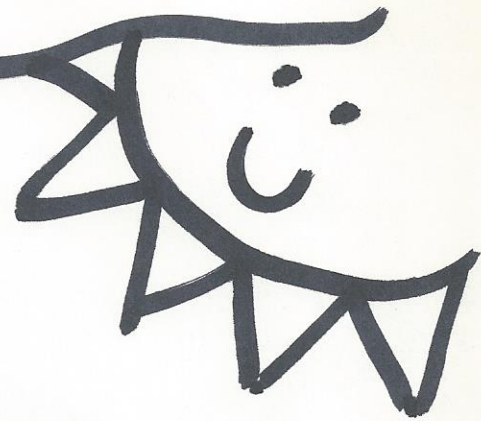


AWPOA'S ANNUAL MEETING



Thursday, JAN. 9
8 p.m.

*New location: #4
Darkene; Ted Greene
Beverages provided

Please plan to attend.
Your input is critical to
the development of The Woods.

**Arlington Woods Property
Owners' Association
Minutes**

January 6, 1986

Present: Baker, Clark and Greene.

President Ted Greene called the meeting to order.

Agenda

Secretary Toby Baker read the minutes of Nov. 21, 1985, which were approved.

On behalf of Treasurer Shirley Miller, Toby read the treasurer's report: Checking - \$1,289.67 (as of Dec. 12) and Savings -- \$7,719.23 (as of the November statement).

1. It was noted that the back entrance to Arlington Woods has been blocked.
2. Roy did arrange for workers to clean the center strip and front entrance to the best of their ability due to a very rainy November.
3. Tom is continuing to collect information regarding manufacturers of globes, prices, replacements and cost of walking lights.
4. Board members suggested that the 1986 AWPOA Board welcome new neighbors to the Woods with a letter that would detail handy information.
5. The new irrigation system has been winterized.
6. For upcoming projects, it was moved and seconded to raise the monthly AWPOA rates. New rates will be \$7 for trash pickup; \$10 for ground maintenance (an increase of \$2); and \$8 for general fund (an increase of \$3). New rates will take effect in February.
7. In preparation for the Annual AWPOA Meeting slated for Jan. 9, the Board reviewed its accomplishments for 1985: better upkeep of the front entrance with regular trimming, edging and a working sprinkler system; trimming of the trees in the front and around the circle; repaired drainage tile for better water drainage; and blocked back road.

8. As future projects, the Board suggested the 1986 Board look into:

- a. development of the Directory;
- b. planting of trees on the slopes by the ponds for conservation as well as beautification;
- c. cleaning and maintaining a play area;
- d. upkeep of the front entrance by a professional, part-time team;
- e. upkeep of the ponds;
- f. addition of walking lights around the circle for safety and attractiveness;
- g. additional lights on the Arlington Woods sign at the front entrance.
- h. future road repair;
- i. keeping the connecting tiles beneath the entrance and exit roads clean;
- j. consideration of steps involved in obtaining water from Bowling Green; and
- k. consideration of possibility of obtaining a natural gas pipeline to Arlington Woods.

9. Noting that this was the 1985 Board's final meeting, the meeting was concluded with members walking briskly home through the frosty air.

**Arlington Woods Property
Owners' Association
Annual Meeting**

January 9, 1986

Families represented: Clarks, Bakers, Snyders, Millers, Sevignys, Stroubles, Frisbies, Greenes and Burons.

President Ted Greene called the meeting to order at 8:30 p.m.

Agenda

Secretary Toby Baker read the minutes of January 6, 1986, which were approved.

Treasurer Shirley Miller gave her report which included: \$7,762.02 in savings and \$1,289.67 in checking.

1. Ted Greene discussed items mentioned in the minutes of Jan. 6. He noted the changes in the 1985 Board: Shirley Miller and Roy Clark replacing former members Steve Boyd and Bonnie Jackson.
2. Roy volunteered to check on the cost of sewage in response to a question from the floor.
3. It was reported that initial information shows that Columbia Gas is already located a half-mile away on Mermill and is interested in bringing its line to Arlington Woods. Estimated cost would be approximately \$30,000 to bring in the line with around \$650 refunded back to Arlington Woods property owners.
4. Several items of interest were discussed: More information regarding possible gas line; cleaning of the tile; better lighting; possible playground, tennis court and basketball areas; problem of mailbox vandalism; and better promotion of Arlington Woods to potential homeowners.
5. With amazing efficiency, new officers for 1986 were quickly nominated and elected:

John Kretzshmar
Marsha Frisbie
Ted Greene
Irma Buron
Roy Clark
6. The meeting was concluded at approximately 10 p.m. with time for visiting, sharing information about school busing, and names of efficient water treatment companies.

