

AWPOA Annual Meeting

The annual meeting is scheduled for Thursday
January 13th, 2011 at 7:00 p.m.

Jim and Lorena Schwab (house # 16) will host
meeting.

Please be there or send proxy.

Thanks so much

Have a nice Christmas and a Happy New Year.

John Powell

Annual Meeting will be Thursday Jan, 13, 2011. If you cannot attend and know about it weeks in advance please fill out Proxy and get it to a Trustee. Thanks.

Proxy

Thursday Jan.13, 2011

I cannot attend the upcoming 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 13, 2011.or any adjournment thereof. If I have indicated no name above John Powell, 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 13, 2011 or any adjournment thereof.

Signed: _____

Dated: _____

Address: _____

Boards of Trustees Meeting - 1/4/2011

Meeting was called to order at 7:00PM by President Lorena Schwab.
Trustees John King, Charlie Stelle, Tony Wulff, John Powell, and Superintendent Ed Cleland were also in attendance.

Secretary's Report

-Minutes of the 10/17/2010 Board of Trustees meeting read and approved

Treasurer's Report

-Checkbook balance (as of 12/31/2010): \$16,314.72
-Lien put on Lot #19 for \$150.00
-All property owners are paid in full for 2010

Superintendent's Report

-Ed Cleland will continue as superintendent (Yay, Ed!)

New Business

-Board prepared a proposed budget for 2011
-All residents need to be present at the annual meeting in order to discuss the following financial points:

- Road repair/micro-surfacing
- Equipment assessment
- Cutting down trees
- Possible need to increase quarterly dues and fines

-Voting on upcoming board vacancies

Meeting was adjourned at 8:45PM.

AGENDA
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
JANUARY 13, 2011

PRESIDENT'S COMMENTS

SECRETARY'S REPORT

John Powell

TREASURER'S REPORT

John King

SUPERINTENDENT'S REPORT

Ed Cleland

NEW BUSINESS

Road Resurfacing Options and COST

Equipment - Would we be better off to get out of the equipment business completely

Proposed Budget and Financial Considerations

Need to increase Association fees

Need for timely payment of fees - penalties for late payments

Election of New Board

SUGGESTIONS AND CONCERNS OF HOMEOWNERS

ADJOURN

Webmail

jhschwab@embarqmail.com

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annual report

From : JAMES AND LORENA SCHWAB <jhschwab@embarqmail.com>

Sat, Jan 15, 2011 03:15 PM

Subject : annual report**To :** Lorena Schwab <jhschwab@embarqmail.com>

ANNUAL MEETING
OF THE ARLINGTON WOODS
PROPERTY OWNERS ASSOCIATION
JANUARY 13, 2011

THE ANNUAL MEETING OF THE ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION WAS HELD JANUARY 13, 2011 AT THE HOME OF JIM AND LORENA SCHWAB. PRESIDENT LORENA SCHWAB CALLED THE MEETING TO ORDER AT 7:30 P.M. WITH 26 PROPERTY OWNERS EITHER BEING PRESENT OR REPRESENTED BY PROXY.

PRESIDENT'S COMMENTS:

PRESIDENT LORENA SCHWAB WELCOMED 5 NEW RESIDENTS TO ARLINGTON WOODS:

RICK AND NIKKI MCGEE # 4

DIRK WARD AND DANA GLADSTON # 5

CHAD AND JULIE HANNA # 32

GENE AND JENNIFER ROBINSON #31

JOE KUHLMAN AND KAREN BLOSSER #23

LORENA THANKED ALL THE HOME OWNERS THAT PARTICIPATED IN THE FALL CLEAN UP. WE ALSO HAD A GREAT BURNING OF THE BRUSH PILE. WE HAD 25 HOMES REPRESENTED IN THE CLEAN UP AND THE WORK WENT VERY SMOOTHLY. THANKS AGAIN FOR THOSE WHO HAD PICK-UP TRUCKS.

THANKS TO JIM SCHWAB AND TERRI BATESON FOR DOING ADDITIONAL TRIMMING AROUND THE WOODS.

ABOUT 200 TREES WERE CUT IN THE LAST TWO YEARS DUE TO THE ASH BORERS.

