 686-8631 ASAP

Picnic: 4:00 – 6:00 pm
Jo Ann Kroll and Kathy Hoff's House - #20
Bring table service and a food item to share

**Arlington Woods Property Owners Association
Board of Trustees Meeting
October 9, 2002**

President Roy Clark called the meeting to order at 7:30 p.m. In attendance were Trustees Roy Clark, Sharon Connelly, Ann King, and Don Shetterly. Trustees Bob Martin and Rachael Hanna were absent. Ed Cleland was also absent.

The minutes of the July 10 Trustees meeting were read. One correction was made: the reference to the proposed zoning change along US 25, that it was proposed that it be changed to industrial, was not correct. The apparent proposed change was to "commercial". (It turns out that this is not correct either - see attached note for further clarification)

Treasurer's Report

Treasurer Rachel Hanna was not present and no treasurer's report was available. The next Association dues statement is to go out in the next week or so, with a November 10 due date.

Roy mentioned that only one AWPOA member made a contribution to the beautification fund in lieu of participation in spring clean-up. This was viewed by several Board members as inappropriate, considering that a significant number of resident household members did not participate in spring clean-up. Roy will ask that the statement on the quarterly dues statement be made stronger. The Board wishes to remind all AW residents that a resolution passed by the entire membership at the last annual meeting proposed that any household not represented at Spring or Fall cleanup should make a contribution to the beautification funds. The efforts of those involved in these clean-up days saves AWPOA a lot of money, conversely the lack of effort by some residents costs the Woods money.

Old Business

The Board has chosen Sunday, November 10, 2002 for AWPOA Fall Clean-Up Day. Those who wish to participate in the general clean-up should meet at either 9 am or 1 pm at the entrance boulevard. If you wish to participate in flower bed clean-up, meet Ann King at the entrance boulevard at 1 pm. Those residents who can not participate in clean up are expected to make voluntary contributions to the Beautification Fund when they send in their quarterly dues in November.

The Woods insecticide sprayer has been repaired and the battery problem with the tractor has been resolved.

We did not receive additional quotes for resurfacing the front boulevard, mostly because none of the other contractors had time in their schedules to do it this fall. The one bid received this summer from S. E. Johnson was \$20,000 which included grinding away asphalt along the curbs to get a good appearance. This amount is considerably in excess of the amount we have accumulated in the "Road Fund". However, the Board agreed that we should assess the situation at our next meeting in December prior to the Annual Meeting in January. It is likely that repaving the entrance next spring or summer would require an assessment from the homeowners. It was stated that such an action would not be taken without a supporting vote at the January Annual meeting.

A fence on the property of one AWPOA member continues in violation of AWPOA rules. Also, the homeowners have not requested approval and have not acted in response to one of the Trustees informing them of their violation. The Board members agreed that if this violation is not corrected, , that appropriate action will have to be taken.

Don Shetterly reported that he, his wife Lynette and Julie Coolidge attended a meeting of the North Baltimore City Council on August 6 where the subject of authorizing alternative TV cable services was discussed. It appears that two additional companies, American Digital Technologies and Community Connections will be offering Cable service, at least in North Baltimore. Representatives of both of these companies introduced themselves to the AW residents and expressed a desire to serve the needs of AW. Americable may continue to offer service or may be

bought out by the new service providers. It is not known when and if one of the new companies will provide service to AW.

Julie Coolidge reported that the Liberty Township Zoning Board meeting scheduled for October 9 had been postponed to October 16. The Board agreed that it would be highly desirable if a number of AW residents were present at the meeting to make certain that the Zoning Board understands our desire that AW and perimeter properties are zoned residential if any change in zoning is made. Roy and Don agreed to call AW residents to recruit a good showing for the meeting. (see the attached not for a brief report on that meeting)

The Board expressed appreciation to Jo Ann Kroll and Kathy Hoff for hosting the annual summer picnic. It was well attended and enjoyed by all. Prior to the picnic, 20 residents had enjoyed a round of Golf at Bowling Green Country Club. Prizes were awarded in recognition of the golfers' accomplishments.