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD OF TRUSTEES

MINUTES

January 9, 1986

Present: Buron, Clark, Frisbie, Green

Ted Greene called the meeting to order.

Irma Buron resigned her seat on the board and Shirley Miller agreed to take her position at the request of the other board members.

Election of officers was held, with the following results:

Ted Greene	President
Roy Clark	Vice President
Marsha Frisbie	Secretary
Shirley Miller	Treasurer

After brief discussion of some of the issues that lie ahead in the coming year, the meeting was adjourned.

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD OF TRUSTEES

MINUTES

February 10, 1986

Present: Clark, Frisbie, Greene, Miller

Ted Greene called the meeting to order.

Minutes of the last meeting were read and approved.

Shirley provided the following Treasurer's Report:

\$2,716.23	Checking
\$7,805.84	Savings

Board members then discussed delinquent dues owed to the association.

Ted pointed out the need for plantings on the hills east of the ponds due to erosion of the soil. Board members discussed the various types of plantings available through the Wood Soil and Water Conservation District. Shirley moved and Roy seconded that the Association purchase plantings of various types costing up to \$300.00.

A discussion was held on the problem of standing water in the entrance roadway. This situation is a result of water not being able to flow from the south pond to the north pond. Roy agreed to talk with a contractor regarding possible solutions, and also to investigate the feasibility of pumping the existing water out of the roadway. Ted is to check with the county on whether there is a drainage plan on file.

Ted reported that Mid Am Bank is pressing for some kind of sign to advertise lots that are for sale. Following discussion regarding the pros and cons of different types of signs, board members agreed to permit the bank to erect a sign on the common ground at the entrance, size not to exceed 3'x3', in earth tone wood colors. The bank will be informed that they should submit a proposal to the board for approval. Suggesting wording would be "Building Lots Available--Contact Mid Am Bank at _____." Board members also discussed the possibility of a uniform, attractive "For Sale" sign that could be specified to realtors and property owners for use in the woods. Marsha is to contact Toby Baker about products that are currently available.

Board members discussed the merits of creating a play area either in the designated space in the southeast section of the woods or in the back. Concensus was that the designated area would be a better location than the back. Members agreed to ask a contractor

to take a look at the area early in the spring to give an estimate on clearing the brush and small trees away.

The desirability of installing approximately eight pole type lights around the woods to enhance walking and jogging was discussed. Roy will contact a contractor regarding an estimate on the cost of such a project. Members agreed that the lights should be similar in style to the front entrance lights.

Roy reported that he would again contact the county regarding the possibility of reduced charges for sewer service.

Members discussed the arrangements that will have to be made for mowing, trimming, and care of the flower beds when spring finally does arrive.

The meeting adjourned at 11:00 p.m.

ARLINGTON WOODS

Kendall L. Baker	31 Indian Creek Dr.
Steven Boyd	11 Indian Creek Dr.
Antonio Buron	19 Indian Creek Dr.
Roy Clark	9 Indian Creek Dr.
Paul Evans	30 Indian Creek Dr.
James Fentress	10 Indian Creek Dr.
Gilbert Frisbie, Jr.	20 Indian Creek Dr.
Martina Strouble	17 Indian Creek Dr.
Delmiro A. Ghia	26 Indian Creek Dr.
Theodore W. Greene	4 Indian Creek Dr.
Robert Hurlstone	33 Indian Creek Dr.
John Kretzschmar	34 Indian Creek Dr.
David Congdon	36 Indian Creek Dr.
Jackson Miller	16 Indian Creek Dr.
Karl Heiser	18 Indian Creek Dr.
Clyde Willis	1 Indian Creek Dr.
William Martin	38 Indian Creek Dr.
Roger K. Rufener	21 Indian Creek Dr.
Maurice Sevigny	2 Indian Creek Dr.
Thomas Snyder	13 Indian Creek Dr.
Kenneth Steffen	25 Indian Creek Dr.
Elaine L. Wichman	37 Indian Creek Dr.
Meagon Shaffer	7 Indian Creek Dr.
Mid-Am Bank	15 Indian Creek Dr.

Sanitary Sewer No. 9
Arlington Woods Subdivision
Summary of Operation

		<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
A. Operation & Maintenance							
1) Parts, Repairs and Supplies	\$	482.56	391.61	\$3,513.68	\$2,508.00	\$ 675.90	\$1,992.23
2) Sanitary Engineering Department		4,699.71	4,251.06	3,645.00	2,658.81	4,083.04	4,467.99
3) Electricity		<u>1,544.06</u>	<u>1,897.23</u>	<u>2,137.19</u>	<u>2,349.10</u>	<u>2,372.99</u>	<u>2,315.20</u>
TOTAL EXPENSE		<u>\$6,726.33</u>	<u>\$6,539.90</u>	<u>\$9,295.87</u>	<u>\$7,515.91</u>	<u>\$7,131.93</u>	<u>\$8,775.42</u>
B. Revenue							
1) Sewer Billings	\$	6,679.00	6,407.00	\$7,620.00	\$7,470.00	\$6,870.00	\$7,892.64
2) Real Estate Settlements (Lot #1)		<u>297.00</u>	<u>14.85</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
TOTAL INCOME		<u>\$5,976.00</u>	<u>\$6,421.85</u>	<u>\$7,620.00</u>	<u>\$7,470.00</u>	<u>\$6,870.00</u>	<u>\$7,892.64</u>

