

ANNUAL MEETING
OF THE
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
THURSDAY, JANUARY 8, 2009
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 _____ 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 8, 2009, 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 8, 2009 or any adjournment thereof.

SIGNED _____

DATED _____

ADDRESS _____

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.

AWPOA Annual Meeting

January 8, 2009

President Comments

Secretary Report

Lorena Schwab

Treasurer's Report

John King

Superintendent Report

Ed Cleland

New Business

Budget for 2009

Spring/Fall clean up participation

Election of new board

Property owner survey

Suggestions for the betterment

Adjourn

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
JANUARY 8, 2009

The 2009 Annual Meeting of the Arlington Woods Property Owners Association was called to order by President Steve Bateson at 7:15 P.M. In attendance were Trustees Linda Smead, Julie Coolidge, Lorena Schwab and John Powell. Superintendent Ed Cleland was also present. Owners of twenty-four properties were present or represented by proxies.

President's Comments: President Steve Bateson opened the meeting by thanking everyone for coming; thanking the Board for working together for the past year; thanking Ed Cleland for his work on the property; thanking Ken Steffan for his work with helping to install the flapper valve to prevent back flow of excess drainage water into the woods and thanking John King for his terrific job with the financial records.

Secretary's Report: The Minutes of the 2008 Annual Meeting were read by the Secretary. Tom Snyder made a motion to approve the Minutes as read; this was seconded by Ann Huner and approved.

Treasurer's Report: Treasurer John King was absent. Linda Smead presented that there is \$12,600.00 in the treasury; that accounts receivable stand between \$1,700 and 1,800 and there is currently one lien against a foreclosed property in the approximate amount of \$1,300.00.

Superintendent's Report: Ed Cleland reported that there were no major projects in the Woods this year. We had a larger than normal number of limbs and trees downed. Dennis Coolidge painted the tractor and we thank him for his "two quart overhaul". There was only minor maintenance on equipment. One light post was downed by wind in December and will be replaced. A couple other lamp posts are in poor shape and will be attended to as necessary. Roy Clark placed a 300 watt fluorescent bulb in the lamp post in front of his property and it is providing extra lighting. Anyone wishing a post near their home to have this illumination can contact Ed about this replacement bulb.

New Business: The first new business on hand was the presentation of a proposed budget for 2009. President Steve Bateson noted that the association party expenses for 2008 were larger than normal mainly because he had not turned in the 2007 Christmas party expenses until 2008. No funds were spent last year on mosquito control due to our existing inventory of supplies, but that will need to be replenished this year. Our snow plowing fees were larger than anticipated last year, but we have no control over the weather. This year we have requested that the people who are plowing not salt the roads after they have been plowed unless they are requested to do so. The Superintendent's Stipend was larger in 2008 because the last portion of 2007 was not paid until 2008. The projected budget for this coming year has increased the fees for lawn mowing and also increased the fee for trash removal.

A motion to accept the proposed budget was made by Linda Smead, seconded by Julie Coolidge and the proposed new budget passed by voice vote. (A copy of that proposed budget is attached to these minutes.)

Only thirteen property owners participated in fall cleanup and only one donation for the

beautification fund was received all of last year. What do we do to change this? We need a greater participation in fairness to every property owner. The idea of a \$25 fee being assessed each property owner twice a year which would then be credited if someone from that property participated in the cleanup was discussed. A lively discussion of the pros and cons of this suggestion was held..

Tom Snyder made a motion that each property owner be assessed \$25 per cleanup; such fee to be credited if the property owner participated in cleanup on cleanup day or prior to cleanup day; that one month prior to cleanup a notice be sent to all property owners with a list of projects that needed to be completed either on cleanup day or prior to cleanup; that each notice include an explanation of the \$25 nonparticipation fee and that a list of all those that worked each cleanup be published. Charles Stelle seconded the motion. A vote was taken by show of hands and the motion was defeated by a vote of 10 yes and 14 no votes.

Ken Huner reminded everyone that the Board does have the right to access each homeowner any fee necessary if work participation does not accomplish the cleanup necessary and it is necessary that the job be hired out to be completed.

Linda Clegg asked to speak and made an impassioned plea that the Woods take on the responsibility of neutering and vaccinating feral cats. No motion was made and no action taken.

President Steve Bateson proceeded to the next order of business. Trustees Linda Smead, John King and Lorena Schwab have fulfilled their terms of office. He asked for nominations from the floor. The names of Charles Stelle, John King, Linda Smead and Lorena Schwab were placed into nomination. Ballots were passed out and Charles Stelle, John King and Lorena Schwab were named as members of the Board of Trustees, each to fill a two year term.

When asked for suggestions for the betterment of our community it was suggested that weather permitting we might want to schedule a mid winter cleanup to help eliminate all the downed limbs.

President Steve Bateson has prepared a survey which he would like to have completed by all property owners. This will afford everyone an opportunity to be heard on questions which have been brought forth. These surveys will be passed out to all in attendance and will be mailed to all property owners not present.

A Motion to adjourn was made by Ed Cleland, seconded by Elaine Spence and the meeting adjourned at 8:50 P.M.

Respectfully submitted,

Lorena Schwab, Secretary

PRESENT	PROXY					REPRESENTED BY:				
		1	Clyde Willis							
<i>X</i>		2	Ed & Jeri Cleland							
<i>X</i>		3	John & Judith Powell							
		4	David & Jennifer Gozowsky							
<i>X</i>		5	Dennis & Julie Coolidge (V. Pres.)							
	<i>X</i>	7	John & Lois Blinn			<i>John Blinn</i>				
<i>X</i>		8	Ken & Ann Huner							
	<i>X</i>	9	Roy & Jane Clark			<i>Michael</i>				
		10	Jeff Burkett							
		11	Brad & Stacey Hufford							
<i>X</i>		12	Tony Wulff							
<i>X</i>		13	Tom & Jacqui Snyder							
<i>X</i>	<i>X</i>	14	Scott & Kimberly Estep			<i>Steve</i>				
<i>X</i>	<i>X</i>	15	Charles & Terry Fetzek							
<i>X</i>		16	James & Lorena Schwab (Secretary)							
	<i>X</i>	17	Eric & Joanne Sommers			Steve <i>Steve Bateman</i>				
	<i>X</i>	18	Andy Elliott			<i>John King</i>				
<i>X</i>		19	Kurt & Susan Marshall							
	<i>X</i>	20	Jo Ann Kroll & Kathy Hoff			<i>Julia Coolidge</i>				
		21	Gary & Denise Bair							
<i>X</i>		22	John & Ann King (Treasurer)							
	<i>X</i>	23	Jim & Vicky Graf			<i>Grace Schwab</i>				
<i>X</i>	<i>X</i>	24	John & Linda Clegg			Grace Schwab <i>Michael</i>				

[illegible]

Zimbra Collaboration Suite

jhschwab@embarqmail.com

RE: AWPOA - PLEASE REMEMBER

Monday, January 05, 2009 8:46:03 PM

From: jkroll@bgsu.edu

To: jhschwab@embarqmail.com

Hi Jim,

I have been in Virginia Beach and will not be back in time for the meeting. Please have Julie Coolidge exercise my proxy.