SECRETARY'S REPORT:

THE MINUTES OF THE ANNUAL MEETING HELD JANUARY 13, 2010 WERE READ. TOM SNYDER MADE A MOTION TO APPROVE THE MINUTES AS READ; THIS WAS SECONDED BY STEVE BATESON AND APPROVED.

TREASURER'S REPORT:

TREASURER JOHN KING INDICATED THAT WITH THE 2010 BUDGET WE ARE GOING TO BE ABOUT \$2200 SHORT IN 2011. WE MAY HAVE TO INCREASE ASSOCIATION FEES. A MOTION TO ACCEPT THE TREASURER'S REPORT WAS MADE BY JIM SCHWAB, SECONDED BY CHARLES STELLE AND THE MOTION PASSED.

SUPERINTENDENT'S REPORT:

ED CLELAND REPORTED THAT WE HAD ANOTHER GOOD YEAR WITH THE MOSQUITOES. WE DID NOT SPEND MUCH ON SPRAY. ED PUT UP ONE NEW LIGHT POLE NEAR THE ROBINSON'S #31. THANKS TO TONY WULFF FOR ARRANGING TO HAVE THE ROAD REPAIRED.

NEW BUSINESS:

WE NEED TO HAVE NEW REGULATIONS FOR MOWING. THAT WILL HANDLED BY THE NEW BOARD.

TERRI BATESON CONTACTED THE STATE HIGH WAY DEPT. AND ASKED THAT THEY NOT SPRAY WEED KILLER AROUND THE SIGNS OUT FRONT. THANKS, TERRI.

THE ROAD WAS REPAIRED IN THREE SPOTS AT THE COST OF \$3500. FUTURE ROAD REPAIR WILL BE DISCUSSED BY THE NEW BOARD.

JOHN KING BROUGHT UP THE \$ 25 INCREASE PER QUARTER TO HELP COVER THE 2011 EXPENSES. MUCH DISCUSSION WAS HEARD ABOUT ASSESMENTS VERSUS AN INCREASE IN QUARTERLY PAYMENTS. IN THE END JIM SCHWAB MADE A MOTION TO INCREASE QUARTERLY PAYMENTS BY \$25. THIS WAS SECONDED BY CHARLES STELLE AND PASSED BY VOICE VOTE.

WE ALSO TALKED ABOUT THE POTENTIAL FOR LATE FEES. THE NEW BOARD WILL DISCUSS THIS PROBLEM.

ELECTION OF NEW BOARD:

THREE PEOPLE WERE NOMINATED AS NEW BOARD MEMBERS: JOHN KING, CHARLES STELLE, AND DIRK WARD.

SCOTT ESTEP MADE A MOTION TO ACCEPT THESE THREE PEOPLE AS BOARD MEMBERS. IT WAS SECONDED BY CHARLES STELLE AND PASSED BY VOICE VOTE.

THER WERE NO OTHER CONCERNS OR SUGGESTIONS OF HOME OWNERS PRESENTED AT THIS TIME.

CHARLES STELLE MADE A MOTION TO ADJOURN; THIS WAS SECONDED BY ROY CLARK AND APPROVED BY VOICE VOTE. THE MEETING WAS ADJOURNED AT 8:30 P.M.

