

Arlington Woods  
Board Meeting

January 12, 1992

The meeting was called to order by Ted Greene.

The first order of business was a review of the home plans submitted by Randy and Lisa Puckett, who plan to construct a 2,087 square foot 3 bedroom contemporary home on lot #8. The plans were approved.

The minutes of the previous board meeting of December 1st were approved with a correction on the spelling of Ed and Betty Kern.

There was a discussion of matters relating to the treasury; Ted noted that all known bills had been paid, and that we presently have \$5,155.06 in the checking account. Dues are presently due, and a few homeowners are significantly behind. Legal action is underway against one of the more chronic and severe offenders.

There was a review of items needing correction, including considerable discussion of the status of the front ponds and boulevard area. It is felt that because of an excessive population of muskrats, the banks of the ponds are undergoing excessive erosion, and muskrat burrows may be contributing to leakage of water from the ponds. Also, it seems likely that the short lives of our goslings each year are probably due to snapping turtles in the pond. Greg plans to solve these 2 problems with board approval.

There was lengthy discussion of projects we have completed during the last year, and work which remains to be done.

The proposed county water/sewer lines from Portage to Rudolph were briefly discussed, it being agreed that this project needs to be monitored in view of its importance to us.

Home and lot owners are reminded that there will be an annual meeting on January 16, 1992 at 8:00 p.m., at John and Sue Kretzshmar's. Along with discussion of the year's business, 3 board member's seats have come up for re-election. These are the seats of Charlie Ruth, Ted Greene, and George Henry.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

*Bob Neville*

Bob Neville

Arlington Woods  
Annual Meeting  
January 16, 1992

The meeting was called to order at 8:35 p.m. By Ted, and previous minutes approved.

The treasurer's report as of December 31st shows \$3,896.20 in the checking, and \$3,535.15 in the money market. The balance on the back acreage is presently only \$17,295.75. Delinquencies were briefly discussed, only one homeowner is seriously in arrears on dues and assessments.

The year's accomplishments were discussed, including street lights, road repairs, clean up projects, and work with the Board of County Commissioners.

The need to stay on top of the Bils ditch matter was thoroughly discussed. Basically, both we in The Woods and other concerned parties, such as the Kern's, see no logic in cleaning Bils ditch, which is the ditch which arcs across Rt. 25 just South of The Woods and plugs into the middle branch of the Portage East of the U.S. 25 bridge. The Segment of the middle branch of the Portage between this bridge and the Amtrak trestle several hundred yards East is badly overgrown. Additionally, a massive amount of sediment has accumulated under the South side of the Amtrak trestle, narrowing the channel by at least 30%. Until these restrictions, (which are immediately downstream from the point where Bils' enters the Portage) are solved, we believe that it only makes matters worse to hasten the flow of water through Bils to the restricted area.

The need to stay on top of road repairs was thoroughly discussed. The possibility of a yearly road repair assessment to forestall larger assessments later was suggested and discussed.

The election of Board members was held, with the candidates being Ted Greene, Ed Cleland, Brad Hanna and John Kretzschmar. On the first ballot, Mr. Greene and Mr. Cleland were elected, with Brad Hanna and John Kretzschmar tied for the remaining seat. A run off vote was held, and Mr. Kretzschmar was elected.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

*Bob Neville*

Bob Neville, Secretary



Arlington Woods  
Board of Trustees Meeting

A brief meeting of the Board was called to order by Ted Greene following the 1/16/92 annual meeting of the Arlington Woods Property Owners Association. Election of officers was held within the board. Robert Neville will be president, with Tom Snyder vice president. Greg Clair is secretary, and Ted Greene graciously volunteered to be treasurer. It was agreed that meetings will continue to be on Sunday nights, with the first meeting to be tentatively scheduled sometime in March.

Addendum: At a February 11th meeting of the Wood County Board of Commissioners the Bils' ditch project was approved. We are assured by Bob Latta, County Commissioner, that the restrictions just downstream from the entry point of Bils into the middle branch of the Portage will be cleaned as part of the project. Needless to say, we will be monitoring this closely.