Thank you,

JoAnn

From: JAMES AND LORENA SCHWAB [jhschwab@embarqmail.com]

Sent: Monday, January 05, 2009 4:29 PM

To: Jeffrey D. Burkett; Bateson, Terri; Bateson, Steve; Bair, Gary; Clark, Thomas & Kelly; Coolidge, Julie; Elliott, Andy; Estep, Scott; Fetzek, Charles & Terry; Graf, Jim; Greavu, Ron; Hanna, Rachel; Huner, Ken; King, Douglas; King, John; JoAnn Kroll; Long, Linda; Pirl, Cindy; Wulff, Tony; Snyder, Tom & Jacqui; Smead, Linda; Steffan, Ken; Clyde R Willis; Spence, Al & Elaine; Powell, John & Judith; Joanne M Sommers; Schwab, Jim & Lorena; Charlie Stelle; Wendy K. Watson; Clegg, John; Clegg, Linda; Estep, Kim; Cleland, Ed; Marshall, Kurt & Susan; Clark, Kelly; Hufford, Brad; Stacey L Hufford; Gozowsky, Jennifer; Clark, Roy; Jane Clark

Subject: AWPOA - PLEASE REMEMBER

Please remember our Annual meeting is scheduled for this Thursday, January 8th. Your presence is important. If you absolutely cannot attend, please provide any Board member with your signed Proxy.

ANNUAL MEETING

OF THE

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

THURSDAY, JANUARY 8, 2009

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 _____ 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 8, 2009, 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 8, 2009 or any adjournment thereof.

SIGNED _____

DATED _____

ADDRESS _____

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

PROXY

We cannot attend the upcoming annual meeting of the AOPOA. We hereby appoint Lorena Schwab, Secretary, to cast our votes for any trustee vacancy or for any other matter that comes before the owners at the annual meeting of the association to be held on January 8, 2009 or any adjournment thereof.

**signed,
James E. Graf, Vicky J. Graf_ dated January 3, 2009**

23 Indian Creek Drive, Rudolph, Ohio, 43462

ANNUAL MEETING

OF THE
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

THURSDAY, JANUARY 8, 2009
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 ED CLELAND 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 8, 2009, 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 8, 2009 or any adjournment thereof.

SIGNED

Kenneth E. Steffan

DATED

1-6-09

ADDRESS

25 INDIAN CR.

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.

ANNUAL MEETING
OF THE
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
THURSDAY, JANUARY 8, 2009
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 Ed Cleland 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 8, 2009, 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 8, 2009 or any adjournment thereof.

SIGNED

Rachel J. Hanna

DATED

1-8-09

ADDRESS

32 Indian Creek Dr.

NOTE:

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

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ANNUAL MEETING
OF THE
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
THURSDAY, JANUARY 8, 2009
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 Steve Bateson 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 8, 2009, 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 8, 2009 or any adjournment thereof.

SIGNED

Ed Cleland

DATED

1/7/09

ADDRESS

17 INDIAN CREEK

NOTE:

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ANNUAL MEETING
OF THE
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THURSDAY, JANUARY 8, 2009
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 Terri Bateson 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 8, 2009, 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 8, 2009 or any adjournment thereof.

SIGNED

Katherine George Hansen

DATED

12-29-08

ADDRESS

Box 103 Glen Haven CO 80532

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.

354-7256

ANNUAL MEETING
OF THE
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
THURSDAY, JANUARY 8, 2009
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 John + Louis Blum 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 8, 2009, 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 8, 2009 or any adjournment thereof.

SIGNED

DATED

ADDRESS

John + Louis Blum
02-05-2009
#7

NOTE:

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

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ANNUAL MEETING
OF THE
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
THURSDAY, JANUARY 8, 2009
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 or Ann Huber 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 8, 2009, 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 8, 2009 or any adjournment thereof.

SIGNED

R. Miller

DATED

12/29/08

ADDRESS

9 Indian Creek

NOTE:

Roy Clade

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

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Do not vote for

DB Dues Increases

Nothing over \$4,000

ANNUAL MEETING

OF THE

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

THURSDAY, JANUARY 8, 2009

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 S. Bateson 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 8, 2009, 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 8, 2009 or any adjournment thereof.

SIGNED 

DATED _____

ADDRESS _____

NOTE:

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

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Operating Budget

Anticipated Income:

\$21000.00	from 35 Homeowners @ \$150.00 per quarter
\$ 960.00	from 2 Lot Owners @ \$120.00 per quarter(\$150.00 minus \$30.00 trash removal charge)
\$ 900.00	from Other Sources (beautification contributions or fees, late fees, & interest)
\$22860.00	TOTAL

Category

[illegible]

AWPOA Survey

1. Would you be in favor of AWPOA board pursuing a propane contract that locks in a low price for the entire woods?

Yes No Comments _____

If yes would you be willing to sign a contract with the propane provider for the season?

Yes No Comments _____

2. Should the AWPOA board be trying to work towards increasing our reserves in our saving account for possible large expenses (i.e. repaving the circle) in the near future?

Yes No Comments _____

3. Would you prefer to see the AWPOA board maintain a minimum amount in our savings (\$8,000-\$10,000) and assess all property owners on large purchases?

Yes No Comments _____

4. Should the AWPOA board consider purchasing a new/used tractor for the woods?

Yes No Comments _____

5. Does the woods need more lighting around the circle?

Yes No Comments _____

6. Do you think the AWPOA board should consider any cell phone towers in the meadow for possible income for the woods?

Yes No Comments _____

7. Do you think the AWPOA board should consider any wind mills in the meadow for a source energy/income for the woods?

Yes No Comments _____

8. Should the AWPOA board budget money for cat neutering?

Yes No Comments _____

9. Would you support assessing property owners a small fee for non participation in the Spring/Fall clean ups?

Yes No Comments _____

10. Would you be in favor of paying for a clean up service for the woods if property owners don't have the time necessary for such activities?

Yes No Comments _____

11. Do you favor limited deer hunting by use of bow in the meadow for property owner/immediate family upon approval?

Yes No Comments _____

12. Would you be interested in participating in a community stop and dine house to house?

Yes No Comments _____

13. Would you be interested in participating in a community stop and drink house to house get-together?

Yes No Comments _____

14. Any suggestions for the betterment of the woods and our community?

Please return to any board member or mail to AWPOA PO Box 63 Rudolph, OH 43462

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
Sunday, February 22, 2009

A meeting of the Board of Trustees of Arlington Woods Property Owners Association was held Sunday, February 22nd, 2009 at 7:00 P.M. in the home of Jim and Lorena Schwab. Trustees Steve Bateson, Julie Coolidge, John Powell, Charles Stelle, Lorena Schwab and Superintendent Ed Cleland were present. John King was absent.