RESPECTFULLY SUBMITTED,

JOHN POWELL

2011
AWPOA 2010 Budget

Category	Projected Amount	Amount Spent	Annual Cost per Lot @ \$150 / Quarter	2011 Proposed
Administrative	\$ 350.00	\$ 358.77	\$ 9.01	\$ 350.00
Association Party Expenses	\$ 250.00	\$ 227.94	\$ 5.72	\$ 250.00
Clean-up Expenses	\$ 400.00	\$ 468.54	\$ 11.76	\$ 400.00
Donations Out (CJFD)	\$ 300.00	\$ 300.00	\$ 7.53	\$ 300.00
Electric Utilities	\$ 400.00	\$ 363.40	\$ 9.12	\$ 400.00
Equipment Purchase	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Equip Repair & Maintenance	\$ 200.00	\$ 413.10	\$ 10.37	\$ 200.00
Fuel	\$ 50.00	\$ 53.96	\$ 1.36	\$ 50.00
Grounds Maintenance	\$ 700.00	\$ 596.59	\$ 14.98	\$ 600.00
Insurance	\$ 800.00	\$ 760.00	\$ 19.08	\$ 800.00
IRS Taxes	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Lawn Mowing	\$1600.00	\$1600.00	\$ 40.17	\$1600.00
Legal Services & Fees	\$ 400.00	\$ 0.00	\$ 0.00	\$ 200.00
Lighting Supplies	\$ 300.00	\$ 107.77	\$ 2.71	\$ 200.00
Miscellaneous	\$ 100.00	\$ 79.04	\$ 1.98	\$ 100.00
Mosquito Control	\$1000.00	\$ 50.00	\$ 1.26	\$ 500.00
Pond Maintenance & Repair	\$ 300.00	\$ 84.72	\$ 2.13	\$ 200.00
Real Estate Taxes	\$1900.00	\$1934.34	\$ 48.57*	\$2000.00
Road Maintenance & Repair	\$1500.00	\$3515.83	\$ 88.27	\$3500.00
Snow Plowing	\$3000.00	\$2059.50	\$ 51.71	\$2500.00
Sprinkler Maintenance	\$ 150.00	\$ 0.00	\$ 0.00	DELETED
Superintendent Stipend	\$2600.00	\$2600.00	\$ 65.28	\$2600.00
Trash Removal	\$5000.00	\$5128.65	\$ 128.77	\$5500.00
Tree Removal & Trimming	\$1750.00	\$3195.00	\$ 80.22	\$3000.00
TOTAL	\$23050.00	\$23897.15	\$ 600.00	\$25250.00

Budget Items Decreasing - Total \$1650
Budget Items Increasing - Total \$3850

* may be deductible
on your 2010 taxes

Budget Difference 2010 to 2011 = \$2200

Projected Income for 2011: \$25410.00

\$175.00 X 4 X 34 = \$23800.00
\$145.00 X 4 X 2 = \$ 1160.00
Farm land rental = \$ 450.00

TOTAL **\$25410.00**

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 * Budget Items Increasing - Total \$3850

Budget Difference 2010 to 2011 = \$2200

Projected Income for 2011: \$25290.00

\$175.00 X 4 X 34 = \$23800.00

\$145.00 X 4 X 2 = \$ 1160.00

Paid off lien #32 = \$ 330.00

TOTAL \$25290.00

AWPOA MEETING MINUTES

February 12, 2011

A short organizational meeting of the Board of Trustees was held February 12, 2011 at 7:00 p.m. at the home of John King. In attendance were trustees JoAnn Kroll, John King, Charles Stelle, John Powell, Dirk Ward, and Superintendent, Ed Cleland.

In the absence of a president, Treasurer John King called the meeting to order. The following officers were elected for the 2011 calendar year:

President: JoAnn Kroll

Vice-President: John Powell

Treasurer: John King

Secretary: Charles Stelle

Secretary's Report

The minutes of the 2011 Annual Meeting were read and approved.

Treasurer's Report

Treasurer John King reported that 6 homeowners were delinquent in their first quarter payments.

John has deposited \$5,090.00 in checking; we now have a balance of \$15, 544.98. Liens on two properties were waived because of late recording. The treasurer's report was approved as read.

Superintendent's Report

Ed Cleland reported that he repaired the light at the entrance. Ed is looking into installing a sub-pump into the large pond so it will be easier to water the plants this summer.

New Business

President JoAnn Kroll made a motion to have a late fee of 10% added to dues if they are not paid by the end of the month in which they are due. This motion passed unanimously.

This spring John and Ed will be marking additional trees to be cut down. The woods has also purchased a block and tackle to help drop trees. Everyone is welcome to use these items; please ask John.

Our projected spring clean-up date is Saturday, April 16th at 9:00 a.m. with a rain date of

Saturday, April 30th.

The next Trustee's meeting is scheduled for April 2, 2011. We are taking bids for mowing; if you are interested, please let us know before that date. Bids may be submitted in writing to any of the trustees.

Last, but not least, we are looking for someone who is willing to host the summer get-together. Please consider and let trustees know if you are interested.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

John Powell, Secretary

Minutes of the AWPOA

April 2, 2011

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held April 2nd at the home of JoAnn Kroll. Trustees John King, JoAnn Kroll, John Powell, Charlie Stelle, and Dirk Ward were in attendance.

Secretary's Report:

The minutes of the February 12th, 2011 Trustees Meeting were read and approved unanimously.