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD OF TRUSTEES

MINUTES

March 10, 1986

Present: Clark, Frisbie, Greene, Kretzschmar, Miller

Ted Greene called the meeting to order. Minutes of the last meeting were read and approved.

Ted reported that he had purchased \$150 worth of plantings for the hills, including pines and flowering bushes.

Roy notified members that the county will begin pumping tomorrow to relieve the standing water problem at the entrance.

Ted summarized his discussions with Mid Am Bank regarding an informational sign at the entrance. Following discussion, members agreed that no change in policy is needed at this time.

Roy reported that he had obtained an estimate for pole-type lighting around the woods; the amount would be \$2,800 and would include all necessary meters, meter bases, conduit and labor but not the lights or poles. Board members discussed the possibility of using an assessment as a means of funding this project, and agreed to table the matter pending more information on costs of road repairs. Roy also provided a Summary of Operation for the sewer system (copy attached).

Members discussed arrangements for grounds maintenance and decided that fertilizing, flower planting, mulching and trimming should be done by an outside contractor. Mowing will be done by a young person selected by Roy. Members agreed that the trimmer should be repaired unless a new one could be purchased for less than \$200. (Kretzschmar motion, Miller, second)

Shirley provided the following Treasurer's Report: \$2,728.98 in checking; \$7,849.41 in savings.

Ted agreed to make contact with any homeowner delinquent in dues payment.

Members discussed the plans for a new home on Lot #5. Ted agreed to relay the board's approval to the owner, with concerns regarding brick color and drainage.

Members discussed the necessity for road repairs to repair cracks and raise the level of the roadway in the in-bound lane of the entrance.

The Board heartily thanked John Kretzschmar, Tom Snyder, and Roy Clark for their diligent work on the ice problem at the entrance. A thank you also to Sue Kretzschmar and Jacquie Snyder for their efforts in picking up trash in the front area.

Board members also agreed that homeowners should be reminded that in accordance with the Declaration of Restrictions adopted by the Association, certain "home improvement" projects do require approval by the Board. Part I of the Restrictions states: "No building, fence or other structure shall be erected, placed or altered on any lot in such Residential Area until the proposed building plans, specifications, exterior color or finish, plot plan (showing the proposed location of such building or structure, drives and parking areas), and construction schedule shall have been approved in writing by the Architectural Control Committee."

Members discussed the continuing problem of vandalism to the front lights but were unable to arrive at a satisfactory solution.

Members agreed that cable television reception has been less than perfect recently and agreed that dissatisfied homeowners should not hesitate to register their complaints with Americable.

The meeting adjourned at 10:15 p.m.

The Secretary apologizes for her extreme tardiness in distributing these minutes, and assures you that it will not happen again!

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD OF TRUSTEES

MINUTES

July 22, 1986

Present: Clark, Frisbie, Greene

Ted Greene called the meeting to order. Minutes of the last meeting were approved.

Board members noted that the spring plantings seem to be in good shape and that water is flowing well between the two ponds. Ted stated that he believes all homeowners are up-to-date in dues payments.

OLD BUSINESS

Members discussed the current mosquito spraying arrangements and agreed that weekly sprayings would be desirable. Marsha agreed to contact the Health Department.

Roy provided information on another estimate for lights around the roadway. By using the electric meters of some homeowners and rebating them the charges, we could save a significant amount of installation costs. A to Z Electric quoted an installation cost of \$700.00 excluding the lights and poles. Marsha moved and Roy seconded that we go ahead with the light project. Marsha will contact Gross Electric for cost information on the lights, poles, and prices for replacement globes for the entrance lights that are a constant maintenance headache. Poles and globes will be similar in style to the entrance lights.

Members discussed a Rutter and Dudley estimate for road repairs and agreed that the road does need some attention and should be done between August 15 and September 15. Rutter and Dudley's estimate is \$2,800.00 and the board agreed to seek another estimate before proceeding. Repairs will also be done to the Greene/Sevigny and Baker/Evans roadways. Marsha moved and Roy seconded that we proceed with a repair project not to exceed \$3000.00.

Board members agreed that the entrance area has looked exceptionally well cared for this spring and summer. Roy noted that the sprinkler system does not seem to be working properly. Homeowners are cautioned not to drive or park on the grass areas at the entrance because this results in broken sprinkler heads.