President's Comments: President Steve Bateson commented that the county had placed a stop sign at the exit from the Woods. No one had requested or been advised of this prior to its placement.

Secretary's Report: The Minutes of the Board of Trustees Meeting of November 13, 2008 were read. A Motion to approve same as read was made by John Powell, seconded by Julie Coolidge and approved by voice vote.

Treasurer's Report: Treasurer John King was absent but had prior to the meeting emailed to all Trustees the information that we currently have \$11,976.32 in the checkbook. All expense categories are well within the black, but of the \$3,000.00 budgeted for snow plowing \$2,033.09 has been spent already this year. He also indicated that he would file the necessary forms with the IRS prior to the end of February. There will be no tax due. Lorena Schwab made a motion to accept this report, John Powell seconded and the motion passed by voice vote.

Superintendent's Report: Ed Cleland reported that due to the weather not much has been done in the Woods. One street lamp on the boulevard which came down in a storm will need replaced when weather permits. He also felt we should be aware that some road repair may be needed this spring.

Old Business: Twenty-four surveys have been returned to Board members. Julie Coolidge volunteered to comply these results and prepare a report for the Board. These results, along with all comments, will then be made available to all homeowners.

Home #4 will shortly be auctioned at Sheriff's Sale. John Powell will take a copy of the Code of Regulations to the Sheriff so that anyone interested in the property will be aware of the Restrictions.

New Business: The first order of new business was to elect officers for the year 2009. The officers will remain the same as 2008, that being:

Steve Bateson	President
Julie Coolidge	Vice President
Treasurer	John King
Secretary	Lorena Schwab

The date set for spring cleanup is April 4th. Notice will be sent all homeowners prior to that date. Such notice will include a list of tasks that need completed. Anyone wishing to do so can tackle any of those projects prior to cleanup.

John Powell made a motion to adjourn the meeting, seconded by Charles Stelle. Motion was approved at 7:40 P.M.

Respectfully submitted,

Lorena Schwab
Secretary

Webmail Collaboration Suite

jhschwab@embarqmail.com

Current Finance

Saturday, February 21, 2009 11:45:21 AM

From: jhking22@embarqmail.com

To: powelljo@oplin.org; cstelle@bgsu.edu; sbateson@riw2000.com; jcoolidg@embarqmail.com;
jhschwab@embarqmail.com; edcleland@embarqmail.com

Our current AWPOA check book balance is \$11,976.32. First quarter dues in the amount of \$4,950 have been deposited with three homeowners (Willis, Doug King & Hanna) yet to pay. All expense categories are well within the black. Of the \$3,000 budgeted for snow plowing, \$2,033.09 has been spent - yikes!

I will be filing the obligatory 1120-H with the IRS next week. We owe the government nothing since our interest income for 2008 was only \$28.71; well below the \$100 exemption.

John King
Treasurer

AWPOA ADDRESS BOOK

February 2009

NAME	E-MAIL OR ADDRESS	HOME PHONE	CELL PHONE OR SECONDARY NUMBER
1. Clyde Willis	cwillis@bgsu.edu	686-8941	
2. Ed & Jeri Cleland	edcleland@embarqmail.com	686-2040	
3. John & Judith Powell	powelljo@oplin.org	686-7650	
4. David & Jennifer Gozowsky	1006 Avery Drive, Bowling Green, OH 43402		419-806-4170 / 419-796-0902
5. Dennis & Julie Coolidge V. President	jcoolidge@embarqmail.com	686-8022	419-308-3110 (Julie's cell)
7. John & Lois Blinn	1423 Devonshire St. B.G. OH 43402	354-7256	
8. Ken & Ann Huner	akhuner@embarqmail.com	686-7600	
9. Roy & Jane Clark	rclark@barneys-cstore.com	686-863	
	jhclark@bgsu.edu		
10. Jeff Burkett	jburket@bgsu.edu	686-5333	
11. Brad & Stacey Hufford	bhufford!woh.rr.com	419-447-1353	567-230-6574 / 567-230-0684
	shuffor@bgsu.edu		
12. Tony Wulff	contactus@wulffhomes.com		419-308-2456
13. Tom & Jacqui Snyder	tjsnyder13@embarq.com	686-2872	
14. Scott & Kimberly Estep	pastorscott@dayspringassembly.org	686-0493	419-308-4751
	sestep3@woh.rr.com		
Virginia Craft		686-0497	
15. Charles & Terry Fetzek	ctfetzek@wcnet.org	686-7940	
16. James & Lorena Schwab Secretary	jhschwab@embarqmail.com	686-1211	419-356-2097 / 419-356-0285
17. Eric & Joanne Sommers	jsommer@bgsu.edu	686-0602	
18. Andy Elliott			
19. Kurt & Susan Marshall	linernotes65@yahoo.com	686-0987	
20. Jo Ann Kroll & Kathy Hoff	jkroll@bgsu.edu		419-356-8770 (JoAnn) 419-356-8711 (Kathy)
21. Gary & Denise Bair	garybair@aol.com	686-0434	
22. John & Ann King Treasurer	jhking22@embarqmail.com	686-8601	
23. Jim & Vicky Graf	vjgrafs@yahoo.com	686-3813	419-308-4142 / 419-913-0152
24. John & Linda Clegg	lindaclegg@embarqmail.com		
	johnnclegg@embarqmail.com	686-0911	
25. Ken Steffan	rosejewelryllc@woh.rr.com	686-3365	
26. Douglas King	dking2075@aol.com		419-308-4849
27. Thomas & Kelly Clark	tlckarktom@netscape.net	686-1906	
	poetess.kelly@gmail.com		
28. Charles Stelle & Wendy Watson	cstelle@bgsu.edu		
	wwatson@bgsu.edu		419-494-4358
29. Linda Smead			
30. <u>Linda Smead</u>	lksmead@aol.com	686-1475	419-575-8218 (cell)
31. Deutsche Bank			
	c/o Reisenfeld & Associates, LPA LLC, 2035 Reading Road, Cincinnati, OH 45202		
32. Rachel Hanna	rjhanna@wcnet.org	686-0016	
33. Jeffrey Houser & Katharine Houser-Giesige			
	P.O. Box 103, Glen Haven, CO 80532		
34. Steve & Terri Bateson President	sbateson@riw2000.com	686-1165	
	terricensebateson@yahoo.com		
35. Donna Johnson	Platinumgildedlily@yahoo.com		
	508 Glenview Drive, Fostoria, OH 44830		
36. Bradley & Kimberly Bigelow		686-5115	
37. Al & Elaine Spence	elspence@embarqmail.com	686-5161	
38. Ron Greavu & Linda Long	rgreavu@gmail.com	686-3663	419-575-1010
	linda1126@embarqmail.com		

FIRE REPORTING: 911 OR 686-4923

Please call Lorena Schwab (#16) with changes to this listing.
2009 Board Members names are in bold print and underlined.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

SPRING CLEANUP DAY 2009

SATURDAY, APRIL 4, 2009
9:00 A.M.