Treasurer's Report:

Treasurer John King reported that liens on houses #19 and #32 have been released. There are no current liens. The current balance is \$15,286.64. The treasurers report was approved as read.

Superintendent's Report:

Superintendent Ed Cleland was not in attendance. John Powell reported made a proxy report for Ed Cleland that the light near property 13 has been fixed per the board's decision.

New Business:

Charlie Stelle made a motion to accept the bid for the mowing and landscaping of the community property surrounding the entrance, ponds, boulevard, and SR 25 from Jim Schwab. The motion was seconded by John King and was passed unanimously.

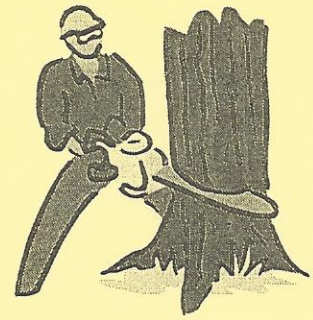
The board will be seeking estimates for priority areas of road repair and maintenance.

The board is considering the construction of an outdoor pavilion. The board is seeking plans and estimates for the construction of a simple open-sided pavilion and is looking at different locations for its placement.

We have received several complaints regarding homeowner's maintenance of their property and the prompt removal of items such as fallen trees, trees marked for removal, and debris around properties. Residents are reminded that, in accordance with community by-laws, properties are to be maintained so that conditions do not "decrease the beauty of the neighborhood as a whole or a specific area".

The summer party has been scheduled for Saturday, July 30th and will be hosted by Dana Gladstone and Dirk Ward (#5).

Charlie Stelle moved to adjourn the meeting, which was seconded by John Powell. The meeting adjourned unanimously at 8:20 PM



Arlington Woods Property Owners Association

Spring Cleanup 2011

Saturday, April 16th @ 9:00 AM

(Rain Date - Saturday, April 30th)

Meet at the Community Entrance Boulevard

Spring Cleanup is our time to get maintenance and cleaning done for the benefit of the entire community. The more people that help, the easier and faster the job gets done and we can continue to take care of and beautify the woods.

Prior to Cleanup: homeowners need to clear brush from their property and community areas around their home and place at the street for collection.

Cleanup Day: We will be collecting wood placed out for pick up and hauling it to the burn pile. We will also be cutting down some additional dead ash trees. Individuals interested in the firewood are welcome to come out and assist with cutting and collecting wood. Flower beds at the entrance and boulevard need to be cleaned and mulched. We also need to clean around the ponds and along SR 25 as necessary.

Note: The trustees request that homeowners who choose not to participate or cannot participate contribute to the AWHOA Beautification Fund.



Lunch will be
provided by the
AWHOA.



Minutes of the AWPOA

July 28th, 2011

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held July 28th at the home of JoAnn Kroll. Trustees John King, JoAnn Kroll, John Powell, Charlie Stelle, and Tony Wulff were in attendance.

Secretary's Report:

The minutes of the April 2nd, 2011 Trustees Meeting were read and approved. John King moved to approve the minutes as amended and this was seconded by John Powell. The minutes were approved by the board unanimously.

Treasurer's Report:

The current balance is \$16,840.78 . At the time of the meeting 10 homeowners had paid their 3rd quarter dues. Properties #18 & 19 are still listed by the wood county auditor as owned by Elliot and Marshall respectively, though for sale signs have been noted at the properties. The treasurer's report was approved as provided.

Superintendent's Report:

Superintendent Ed Cleland provided the superintendent report. Issues for discussion included the marking of trees and seeking of bids for their removal; road repair options and bids for making repairs for this year; repair of mosquito sprayer; and the need to burn the burn pile with the assistance/oversight of the fire department prior to the fall cleanup.

New Business:

The board discussed planning for the summer picnic on Saturday, July 30th.

Discussion of plans and estimates for a proposed shelter house/pavilion for the use of property owners and community use for picnics, clean-up day lunches, etc.

The board discussed the idea of a community garden and/or orchard on the property on the west side of the Woods. It was decided to bring this issue up for discussion at the annual meeting to gauge interest of property owners and to possibly make plans for spring cultivation.