New Business

It was noted that a hunting platform has been placed in a tree just outside the AW perimeter in the "meadow". While the platform is not on AW property, some clearing of trees on our property has occurred. Roy will contact the local game warden to make him aware of the platform and to remind him that a hunter using it is not allowed to cross AW property to get to the platform or to retrieve game.

Appreciation was expressed for the AW residents who maintain the walking path in the meadow each summer.

It was reported that there was a smell of sewage near the southwest pumping station. Roy stated that if anyone notices this again to give him a call and he would contact the appropriate authority.

The Board proposed Wednesday, December 11 at 7 pm for the AWPOA Christmas Party. Don and Lynette Shetterly of #4 volunteered to host the party this year. A notice will go out in advance of the party. All residents and their families are encouraged to attend. Please bring an appetizer to share.

The next Board of Trustees meeting will be held on Wednesday, December 4 at 7 pm at Roy Clark's house. The purpose of this meeting will be to develop a budget for the coming year. That budget will be submitted to AW residents at the Annual Meeting.

Thursday, January 9 was proposed as the date for the Annual Meeting. The Board requests that anyone willing to host that meeting get in touch with a Board member.

The meeting was adjourned at 8:55 pm

Respectfully submitted,

Don Shetterly
AWPOA Secretary

Addendum:

On October 16, 2002, Roy Clark, AWPOA President; Don Shetterly, AWPOA Secretary; and AW resident Ann Huner attended a meeting of the Liberty Township Zoning Board at Township Hall in Rudolph.

The township Zoning Board is considering a number of amendments to the "Liberty Township Zoning Resolution" dated December 6, 2000. This document discusses all zoning regulations and the process required to change the zoning of any property in Liberty Township. The Zoning Board reviews and updates this document when necessary. The next update or change will probably not occur for several months.

A zoning map on the wall of the meeting room clearly shows that all of the Arlington Woods residential area including that along U.S. 25 is zoned residential. The areas north and south of AW are zoned agricultural. The "meadow" behind the AW residential area which is owned by the AWPOA is also zoned agricultural.

The important point revealed after conversation with the Zoning Board members is that the Zoning Board does not and can not unilaterally change the zoning on any property. The zoning on any property can only be changed by the action of the owner of the property who petitions the Zoning Board for a change. The Zoning Board is then empowered to apply the "Liberty Township Zoning Resolution" in their decision as to whether to accept the property owner's petition for a change in zoning.

The map which Roy Clark received at an earlier meeting was not intended to suggest how properties should be zoned, but only to show likely zoning patterns for the future.

It was suggested that AW might seek out those who own property adjacent to ours and ask if they might be willing to request that their properties be rezoned residential. AW could also request that the "meadow" be zoned residential as this might influence any zoning petitions on adjacent property.

A copy of the Liberty Township Zoning Resolution is available to anyone wishing to see it. Copies of some of the proposed changes to the Zoning Resolution are also available. Please see Don Shetterly for these.

The next meetings of the Liberty Township Zoning Board will be held October 30 and November 13 at 7:30 p.m. in Township Hall. These meetings are being held primarily to discuss proposed changes to the Zoning Resolution.

Don Shetterly

P.S. Township Trustees meetings are held on the 1st and 3rd Wednesdays of each month at Township Hall at 7:30 pm. The next meetings are on November 6 and 20 and December 4 and 18. As mentioned previously, the next Zoning Board meetings will be on October 30 and November 13 at 7:30 pm at Township Hall.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

FALL CLEANUP 2002

Sunday, November 10, 2002

9 AM Group #1 Cleanup of Common Areas

1 PM Garden Cleanup

1 PM Group #2 Cleanup of Common Areas

PLEASE MEET AT THE ENTRANCE BOULEVARD