PLEASE MEET AT THE ENTRANCE BOULEVARD

The following jobs will need to be completed:

1. Haul away brush and burn.
2. Clean, rake entrance and mulch.
3. Cut brush around ponds.
4. Clean ditches.
5. Clear sides of road back three feet.
6. Cut back weeds, vines and brush in front along S.R. 25.
7. Clean and mulch islands near #5 and #38.

If you will be unavailable on April 4th, you can still participate by picking any of the tasks above and working on it prior to that date..

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.

Webmail Collaboration Suite

jhschwab@embarqmail.com

AWPOA Minutes and MORE

Saturday, May 30, 2009 11:27:05 AM

From: jhschwab@embarqmail.com

To: welliot@embarq.com; garybair@aol.com; linernotes65@yahoo.com; contactus@wulffhomes.com; wwatson@bgsu.edu; cstelle@bgsu.edu; rosejewelryllc@woh.rr.com; elspence@embarqmail.com; jsommer@bgsu.edu; tjsnyder13@embarq.com; lksmead@aol.com; jhschwab@embarqmail.com; powelljo@oplin.org; linda1126@embarqmail.com; jkroll@bgsu.edu; jhking22@embarqmail.com; dking2075@aol.com; Platinumgildedlily@yahoo.com; akhuner@embarqmail.com; shuffor@bgsu.edu; bhufford3@woh.rr.com; rjhanna@wcnet.org; rgreavu@gmail.com; vjgrafs@yahoo.com; ctfetzek@wcnet.org; pastorscott@dayspringassembly.org; sestep3@woh.rr.com; jcoolidg@embarqmail.com; edcleland@embarqmail.com; lindaclegg@embarqmail.com; johnclegg@embarqmail.com; TLCLARKTOM@netscape.net; rclark@barneys-cstore.com; poetess.kelly@gmail.com; jhclark@bgsu.edu; terricasebateson@yahoo.com; sbateson@riw2000.com

Attachments: Steve's comments to survey-a.rtf (8KB)

Minutes-5-21-09.doc (32.3KB)

Survey_results.doc (57KB)

Attached to this you will find the following documents:

1. Minutes of the 5-21-2009 Board meeting. These minutes were recorded by Julie Coolidge in my absence. Thanks, Julie.
2. Results of the Survey which was passed out at the annual meeting in January.
3. President's comments regarding the survey results and spring cleanup.

Lorena

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
MAY 21, 2009

President's Comments: Wet spots are drying up nicely. Thanks to Tom Clark, the old burn pile has been moved. We can now seed the old area and grow grass. Ed Cleland replaced the downed light post in the boulevard entrance and replaced the fixture in front of 13. No reading of minutes.

Treasurer's Update:

- 1 We collected/deposited \$4,470 for second quarter dues. Four property owners have not yet paid, but have been notified that they are in arrears.
- 2 Current balance is \$14,078.85.
- 3 We are doing well with expenses even though clean-up expenses went over budget (mulch, pizzas). Have received \$135 in donations for beautification fund from homeowners who were not able to participate on clean-up day.
- 4 18 property owners participated; 7 to 8 families had more than one participant; four property owners worked on their own time.
- 5 John Powell moved to accept the treasurer's report; Charlie Stelle seconded and the motion to approve was passed.

Old Business:

The surveys sent out to property owners have been summarized and will be sent out soon.

New Business:

- 1 John King received a letter from Wood County Engineers. Engineers are cleaning a ditch, a small part of which adjoins Arlington Woods (Karl Rahlert Ditch #2393). Engineers want to know on what side the AWPOA wants to have "spoils" dumped. Is very small portion of entire ditch. We don't know how much we will be assessed; don't have any preferences on where to put spoils.
Should we petition to have our ditch cleaned? Flapper valve has helped. Could put small flappers on drains in the neighborhood (there are three). Board discussed, decided to work on sections of the ditch during fall clean-up.
- 3 The Board discussed the state of #4 and decided to send a letter to the attorney representing the bank holding the property. The letter will request attention to the property: if the bank does not respond, the AWPOA will tend the exterior of the property as needed and bill the bank.
- 4 The Board approved a request from Ron Greavu and Linda Long (#38) to change the roof line of their home in order to put on a small addition.
- 5 The condition of the yard signs was discussed. The board members will begin scraping and painting the signs, which are becoming bent and rusty. Julie Coolidge made a motion to approve a \$50 expenditure to rehabilitate the lot number signs. The motion was seconded by John King and was approved.

Superintendent's Report:

- 1 Ed Cleland reported that a number of ash trees have succumbed to the emerald ash borer and are dead. Ed pointed out that any ashes that are cut down should be burned, and that trees on common ground will be an expense to the neighborhood. It was decided that Julie Coolidge will contact three tree trimming/removal companies (Ireland, Mantle, Amos) asking them to contact Ed if they are interested in bidding on tree removal, with the hope that a large job, partially paid for by property owners themselves might bring a better price, as the budget contains only \$1,500 for tree removal.
- 2 **If property owners are interested in having their trees evaluated and priced for possible removal at owners' expense, they should contact Ed Cleland as well.**
- 3 Ed reported that he has been cleaning out ditches as much as possible. The ditch in the center of the subdivision is still not draining and will require bringing in dirt for fill. The location, however, makes filling difficult. The ditch from behind #29 to behind #25 also needs cleaned, as does the north ditch on the exterior of the subdivision,

especially sections behind #13, #14 and #15.

- 4 Mosquito spray: we still have two gallons left, enough for approximately 10 sprays. Steve Bateson said that he will check into wholesale/commercial prices for more spray.
- 5 Ed reported that he has used the last remaining replacement light fixture.
- 6 He also reported that:
 - We need to spray the poison ivy out by the front, as it has gotten out of control.
 - He changed the oil, ran the tractor, sharpened blades, etc., and realized that the tractor was out of oil already. This indicates a serious leak. Ed reported that he is not able to spend any more maintenance time on the tractor. Many possibilities were discussed: purchasing used tractor, etc. No decision was made.

ARLINGTON WOODS SURVEY
February 2009

Survey results:

1. Propane contract:

Yes: 12 No: 4 N/A: 2 Undecided: 3

Comments:

Y: this could be a benefit when selling a property as well.

? : Define low price! We signed up for the year at a set price and cost has been dropping ever since.

Y: I tried this twice but no one was interested?

N: I assume multiple independent suppliers available.

Y: Not mandatory for all homeowners have choice if they feel price is right but give them the option to lock in for certain period of time.

Y: I presume on a yearly basis. It doesn't hurt to find out.

N/A: Doesn't apply to us.

Y: We do this now – prepay for winter at lower price. I'm not sure if we could get better price as group, but possible. We use prism gas for supply.

N: We have electric heat.(two replies)

Y: What about new electric provider BG

Y: How would that work for those leasing tanks?