NEW BUSINESS

Ted noted that the edging of the concrete at the entrance needs to be completed; he will contact the proper person to accomplish this. Also, one half of one of the lamp globes needs to be replaced.

Members discussed the desirability of supplementing the stone at the south edge of the north pond. Marsha agreed to inquire about the availability of smooth stones to spread on the "beach" area and down into the pond.

Members discussed the possibility of requiring the removal of all "For Sale" signs in the Woods. The matter was tabled pending input of interested homeowners.

Ted noted that a few non-residents have been fishing in the ponds. Homeowners should be aware that the ponds are for the use of residents and guests only.

The meeting adjourned at 10:25.

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD OF TRUSTEES

MINUTES

August 26, 1986

Present: Clark, Frisbie, Greene, Kretzschmar, Miller

Ted Greene called the meeting to order. Minutes of the last meeting were approved.

Shirley provided the following Treasurer's Report:

Checking	\$2,248.49
Savings	\$7,849.00 + interest

All homeowners' dues are up-to-date.

Ted reported that the following homeowners have recently moved to the woods:

#11	David & Melissa Winner
#15	Klaus & Linda Zoepke
#18	Judith Torsok
#26	Robert & Mary Lou Reublin
#30	Joan McKee
#36	William & Kathleen Nonnamaker

Welcome! to all of you.

Following lengthy discussion, board members approved the purchase of six replacement globes for lights at the entrance (Clark motion, Kretzschmar second). Roy also moved and John seconded a motion that we try to purchase posts and fixtures for the interior of the woods directly from the manufacturer. John agreed to contact the manufacturer regarding this arrangement.

Members discussed the estimate for road repairs. Roy reported that he has been unable to obtain additional bids. John moved and Shirley seconded a motion that we contact Rutter and Dudley and ask them to do the road repairs as quoted plus repairs to the Baker/McKee drive. Roy will contact Rutter and Dudley.

Roy reported that he has been in touch with the sprinkler contractor and that they will be doing necessary repairs soon.

Members discussed adding stones to the "beach" area at the south end of the north pond. Due to the fact that the summer is nearly over, the project was put on hold until next spring, with a recommendation that the new board consider it at that time.

Due to the fact that no negative feeling was expressed by homeowners, the board has decided to enforce the policy prohibiting "For Sale" signs. (Miller motion, Kretzschmar second). Ted will take care of informing the realtors involved.

Following discussion, John moved and Shirley seconded a motion to re-stock the pond with 100 small-mouth bass. Roy agreed to take care of getting the fish.

Members discussed fall clean-up and tree trimming. Roy will contact our lawn mowing person to take care of these tasks. Roy will also talk to the contractor regarding winterizing the sprinkler system.

The meeting adjourned at 10:15.

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD OF TRUSTEES

MINUTES

November 11, 1986

Present: Clark, Frisbie, Greene, Kretzschmar, Miller

Ted Greene called the meeting to order. Minutes of the last meeting were approved.

Shirley provided the following Treasurer's Report:

Checking	\$2,324.19
Savings	\$8,128.29 + interest

Ted reported that he had neglected to contact realtors regarding removal of "For Sale" signs, but that he would do so immediately.

Roy informed members that replacement globes have been installed on the lights at the entrance and that work will begin soon on the lights for the interior of the woods.

Roy also reported that the road repairs are nearly finished and that the sprinkler system has been winterized. The ponds have been re-stocked with fish, and leaves at the entrance have been raked.

Ted announced that Mid Am Bank has donated Lot #8 to an auction to benefit the Falcon Club on November 28. Following discussion, John Kretzschmar moved that the Property Owners' Association should bid up to \$5,000 for the lot. Shirley seconded, and the motion passed.

Ted informed members that the Annual Meeting will be held on January 8, 1987 at 8:00 p.m. at the Kretzschmar residence. Members discussed the desirability of changing the regulations so that the Board of Trustees would have six members, with three members being elected each year(after this year) for a two year term. This would insure continuity on the board. John moved that the following proposal be put before the Association membership as a whole at the January 8 meeting: in 1987, six board members will be elected, three for two year terms and three for one year terms. In succeeding years, three board members will be elected for terms of two years. Roy seconded, and the motion passed.

Board members decided to have the Property Owners' Association Christmas Party on December 17 at Greene's. The Association will provide beverages, and each homeowner is asked to bring a snack. Time of the party is 8:00 p.m.

Following discussion of snow removal arrangements, Marsha volunteered to contact Milt Boxley regarding our desire to have him provide this service again this year. Individual homeowners may contact him if they wish him to clear their driveways while he is doing the main road.

The meeting adjourned at 10:30 p.m.