

MINUTES

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

January 26, 1982

Present: Buron, Fentress, Frisbie, George, Miller, Vedra

Joe Vedra suggested that the first order of business should be the election of officers and the following elections resulted:

President	Jim Fentress
Vice President	Chuck George
Secretary	Marsha Frisbie
Treasurer	Shirley Miller
At-Large	Antonio Buron

The board members agreed that the proper procedure for acting on behalf of the Association as a whole would be to delegate committees for special interests such as the playground area, TV dish, review of the Declaration of Restrictions, etc.

It was agreed that the grounds maintenance and general fund assessments should be waived for the treasurer in accordance with the Association's wishes.

Chuck George emphasized the need to obtain some type of early commitment for summer grounds maintenance. Following a discussion of past arrangements, it was decided that Kevin Wichman should be contacted to see if he is interested in working again this year and if not, to offer the job to other young people who live in the woods.

The next meeting will be Wednesday, February 24 at 7:00 p.m. at Frisbies' house.



MINUTES  
ANNUAL MEETING OF THE ARLINGTON WOODS  
PROPERTY OWNERS' ASSOCIATION

January 26, 1982

President Chuck George called the meeting to order at 8:30 p.m. The following matters were discussed by the group:

1. Spring Clean-up was scheduled for April 3, with April 17 as the alternate date in case of bad weather.
2. Damage to the entrance sign appears to have also affected some of the lights, so members agreed that Gary Frail should be contacted regarding necessary repairs.
3. There was general agreement on the need for a designated playground area away from the entrance. Various locations and features were discussed. It was decided that the area adjacent to the sewage treatment plant would be the best location and that a committee of interested members would be appointed by the board to start work as soon as weather permits.
4. Frank Pace reported that he has had preliminary discussions with a firm that could furnish the development with a TV dish. The members agreed that there is sufficient interest to pursue the matter further, and Frank volunteered to gather additional information and report to the board.
5. Jack Miller provided all members present with a copy of the year end Treasurer's Report for 1981 (copy attached). Discussion followed regarding the current and projected financial status of the Association. There was general agreement that the Treasurer's duties have increased to a point that some type of compensation is in order. There was general agreement that monthly charges for grounds maintenance, trash, and the general fund should be waived for the individual holding the office of Treasurer.
6. Jack Miller also reported that the Property Owners' Association has recently won a judgment against the Development Corporation for approximately \$500.00. This amount represents the \$12.00 monthly assessment



for grounds maintenance and general fund which the Development Corporation owes the Property Owners' Association for the four most recently sold lots. The total amount due will be paid at the time the next lot is sold. In the future, when a lot is sold, the assessment will be collected for that lot.

7. Shirley Miller reported that snow removal expenses have been unusually high this year, and discussion followed regarding the hourly charge for this service and the level of satisfaction with Mr. Boxley's work. There was general agreement that he is doing an excellent job and that his charges are not excessive.
8. Several members expressed concern that some aspects of the official Declaration of Restrictions are unrealistic and have never been enforced. It was agreed that the board should appoint a committee to review the restrictions and recommend changes.
9. Nominations were accepted for the five Board of Directors positions. The following five individuals were elected:

Antonio Buron  
Jim Fentress  
Marsha Frisbie  
Chuck George  
Shirley Miller

The meeting adjourned at approximately 10:00 p.m.



ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

February 24, 1982

Present: Buron, Frisbie, George, Miller

Vice President, Chuck George called the meeting to order.

Shirley Miller reported that Enright Electric has reconnected the wiring for the front entrance lights, but as yet they are not working and may need new bulbs. She agreed to obtain the bulbs and Chuck and Antonio volunteered to rebuild the entrance sign and install the new bulbs.

Board members discussed the establishment of a play area and Chuck volunteered to recruit some workers to help once the ground is ready. Discussion followed regarding rules for the play area, and board members agreed to discuss this matter at the next meeting. It was also agreed that notices should be sent to all homeowners as to the availability and rules for the play area.

Shirley reported that she has asked the county to re-evaluate our charges for sewer maintenance since there are now more homeowners using the system. She has not received a reply so she will check with them again and report at the next meeting.

Antonio inquired as to the county's responsibility for ditch cleaning and its effect on spring flooding. Board members were uncertain as to exactly what the county's responsibilities are. He also asked about the procedure for mosquito spraying and it was reported that residents can request the county to spray for mosquitoes.

Chuck agreed to ask Kevin Wichman if he is interested in mowing the front area again this summer.

It was reported that non-residents have been using the back service road to enter the woods. Following discussion, it was agreed that the best solution to this problem would be to barricade the service drive in such a way that cars cannot use it to enter the woods. Homeowners will be notified of this action.