Y: If it is the lowest price available and I haven't already pre-bought from Prism.

We do not use propane, but do have some concerns. Would the association have or assume liability for any unpaid bills, if the association signs or pursues a contract? It also means that someone would be required to contact various suppliers to negotiate the lowest price, then contact all home owners to get agreement. Just more work for someone. Then it's bound to happen that an owner will find a lower price and want to back out of the contract, causing more frustration.

If yes, would you be willing to sign a contract for the season?

Yes: 7 No: 4 N/A: 2

I would not qualify because my house does not have a house on it.
More info needed.

N: I have large tank that gets us thru year.

Y: If it is a better price.

Depends on the price.

Y: Based on above. Would it be 100% participation or a majority?

N: Have electric heat

N: Don't have propane.

Y: We prefer TJ (?) propane

N: Can't – we rent our tank from Pearl and have to get our propane from them

2. Should AWPOA board be trying to work toward increasing reserves (savings account) for possible large expenses (repaving the circle) in the near future?

Yes: 12 No: 7 Undecided: 1 No answer: 1

Comments:

Not if it means more assessments.

Y: Obviously. I assume every board attempts to do this.

N: If we can with existing fees, then good. Otherwise a modest increase over time would be accepted by group.

N: with exception: If a large expense can be identified, then funds could be set aside for that purpose and not be used for anything else. However, it would seem that any large expense we would be talking about here, would be such that we could not simply accumulate those dollars without substantially increasing fees, in affect an assessment. Therefore, we should identify the expense and assess all owners when necessary.

i.e., paving circle – We believe that large expenses such as paving circle are inevitable. We feel best solution would be to wait until new road is installed and assess cost of road then. We believe it would be possible to figure roughly what the total maintenance paid was on the current road we have now or at least what we pay now and how often it is needed. And also how long the road we have now lasted. Take the cost and add it to the cost of new road with some appreciation added then divide by total life expectancy and asses that much to all owners. We now have cost of ownership which can't be avoided. This eliminates advantages and disadvantages for long or short term ownerships of property. Even though, such as the road we have know, eventually it will be paid for and the yearly maintenance will be low, we feel this cost should still be incurred by all properties and if not needed for road can be put towards other expense such as "sign." We will be creating a cost of living, which in theory should always be billed therefore short term residents pay equally as much as long term residents based on use.

3. Would you prefer to see the AWPOA board maintain a minimum amount in our savings (\$8,000-\$10,000) and assess all property owners on large purchases?

Yes: 9 No: 5 Undecided: 1 ?: 1

Comments:

Y: we should as a community try and give all are assets life expectancies and live accordingly. Large savings has advantages and disadvantages dependent of amount of time lived in community. Once assets have outlined their expectancy then start to create savings and then make decisions on purchases and what not, but we believe the costs should still be incurred for use of improvements even though they may be paid off.

N: Large purchases should require majority vote of owners – anything over \$3,000 needs a vote from everyone! If you have a meeting, we want to make this motion!

Y: Large purchases should be voted on.

Y: We need a minimum savings but not crazy about assessing large purchases.

?: Depends on how it would be assessed.

N: Not at this time with the economy as is. Use the savings, that's why it's there. If large purchase comes up and not enough savings, THEN talk to property owners about extra money.

N: Not sure why need savings & new assessment.

?: Don't understand the question.

N: I would hate to see a huge assessment for paving the road.

Y: It seems that \$8,000-\$10,000 would be more than adequate for any unforeseen expenses.

4. Should the AWPOA board consider purchasing a new/used tractor for the woods?

Y 15 No: 3 ?:2

Comments:

- Y: If one is needed, definitely. To purchase a newer, used one lets someone else stand the depreciation.
- ?: How about having a mechanic repair wiring, charging system and brakes? Perhaps when we are better off cash wise we can look for a good used one with loader. (this respondent voted NO on increasing reserves and NO on assessments).
- ?: Maybe, depending on use?
- Y: Keep looking for opportunity.
- Y: Used with a bucket.
- Y: Used but not new.
- Y: Long overdue.
- N: Unless maintenance costs on current tractor are too high. We'd need more info to answer this question fully.
- Y: Existing one works (presumably), but certainly planning for purchase seems appropriate.
- Y: A 4-wheeler ATV would be cheaper. Still can use mower – less space.
- Y: If necessary and w/ board approval.
- Y: At least have an idea of prices and models before the other one dies.
- N: We continue to hear that we need a new tractor and certainly one would look nice. However, no one has said what we would do with a new tractor that we can't do with the current one. It would be very hard to justify such a big expenditure for pulling the trailer around for 2 clean-up days and mowing the meadow a couple of times in the summer. We should do a little maintenance on the current tractor, specifically fix the brakes and tune up so it starts better. Also put it away between uses, after all isn't that why we built the building. If there is something that comes up that requires more than the current tractor will do, rent one.

Does the woods need more lighting around the circle?

Yes: 5 No: 14 ?: 1

Comments:

- Y: It is too dark and easy for crime to occur unnoticed.
- N: One of the reasons we live here is because of the lack of city things.
- N: Use stronger bulbs.
- N: Impossible to light entire woods if people want to hide they will regardless of how bright our roads are.
- Y: We've needed new lighting for years – we have been driving our teens to the bus stop and to school because it's so dark and with the darkness, possible dogs not on leashes, people breaking in to places, people trying to pick up kids, we don't trust to leave them at the bus stop by themselves. If lights can be paid for with savings, fine. If not, we've done without this long.
- N: Changing light bulbs may be more effective.
- N: We live in the woods.
- Y: Either more or brighter existing bulbs.

6. Do you think the AWPOA board should consider any cell phone towers in the meadow for possible income for the woods?

Yes: 11 No: 8 Undecided:1?

Comments:

- N: What is the ROI? Does the income exceed the devaluation of the property? Additionally, they are unsightly.

: Definitely – a real cash cow! And the sewer plant hill should be an idea location. If we don't do it a neighbor probably will.

Y: As long as it would have a complete 100% agreement of all home owners.

Y: If it pays and you put it on northeast corner only so I don't see it from my house.

N: We moved to woods to get away from commercialization such as that (also response to #7).

Y: As long as it would not block view from homes. One of the main reasons for buying home as the views from our windows.

Y: definitely YES if it involves no start up costs for owners and if it will generate income that could lower our annual fees and pay for large purchases and end these various assessments.

N: Don't think income would be significant rather not have it in meadow for environmental reasons.

Y: Sprint.

N: Absolutely NOT.

?: Having seen the fight on Hufford Road on the news, I don't know if we could get a positive vote on it, but personally, if we could make money on it for road paving, I think it would be worth it. They could be put way back in the meadow.

Y: Any possible means of acquiring income for the Woods should be considered. A number of factors would go into anything we look at; location, esthetics, traffic, etc.