Charlie Stelle moved to adjourn the meeting, which was seconded by John Powell. The meeting adjourned unanimously at 8:40 PM

CenturyLink Webmail

jhschwab@embarqmail.com

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meeting

From : JAMES AND LORENA SCHWAB <jhschwab@embarqmail.com>

Sat, Dec 17, 2011 10:39 PM

Subject : meeting**To :** Lorena Schwab <jhschwab@embarqmail.com>**Minutes of the AWPOA****December 5th, 2011**

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held December 5th at the home of John King. Trustees John King, JoAnn Kroll, John Powell, Charlie Stelle, and Tony Wulff were in attendance. Steve Bateson joined the board as a guest for a later conversation.

Secretary's Report:

The minutes of the October 13th, 2011 Trustees Meeting were read and approved. John King moved to approve the minutes as amended and this was seconded by John Powell. The minutes were approved by the board unanimously.

Treasurer's Report:

John King provided the treasurer's report. The current balance is \$15,279. All dues have been paid. The properties are currently up to date on POA dues. The check for tree cutting to Jason Naus was never received and a stop-check order was used. A second check for \$2,630 was hand-delivered to Jason Naus. Total income for 2011 was \$22,805. This income differs from the projected income for 2011 because of lost dues from properties that are unoccupied. It's unclear if unpaid dues will be collected as this often depends on the individual situation. The treasurer's report was approved as provided.

Superintendent's Report:

Superintendent Ed Cleland provided the superintendent report. Issues for discussion included the repair of several light fixtures and the installation of decorative lights. The superintendent's report was approved as provided.

Old Business:

Fall clean-up was successful, though it was noted that participation was somewhat low and that several properties had not cleaned up around their property for disposal of wood. The board discussed issues around clean-up and discussed the utility of encouraging participation, providing lists of needed tasks ahead of time and encouragement for the participation within cleanup. There was discussion of adding a note to clean-up notices regarding donations to the beautification fund. Charlie Stelle proposed an addition to the notices, seconded by John Powell that "Homeowners unable to participate are encouraged to provide a minimum donation of \$20 to the beautification fund." This motion was approved by a vote of 4 years and one abstention.

Steve Bateson joined the board for a discussion regarding a recent incident involving his son in the AW field. Steve relayed the story provided by his son and 2 additional children from the woods. The discussion included issues of bow hunting in the woods by both AWPOA residents and family, legal hunting in the areas surrounding the AWPOA property, and illegal hunting in areas including Arlington Woods property. The sheriff was recently called to check on shots fired on Saturday, December 3rd. The issue of disallowing all hunting was discussed. The board decided that the policy of allowing bow hunting would remain unchanged for now. The board suggested Ed Cleland replace signage to notify individuals of property lines and the no-hunting policy. We also discussed the need to educate property owners regarding property lines for both individual properties and the entire property.

New Business: The board discussed and prepared the budget for 2012 to be presented at the annual meeting.

The annual meeting will be Jan 12th and will consist of a pot-luck and meeting. Dinner will begin at 6:00 for an approximate 7:00 meeting time. The annual meeting will be at the home of Scott Estep.

John King moved to adjourn the meeting, which was seconded by John King. The meeting adjourned unanimously at 9:50 PM

Submitted by Charlie Stelle, Secretary of AWPOA

CenturyLink Webmail

jhschwab@embarqmail.com

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FW: Annual Meeting - Proxy and AWPOA Survey