Board members discussed the desirability of designating a space where property owners could safely store recreational vehicles. The northwest corner of the woods was considered as a possible location, and other important issues such as access, security, and space requirements were discussed. It



was agreed that this should be a high priority project should funds become available.

Antonio was appointed to recruit some interested homeowners to work on updating the Declaration of Restrictions and recommend changes at the next board meeting.

It was agreed that minutes of the board meetings should be sent to property owners with their monthly statements.

Board members discussed the desirability of cleaning the drainage ditches at the front of the woods and unplugging the drain that goes from one pond to the other. No action was taken on this matter.

The meeting adjourned at approximately 9:00 P.M.

The next meeting will be April 28, 1982 at 7:00 P.M. at Chuck George's house.

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Box 247, 105 W. Church St.  
Pioneer, Ohio 43554

FEBRUARY 26, 1982

ARLINGTON WOODS PROPERTY  
OWNERS ASSOCIATION  
P.O. BOX 63  
RUDOLPH, OHIO 43463

DEAR MRS. MILLER;

WE WOULD LIKE TO INFORM YOU OF A PRICE INCREASE THAT WILL TAKE EFFECT THE FIRST OF MARCH. WE WILL BE RAISING THE COST OF CHLORINE FROM \$1.45 PER GALLON TO \$1.65 PER GALLON; ALSO THE SOLAR SALT WILL BE INCREASED BY .50 CENTS, TO \$5.50 PER BAG. YOU WILL STILL BE ALLOWED THE 10% DISCOUNT. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT US.

THANK YOU.

ARTESIAN OF PIONEER INC.



ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

April 28, 1982

Present: Fentress, Frisbie, George, Miller

The President, Jim Fentress called the meeting to order.

Minutes of the last meeting were read and approved.

Shirley Miller reported that she had contacted the County regarding the reduction of sewer charges and that they replied that they cannot at this time reduce the assessment to residents of Arlington Woods. They realize that more residents are paying for the service now, but that increased costs of utilities, replacement pumps, etc. prevent them from reducing the charges. Shirley agreed to check into the matter of who pays for utilities related to the sewer system.

Chuck reported that Kevin Wichman has agreed to mow the entrance area this summer according to the Board's directions. Members agreed that we should stress the importance of safety precautions relative to the mowing.

Board members discussed the desirability of barricading the service road. Jim offered to donate some railroad ties to use in blocking the roadway, and it was also agreed that a sign should be put up designating the road as not a through street.

Marsha reported that she had contacted the County Health Department and that they had reported they would spray twice for mosquitoes with no charge and that after that the charge would be approximately \$22.00 per spraying. Chuck moved that starting June 1, we request twice monthly sprayings; Shirley seconded, and the motion passed. Members agreed that if possible, the Health Department should give us enough prior notice so that we could notify members of the spraying. Marsha agreed to make the necessary arrangements with the Health Department.

Members discussed the need to clean the drain from the small pond to the large pond. Jim agreed to contact Gary Frail regarding the location of the drain.



Following discussion of the establishment of a play area, Marsha moved and Chuck seconded a motion to clear an area in the southwest corner of the woods for use by residents as a play area. Shirley agreed to contact Milt Boxley regarding an estimate for mowing two areas to be used for this purpose. Members agreed that no more than \$100.00 should be spent for the mowing. The motion passed.

The issue of recreational vehicle storage was discussed, but no action taken because of lack of funds.

May 8 was designated as spring clean-up day. Work will begin at 9:30 a.m., and Marsha will distribute notices to homeowners notifying them of the clean-up and requesting that they clean the roadway immediately in front of their property of any debris that is present. Shirley asked if anything could be done about the large cracks in the roadway and Chuck agreed to obtain some asphalt patch mix and fill the holes on clean-up day. Shirley reported that Jack would get the key to the shed so that mowing could be done this weekend.

Chuck and Jim agreed to work on refurbishing the two side pieces at the entrance so that they match the entrance sign in appearance.

The next meeting will be Wednesday, June 2, at 7:00 p.m. at Miller's.

The meeting adjourned at approximately 9:00 p.m.



20 Indian Creek Drive  
Rudolph, OH 43462  
July 6, 1982

Wood County Health Department  
541 West Wooster  
Bowling Green, OH 43402  
ATTN: Sally Chamberlain

Dear Ms. Chamberlain:

Please consider this letter as your authorization to spray for mosquitos in the Arlington Woods area south of Portage at approximately two week intervals, not to exceed twice per month.

We understand that after the two initial sprayings, we will be charged \$22.00 per application.

If at all possible, we would like to have notification of when the spraying will take place. Should you have any questions, please do not hesitate to contact me at the following phone numbers:

686-8781	Home
352-0771	Work

Thank you for your assistance.

Sincerely,

*Marsha Frisbie*

Marsha Frisbie, Secretary  
Arlington Woods Property Owners' Association

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