7. Do you think the board should consider any wind mills in the meadow for a source energy/income for the woods?

Yes: 14

No: 4

Undecided: 3

Comments:

N: The noise is unreal! The structures also devalue the land & residences. ROI?

?: whose expense? They are very expensive to buy and install.

Y: Same as #6. (100% agreement of homeowners)

Y: IF it pays and you put it on the northeast corner so I don't see it from my house.

Y: As long as it doesn't block view from my house. One of the main reasons for buying home was view from our windows.

N: The meadow area is bordered by too many trees for a wind mill to work.

?: Further information is needed as well as input from all property owners.

?: Nice idea, don't know if anyone has researched the cost, the time involved and how long before it would even begin to pay for itself or benefit the owners. Would need a lot more info to make an informed decision or give an answer.

Y: Should investigate issues of sound (*can't read*), & sight (would be big). Big initial outlay for community. For windmill for us. If just for others (income) would say no.

Y: Turbines and storage could be a problem. I've tried it before.

Y: This is a great idea!

Y: Great idea! How would be pay for it?

Y: Any possible means of acquiring income for the Woods should be considered. A number of factors would go into anything we look at; location, esthetics, traffic, etc.

8. Should the AWPOA board budget money for cat neutering?

Yes: 5

No: 16

?: 0

N: The Woods should not pay for neutering any animals. Owners should be responsible for their pets. Perhaps the Woods should enforce rules concerning animals similar to Bowling Green (attached), that in part state cats and dogs be confined on owner's premise or on leash, that they be immunized against rabies, etc. It also seems that we should treat feral

(v) cats the same as we would wild dogs, i.e., call the warden and get rid of them. Perhaps the better question is "What would be do if we were overrun by wild dogs or raccoons?"

N: I did tell Linda I would pay for the last 2 cats

N: Donations work, adopting out cats (Planned Pethood)

N: We have denied ourselves the luxury of having pets because of the EXPENSE and time involved in caring for them. We do not think it fair to be forced to pay for or be assessed a fee for strays. We love animals & wildlife just as much as the next person but it should be a choice to donate to the neutering cause. Granted, the fee suggested is small, but it's just the first time you are asking. Who's to say that this coming Spring with the bad economy that we won't end up with a small "herd" of cats dropped off by people who need to feed their kids instead of their pets. Would we then be "assessed" still another fee? We are heavily involved in volunteer work of our choosing that takes a considerable bit of our resources and we want it/like it that way. Neutering stray cats seems like activist or charity activity that is admirable, but should be a choice of activists who choose that cause. Give owners the option to donate to the cat cause if they so desire, but don't make it an obligation. Or use some of that savings.

Y: We'd need a fixed pool of money to use. Then when the pool is exhausted, the board would be done paying for neutering.

N: The cat could get hit by a car w/in days of neutering. Waste.

N: Eliminate the cats.

N: None!

N: No - no - no -hell -no!

N: No other county - small community does it.

N: The owners of the cats are responsible for their animals. Who owns the cats? If these are ferine (sic) cats, what a job to catch all of them, even if safe cages are used. If they are caught, why not take them to a shelter vs. expense of neutering and rearing them to the woods.? The neutering would be an endless project. Someone has to feed the cats, as well.

9. Would you support assessing property owners a small fee for non participation in the Spring/Fall clean ups?

Yes: 7

No: 9

?: 3

N: How do you determine what is "enough" participation in clean up? One person per household or two? Amount of time spent, when spent. How about individuals who do extra at other times throughout the year, cleaning up brush, cutting downed trees, mowing the meadow, ditch maintenance, any number of other things. Requires someone to make a decision as to what counts and what doesn't. It really seems that the current system has served us well, we seem to get done what needs done or that we know about gets done.

?: I had thought this was good idea until people talked about how it would alienate people at the meeting.

N: Not sure what would motivate non-participants but at this time continue to ask for donations.

N: NO. Sometimes there are unavoidable circumstances that cause people to miss. Surely there are people with health problems and age issues who shouldn't be at the clean ups (their not showing up is cheaper than a law suit if they hurt themselves while helping.) Besides, if you assess a fee to owners who aren't there - shouldn't that fee go to the people who show up and are making up the slack? Also, isn't the whole point of annual dues to take care of the expenses of caring for common areas? No owners are surveyed to see if the Saturdays you choose interfere with their work schedule or volunteer work. Why not circulate a list of projects and let people who can't make it the Sat. you've scheduled choose a project and do it any day before that Saturday? Being threatened with a fee just puts and negative slant on the whole thing.

?: I would refer to the debate at the annual meeting.

N: Not after the meeting.

?: If a fee is assessed, it should be large enough to cause participation. What is desired? Participation or money?

0. Would you be in favor of paying for a clean up service for the Woods if property don't have the time necessary for such activities?

Yes: 4 No: 14 ?: 2

N: No with exception. There may be times when additional work needs done that goes beyond picking up brush, raking leaves and tending flower beds.

?: I think it would cost an awful lot to pay for all the work we do.

Y: For large issues (trees), but not for smaller issues (though mowing and such (?) is appropriate)

Y: Yes, but only if it comes out of the savings or dues but does not raise the annual dues.

?: I would refer to the debate at the annual meeting.

N: Too expensive.

N: I think it's going well now.

N: We can still do a good job with the people we have that usually show up.

N: We can do it.

N; What would be involved in the cost and what would the property owners still have to do?

1. **Do you favor limited deer hunting by use of bow in the meadow for property owner/immediate family upon approval?**

Yes: 12

No: 8

?: 1

N: First, the question states "meadow". Our thinking is that if bow hunting is allowed, it should only be in the back woods. Since our website says we have more than 70 acres maintained as a nature preserve with walking trails it seems we are sending a mixed message by allowing hunting of any type. This becomes one more policing issue for someone to oversee. As the children in the Woods become older and make more use of the Meadow and Woods we should be more concerned with their safety. No hunting period.

Y: Owner/immediate family ONLY.

N: Absolutely not! This is a sanctuary!

?: Neutral.

N: Already decided, but still no.

N: No, unless you could guarantee stringent safety measures, post hunting season, make all owners aware that there's a hunter in the woods...otherwise what prevents our own kids from walking the trails and getting in a hunters cross fire?

N: No hunting should be allowed.

Y: Limited though. Family only – not friends of friends of family!

N: I don't want any hunting; no exceptions unless they are pests.

Y: I suggest use of guns to be included. They are more lethal than a bow/arrow.

12. Would you be interested in participating in a community stop and dine house to house?

Yes: 9

No: 10

?: 2

?: why not? Timing is a major issue here. Find a time good for everyone, that sounds impossible.

Y: If it isn't a huge group, I'd love to host a course.

Y: Progressive dinner!!! ;-)

?: Neutral.

N: Sounds fun, but probably wouldn't participate, our life is just too hectic as is.

Y: Of course would depend on date and time.

N: Remodeling so not at this time.

Y: Those are fun. I do not have a house, but I can contribute with another family.