Respectfully Submitted,

*Bob Neville*

Bob Neville, Outgoing Secretary

# ATTENDANCE AT ANNUAL MEETING OF AWPOA

January 16, 1992

Lot # & Name	Name(s) in Attendance	Phone Number
1 - Willis		
2 - Cleland	Ed	686-2040
3 - Greene	Red + Darlene	686 -
4 - Greene		
5 - Gray		
7 - Blinn		
8 - Puckett		
9 - Clark		
10 - Burkett		
11 - Ruth	Charlie + Nancy	686-3985
12 - Neville	Bob Hunt	
13 - Snyder	Tom + Jacqui	686-2872
14 - Buron	Lima	
15 - Fetzek		
16 - Miller	Jack + Shirley	686-6761
17 - Strouble		
18 - Neville	Bob Hunt	
19 - Buron	Lima	686-8098
20 - Frisbie	Marsha	
21 - Phillips		
22 - Newlove		
23 - Graf	Jim + Vicky	686-3813
24 - Neville	Bob Hunt	
25 - Steffan	Ken Steffan	

## ATTENDANCE (Cont.)

Lot # & Name	Name(s) in Attendance	Phone Number
26 - Field		
27 - Pelton		
28 - McCleary		
29 - McKee		
30 - Clair	Greg & Tama	686-5052
31 - Henry	George & Cindy	686-3445
32 - Hanna	Barb	686-0016
33 - Dold		
34 & 1/2 of 35 Kretzschmar	John & Sue Kretzschmar	686-5511
1/2 of 35 & 36 Brandeberry		
37 - Spence		
38 - Anderson	Ken & Luckie	686-5355



ARLINGTON WOODS  
BOARD OF TRUSTEES MEETING

Present were:

Bob Neville  
Tom Snyder  
Ted Greene  
John Kretzmar  
Ed Cleland  
Greg Clair

The meeting was called to order by Bob Neville.

Ted reported that the taxes had been filed for 1991 which amounted to \$ 133.29 and have been paid. The Treasurers Report shows a total of \$12,940.44 of cash on hand to date. Balance on the back acreage is presently \$15,623.19. There was a discussion on delinquent Quarterly payments and it was suggested that we post names of homeowners who are six months (2 quarterly) delinquent or more.

Roy Clark's addition was discussed and approved.

Tom Snyder is contacting Boden's concerning continuation of lawn maintenance and also Black Diamond on lawn care.

Old Business - Tom Snyder is looking into and ordering light globes to replace damaged units in the entrance. A motion was made and carried to employ Brad Hanna to hook up electricity to the new light poles. Staining of the entrance sign was also discussed and will be done this spring.

The Board is also aware of roadwork that needs attention, but will probably wait until fall. After the construction of one or two new homes is completed.

The city water petition was signed by 100% of the homeowners and was presented to the commissioner.

There was a special meeting called on Tuesday March 24, to approve the variance on Lot #38 (16' x 16' gazebo and 16' x 16' storage building plus 3' of NE corner of garage) which encroaches normal setback area. A motion was made by Ted Green, seconded by Greg Clair. Above hereby approved.

There being no more further business meeting was adjourned.

Respectfully Submitted,

  
Gregory Clair

## Arlington Woods Minutes

September 20, 1992

The meeting was called to order by Bob Neville, and the treasurer's report was accepted. To summarize, we presently have \$3,570.00 in our checking account, \$13,000.00 in our super passbook, and there is a \$14,900.00 balance remaining on the loan for the back end property. We presently have only two accounts which are significantly delinquent, the total due from the delinquent accounts at this point is about \$680.00.

The lights have been installed, thanks to Brad Hannah; only the Neville's light needs some work, since it has been remaining on. We have bought some longlasting bulbs to replace our street lights as they burn out.

The need for clean up of the road was discussed, and Tom Snyder will be getting two quotes on a side delivery type blower to blow the edge clean, since this is a chronic problem here in the woods.

Clean up day is scheduled for November 7; announcements will be sent as we get closer to that date. Participation by all Arlington Woods property owners is encouraged.

The sprinkler system has been winterized and Ken Cheney will be fixing the check valve, which has been broken for some time.

New globes are being sought as spares for our street lights, and Tom Snyder will be checking into these at Gross Electric and other sources.

Charlie Ruth is interested in selling his tractor and brushhog to the association for our use. This was generally thought to be a reasonable idea, and is being considered and discussed further.

City water will be coming our way with a line to run in from Rt 281; we anticipate second quarter of 1993 at the latest.

The matter of brush accumulation was discussed, again we will be talking to the Combined fire district regarding the disposing of these piles by burning.

The matter of liability insurance for the Woods was discussed, and Ted Greene is doing some shopping around to get us more favorable rates than our present policy. This was approved by the board.

The annual meeting will be held at Jim and Vicky Graf's on January 14. There will be a Christmas Party at the Neville's on December 13. Announcements will be sent out December. The announcements will be sent regarding these gettogethers as the time approaches.

Welcome to Rick and Joan Sommers, who recently purchased the home on Lot 17. Welcome also to Ron Griavu and Linda, who have moved in at number 38.

The plans for Steve McCleary and Ann Noll's house were reviewed and approved. This is planned for construction on Lot 28.