13. Would you be interested in participating in a community stop and drink house-to-house get together?

Yes: 8

No: 8

?: 4

?: Sounds better than 12, but same problems.

Y: If they have diet pop too – I'm not much of a drinker.

?: Neutral.

N: Like a bar crawl? Kidding

N: Sounds fun, but probably wouldn't participate, our life is just too hectic as is.

?: Party animals only

?: Would depend on time and date

N: Remodeling so not at this time.

N: Food is needed too. What variety of drinks is needed?

4. Any suggestions for the betterment of the woods and our community?

A community building in the Meadow; a storage building somewhere on the property with a bay for every property owner (perhaps charge for each bay).

Call bank that owns Gozowski house and require that they maintain house and yard.

You're doing a great job board members. Keep up the good work!

Survey of members re: TV cable or dish.

More sheriff patrol – I can ask Mark to do that – already have after break-ins!

Made a lot of suggestions throughout this survey. One other thing that might be nice is salt at the Arlington Woods Exit when there is snow or ice ... slowing down to stop there only to find oneself sliding out onto the Hwy and oncoming traffic because it's all ice, is not fun.

Revive a welcoming team to visit new owners/renters.

Could we please get a copy of the bylaws. Email is bhufford3Awoh.rr.com. Thanks!

Do not start any major projects without a 2/3 vote of the property owners.

Plant tree orchard, community garden.

Investigate "slurry seal" application for entry way as opposed to new layer of blacktop. Seals cracks, alligating, and looks like new asphalt as opposed to plain dressing.

Several years ago, I needed my property appraised. I hired Dan Feasel, who formerly was V.P. Genoa Savings and managed its mortgages and appraisals. Ultimately, he became an independent appraiser with high-quality credentials. Dan expressed to me his concerns for the steady, declining property valuations for Arlington Woods. In fact, he did not recommend I build there. His concern was I would have to spend more money to build than the appraised value would be which would create negative ROI for me. His recommendations were to have an analysis/study done to determine the cause(s) for the devaluations & the corresponding actions to correct them. Since 1996, I have appreciated his excellence and highly recommend him for many reasons including he is highly qualified and well experienced. Also he is familiar with the area and would produce an unbiased study with substantial facts. These facts would be accompanied by results-oriented recommendations to increase and protect the values of the properties of Arlington Woods. Dan Feasel's contact information is: 16722 Twp. Hwy. 22, Corey, OH 43316. Office: 419 396-3737; car: 419 722-3941; fax: 530 678-9642.

☐ Arlington Woods Property Owners,

I would like to share a couple of comments from our last clean up session and the results from our survey.

First I would like to thank all of those that participated in our spring clean up. We had 18 property owners participate on clean up day with another 4 property owners doing projects on their own time. We had 3 property owners make donations (\$135.00!) towards our clean up cost (mulch, flowers). I would like to give a special thank you to Ed Cleland for replacing the light pole in the boulevard and Tom Clark for moving the old burn pile debris to the new burn pile location. This makes 25 property owners involved in our community clean up. Many thanks to those 25 property owners!

As for the survey, we had a very good response, 21 property owners returned surveys. My thoughts on doing the survey were to get people thinking about "what if?". Here are my thoughts:

Propane contract? *I will be contacting several propane companies for pricing and will make you aware of any opportunities for savings.*

Should AWPOA board be trying to work toward increasing reserves (savings account) for possible large expenses (repaving the circle) in the near future?

I feel that we as a board, should do all we can to keep cost as low as possible (staying within budget). I would like to get our cash reserves close to \$20,000.00 (\$14,500.00 currently) before we tackle a repaving project.

Would you prefer to see the AWPOA board maintain a minimum amount in our savings (\$8,000-\$10,000) and assess all property owners on large purchases?

I would like to keep all assess low and use some of our reserves on large purchases (i.e. repaving).

Should the AWPOA board consider purchasing a new/used tractor for the woods?

Several of us are actively looking for a cheap replacement.

Does the woods need more lighting around the circle? *It appears some of the new bulbs Ed is using have really helped the lighting.*

Do you think the AWPOA board should consider any cell phone towers in the meadow for possible income for the woods? *Very limited profitable opportunities.*

Do you think the board should consider any wind mills in the meadow for a source energy/income for the woods? *Too high of a tower needed for successful consistent wind.*

Should the AWPOA board budget money for cat neutering? *See comments on survey, this topic has been covered well. Several property owners doing well managing this privately.*

Would you support assessing property owners a small fee for non participation in the Spring/Fall clean ups? *Good discussion on this topic, if we can maintain good participation this is a non-issue.*

Would you be in favor of paying for a clean up service for the Woods if property owners don't have the time necessary for such activities? *See above comments.*

Do you favor limited deer hunting by use of bow in the meadow for property owner/immediate family upon approval? *I have mixed feeling on this.*

Would you be interested in participating in a community stop and dine house to house? *I think this would be fun but it seems everyone is always busy.*

Would you be interested in participating in a community stop and drink house-to-house get together? *This sounds even better but same as above.*

Sincerely,

Steve Bateson
AWPOA President.

ANNUAL PICNIC



Summer: Here today



Gone tomorrow

Sunday, August 9, 2009

Time: 4:00 PM

Host: Clyde Willis (#1)

**Meat, condiments, pop and beer
will be provided by AWPOA.**

**Please bring a hot or cold dish to
share, your own table service, and
lawn chairs.**

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
AUGUST 9, 2009

A Board of Trustees Meeting was held following the summer picnic, August 9th, 2009. Present were Trustees Steve Bateson, John Powell, John King and Lorena Schwab. Trustee Ed Cleland was also present.

John King made the Motion to accept the bid from Amos Tree Service to cut down the twelve marked trees which are on common property at a cost of \$1,500.00. The motion was seconded by John Powell and was unanimously passed. Ed Cleland was authorized to contact Amos Tree Service and proceed with this project.

John Powell made a motion to adjourn the meeting, seconded by Lorena Schwab and unanimously approved.

Respectfully submitted,

Lorena Schwab, Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
SEPTEMBER 15, 2009

President Steve Bateson called the meeting to order at 7:10 P.M. by thanking everyone for taking the time to meet. He also thanked Ed Cleland and all those who worked with him and Doug Amos during the recent tree removal. Good job. Trustee Julie Coolidge was absent.

Secretary's Report: Lorena Schwab read the meetings of the last Board meeting. John King made a motion to approve, seconded by Charles Stelle, motion approved.

Treasurer's Report: John King reported that the checking account balance is currently \$13,987.53. All bills are paid current but two home owners are delinquent in their association fees. John Powell made a motion to approve, seconded by Charlie Stelle, motion approved. John King also reported that he has been contacted by a title company regarding the fees due on Lot #31. It appears this property may have been sold and the past due account will be settled in the near future.

Superintendent's Report: Ed Cleland reported he had repaired the brush hog. It has been brought to his attention that a couple of the sensors on the street lamps need replaced and he will see to this. He thanked John Powell for removing several dead trees; he saved the association money by doing so. There has been minimal mosquito spray necessary this season. Also, it should be mentioned that we need to be aware that the trees removed were just the tip of the iceberg and more tree removal will be necessary at a later date.

Old Business: Discussion was held regarding the delinquent association fees and what efforts we could utilize to bring them current. After consideration the Board decided to draft a letter to delinquent property owners to attempt to establish a payment schedule for the payments. If such a payment schedule is established and adhered to than there will be no need to place a lien on these properties.

New Business : John King has examined our current insurance policy and determined that there is no protection :for the directors and officers and also no insurance protection for non-owned vehicle coverage. Both would be to our advantage for association safety. He has contacted Preferred Insurance in Perrysburg and they can incorporate this into a policy offered by the Preferred Insurance network (Travelers Insurance) for \$760.00 annually. A motion to accept this change in insurance was made by John Powell, seconded by Charles Stelle, motion passed.

Steve Bateson presented to the Board that he had received a request by Elaine Spence's two sons (Kevin and Gary Wichman) to renew their authorization to bow hunt on the wooded property behind the meadow this year. A motion to give this authorization was made by Lorena Schwab, seconded by John King, motion passed. Pursuant to Board policy they will be given an authorization card which is be placed in a visible position on the dash board of their vehicle for identification purposes.

November 7, 2009 will be the date for Fall Cleanup. A rain date of the 8th will be used if necessary. There will be a bon fire and wiener roast on the 7th weather permitting.

A motion to adjourn the meeting was made by John King, seconded by Charles Stelle, motion passed. The meeting adjourned at 8:35 P.M.

Respectfully submitted,

Lorena Schwab
Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

2009 FALL CLEANUP

SATURDAY, NOVEMBER 7

9:00 A.M.



PLEASE MEET AT THE ENTRANCE BOULEVARD

Rain Date: November 8, 2009

WEATHER PERMITTING: A bon fire and wiener roast will be held in the Meadow at 5:00 P.M. that afternoon.

The Trustees remind those 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
BOARD OF TRUSTEES MEETING
November 19, 2009

President Steve Bateson called the meeting to order at 7:00 P.M. by thanking everyone for taking the time to meet. All trustees except Charles Stelle were present. Superintendent Ed Cleland was also present.

Steve noted that 26 properties were represented at the Fall Cleanup with 34 adults being present plus some children. The attitude of all workers was great. He also wished to thank Al Spence, Clyde Willis, Ed Cleland and Jim Schwab for the work they did prior to our cleanup date.

Secretary's Report: The minutes of the last meeting were read and approved by the Board as read.

Treasurer's Report: John King reported that the balance in the checking account now stands at \$17, 233.48. Five owners are delinquent in their 4th quarter dues. Two homeowners who did not participate in fall cleanup have sent checks for the beautification fund. It was unanimously voted to accept the Treasurer's Report.

Superintendent's Report: Superintendent Ed Cleland reported that the radiator on the tractor which was leaking at fall cleanup has been repaired.

New Business: Andy Elliott is the owner of the steel plated trailer which we used during fall cleanup and he is desirous of selling this trailer. John King made the motion that the Board purchase this trailer at the cost of \$300. Julie Coolidge seconded the motion and it passed unanimously.

Several homeowners have requested permission to store personal things in the Association garage. It is the belief of the Board that this building was erected as storage for equipment owned by the Association which is used to maintain our property. If all the equipment owned by the Woods were in storage the building would be reasonably full.. There is no way to fairly offer storage to only a limited number of homeowners. John King made the motion that the Arlington Woods storage garage be used strictly to store equipment owned by the Woods and used to maintain the Woods. Lorena Schwab seconded the motion. The Board was polled and the motion passed unanimously.

Concern was expressed that all the equipment we own is not being stored in the garage; at times location of some pieces is difficult. It would be in the best interest of everyone if our equipment could be kept in the garage unless in use. Some sort of a checkout system would be beneficial in locating equipment. John Powell was appointed as Equipment Trustee and anyone wishing to use Woods equipment should contact John Powell.

Homeowner Kurt Marshall has requested and received permission to bow hunt on the designated wooded area of the Woods. John King presented a Permit To Hunt he has prepared. This will be given to anyone receiving permission to hunt on our property. This green permit should either be on the driver's side windshield or on the person of the hunter.

Thursday, December 10th, the annual Arlington Woods Christmas Party will be held in the home of Jim and Lorena Schwab (#16).

The annual meeting has been scheduled for Wednesday, January 13, 2010. This meeting will be held in the home of Steve and Terri Bateson (#34).

Information on both events will be sent to all homeowners prior to their dates.

Mid-Wood Inc.: Mid-Wood Inc. is erecting a new facility on the southeast corner of 281 and 25. Tom Dorman, General Manager of Mid-Wood and Ed Miller, Agronomy Manager of Mid-Wood, accepted an invitation to speak to the Board about this facility. They presented to the Board that Mid-Wood is consolidating agronomy plants by building a new facility and then will be closing these divisions in both North Baltimore and Bowling Green. They are in the process of erecting a seven thousand ton fertilizer building.

This phase of their operation will only accommodate dry fertilizer. There will be no organic fertilizer.

They are being very EPA pro-active in all phases of this operation.

A rail spur will allow seven rail cars to access their facility at one time. All unloading of rail cars and all loading for customers will be done inside the building.

Basically this building will operate only with daytime hours. Some longer hours may be necessary during their peak season but that not be the norm.

There will be no mixing tower on the facility. All operations will be inside the structure.

The property will be fenced and landscaped. There will be a stocked pond. There will still be green test plots on the property and they will use their pond for education for pond maintenance.

The only access to the property will be from Route 281. The number of vehicles entering and exiting the property has been determined to be low enough that a traffic signal will not be necessary at the corner of 281 and 25.

The next phase of the project may include liquid fertilizer. Anhydrous ammonia is not a product they handle.

A future plan is to erect the corporation's office on this land.

There will not be an elevator on the property and there will not be a retail farm or hardware store.

The retention pond covers approximately one and a quarter acres and should accommodate their drainage.

We presented to them that when our electricity is lost AEP is slow to get us on line again. They are going to address that problem to AEP since that will also be their electric source.

They expressed that we are free to call them with any questions or concerns that we may have concerning the project. They are also open to allowing Woods residents to tour the facility as a group once they are ready to open the facility. They closed by saying they hoped they would be good neighbors.

The meeting adjourned at 9:40 P.M.

Respectfully submitted,

Lorena Schwab
Secretary



*Burlington Woods Property Owners Association
Annual Holiday Gathering
Thursday, December 10, 2009
7:00 pm*

Our hosts for the evening will be
Jim and Lorena Schwab
16 Indian Creek Drive

Please bring your favorite hot or cold or dessert dish.
Beverages will be provided by ATOGA

Our warmest wishes to you and your family for a very

Happy Holiday Season