## FALL CLEAN-UP

On Saturday November 7th at 10:00 a.m. we are having a clean-up day.

Please put any limbs you wished hauled away near the front of your lot. Anyone interested in helping is welcome to join in. We need as many volunteers as possible.

Bring shovels, brooms, saws, wheelbarrows, etc. to the front of the Woods at 10:00 a.m. We know some people work and have plans for Saturday morning, so join us later if you can.

Ted Greene, Treasurer

Bob Neville, President

Arlington Woods Property Owners Association    A.W.P.O.A.

Minutes for Dec. 6, 1992

The quarterly meeting of the Board of Directors of the A.W.P.O.A. was called to order by President Bob Neville. The minutes of the last quarter was read and a correction was made in the spelling of Ken Schoeni's name. The minutes were then approved as corrected.

In conjunction with Mr. Schoeni it was noted by Dr. Neville that the sprinkler system for the front was winterized, however we will need to purchase a new strainer as the old one was badly worn and is currently stuck in the mud. Dr. Neville will handle this matter.

Ted Green gave the treasurers report. As of November '92 we show \$ 12,000 in the pass book account, and \$ 4,377.89 in the checking account. He further stated there was seven accounts that were not current as of the end of November totaling \$ 1507.50. He stated five of the above owe only for the fourth quarter. Mr. Green stated one person has not paid any of his quarterly dues the entire year and one other person owes for one quarter plus. Ted stated we still owe \$ 14,191.97 on the back 75 acres. All bills have been paid to date. The treasurers report was approved unanimously.

Discussion was held relative to the cleaning of the Portage River and Bill's ditch. It was noted that the county has still not done this cleaning from Rte 25 east to the railroad bridge. There has been no further news relating to the proposed cleaning of Bill's ditch.

Other matters concerning A.W.P.O.A.: 1). Ted will contact Randy Pucket concerning the light in the northwest corner that needs to be relocated and rewired. 2). Dr. Neville will check with the Fields Family concerning the construction of a garage which is not taking place at this point in time and had been previously promised. 3). Liability insurance. Ted obtained a new policy through Wood County Insurance that costs \$ 296.00 a year covering liability and property damage. He stated this new policy will save us approximately \$ 100.00 a year in premium. Ted is also going to check on coverage for the Board of Directors. 4). It was also suggested that reflectors be placed by the conduit near the road between the homes of Snyder and Ruth, so as to not have any snow truck or etc. hitting it. Reflectors were also suggested for the island in the road by Graf's. 5). Dr. Snyder motioned and Ted Green seconded a motion to have Brad Hanna purchase and install new globes and fixtures as necessary. It was also part of the motion that Brad be paid for the labor involved to make these changes. Motion was passed unanimously. 6). A motion was made by Dr. Snyder and seconded by John Kretzschmar that \$ 100.00 be donated to the central fire district for good will and services rendered to us this fall - passed unanimously. 7). The annual meeting is to be

held January 14, 1993, at the home of Jim and Vicky Graf. Three board members will be going off to include - Tom Snyder, Greg Clair, and Bob Neville.

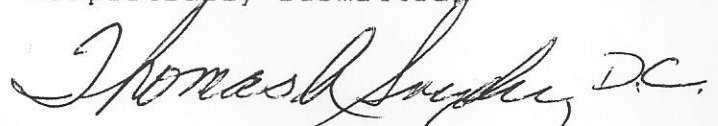
It was motioned by Dr. Snyder and seconded by Ed Cleland that A.W.P.O.A. make a donation to the appropriate entities in honor of Mr. George Henry and Mr. James Pelton. Motion passed unanimously.

After a short discussion it was determined by the Board of Directors that they will continue to enforce the existing by-laws as stated on page nine of The Declaration of Restrictions of 1991. This means no hunting of any type with any weapon. New signs will be posted around the perimeter of the entire area, hopefully of a more permanent nature, stating the fact of no hunting.

The Board of Directors have contracted with Milt Boxley to plow the entrance and the road. If any homeowner desires to have Milt plow their property, they must contact him personally and make arrangements. His number is 686-6391 or 686-5855.

There being no further business to be brought before the Board at this time the meeting was adjourned at 10:30 P.M.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Thomas A. Snyder, D.C.", written in dark ink.

Thomas A. Snyder, D.C.  
Acting Secretary





ARLINGTON WOODS ANNUAL CHRISTMAS PARTY

AND

SEASONAL ATTITUDE ADJUSTMENT!

When: Sunday, December 13, 1992  
7:00 - 10:00pm

Where: #18, Bob & Jan Neville's

Residents of the Woods, their family, friends,  
and quests are welcome. Bring an appetizer or  
dessert if you wish. If you don't feel like  
cooking, just bring yourself.