From : John King <jhking22@embarqmail.com>

Tue, Dec 20, 2011 10:12 AM

Subject : FW: Annual Meeting - Proxy and AWPOA Survey 4 attachments

To : 'Al & Elaine Spence' <elspence@embarqmail.com>, 'Brad & Kimberly Bigelow' <bbigelow96@yahoo.com>, 'Brad Hufford' <bhufford3@woh.rr.com>, 'Chad hanna' <Chad.hanna@ads-pipe.com>, 'Charles & Terry Fetzek' <ctfetzek@wcnet.org>, 'Charles Stelle' <cdstelle@hotmail.com>, 'Clyde Willis' <cwillis@bgsu.edu>, 'Dana Gladstone Ward' <danaglad@yahoo.com>, 'Dirk Ward' <dirkw@lockreymanufacturing.com>, 'Donna Johnson' <Platinumgildedlily@yahoo.com>, 'Doug King' <dking2075@aol.com>, 'Ed Cleland' <edcleland@embarqmail.com>, 'Eric & Joanne Sommers' <jsommer@bgsu.edu>, 'Gary & Denise Bair' <garybair@aol.com>, 'Gene & Jennifer Robinson' <jlkgrobinson@yahoo.com>, 'James & Lorena Schwab' <jhschwab@embarqmail.com>, 'Jane Clark' <jhclark@bgsu.edu>, 'Jeff Burkett' <jburket@bgsu.edu>, 'Jo Ann Kroll' <jkroll@bgsu.edu>, 'John & Ann King' <jhking22@embarqmail.com>, 'John & Judy Powell' <powelljo@oplin.org>, 'John Clegg' <johndegg@embarqmail.com>, 'Julie Hanna' <juleserickson01@yahoo.com>, 'Kathy Hoff' <khoff@bgsu.edu>, 'Kelly Clark' <poetess.kelly@gmail.com>, 'Ken & Ann Huner' <akhuner@embarqmail.com>, 'Linda Clegg' <lindaclegg@embarqmail.com>, 'Linda Long' <linda1126@embarqmail.com>, 'Linda Smead' <lksmead@aol.com>, 'Rick & Nikki McGee' <criscokid66@yahoo.com>, 'Ron Greavu' <rgreavu@gmail.com>, 'Roy Clark' <rclark53@hotmail.com>, 'Scott & Kim Estep' <sestep3@woh.rr.com>, 'Stacey Hufford' <shuffor@bgsu.edu>, 'Steve Bateson' <sbateson@riw2000.com>, 'Ted Eckmann' <Ted.Eckmann@gmail.com>, 'Terri Bateson' <terricensebateson@yahoo.com>, 'Thomas Clark' <tclarktom@netscape.net>, 'Tom & Jacqui Snyder' <tjsnyder13@embarqmail.com>, 'Tony Wulff' <anthonywulff@gmail.com>, 'Wendy Watson' <wwatson@bgsu.edu>

Greeting from the AWPOA Board:

The Annual Meeting of the Arlington Woods Property Owners Association will be held at 7:00 pm on January 12, 2012 at the home of Scott and Kim Estep. Prior to the meeting, all owners and their families are invited to a community potluck at 6:00 pm. Children are welcome to attend the potluck and play upstairs with the Estep children during the meeting. Please remember to bring a dish to share.

To assess owners' perceptions and needs regarding various services, resources, and items of community interest, the Board has designed a survey (attached) that we ask you to complete and return by January 7. We intend to use this information to develop the agenda for the Annual Meeting. It will also help us become more responsive to property owners' concerns and more strategic in future decisions. We hope you will make the time to make your opinions known and share your ideas for improving Arlington Woods. A summary of results and key findings will be presented at the annual meeting.

If you are unable to attend the Annual Meeting, please sure to send in your proxy (attached) prior to the meeting.

Best to you and yours for the holiday season.



Arlington Woods Survey 2011.doc
145 KB



PROXY 2012 as doc.doc
23 KB



Arlington Woods Survey 2011.docx

37 KB

**PROXY 2012.docx**
18 KB

PROXY

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

I hereby appoint _____ as the _____, Secretary of the Arlington Woods Property Owners Association (AOWPA), or _____, to act on my behalf for my absence during the Annual Meeting of the Association to be held on January 17, 2012, or any adjournment thereof.

Signed: _____

Dated: _____

Address: _____

If you are not attending the Annual Meeting, please return your proxy to:

Arlington Woods Property Owners Association (AOWPA)
P.O. Box 83
Burlington, ON J3442

PROXY

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

I hereby appoint Charlie Stelle, Secretary of the Arlington Woods Property Owners Association (AWPOA), or _____ to cast my vote for any Trustee vacancy and/or other matters that come before the AWPOA owners at the Annual Meeting of the Association to be held on January 12, 2012, or any adjournment thereof.

Signed: _____

Dated: _____

Address: _____

If you are not attending the Annual Meeting, please return your proxy to:

Arlington Woods Property Owners Association (AWPOA)
P.O. Box 63
Rudolph, OH 43462

Arlington Woods Property Owners' Questionnaire

We, the Board members, request your participation in this survey, which is designed to assess owners' perceptions and needs regarding various services, resources, and items of community interest. We intend to use this information to become more responsive to property owners' concerns and visions for the future of Arlington Woods. We hope you will make the time to make your opinions known and share your ideas for improving Arlington Woods.

What Your Dues Do For You

Currently, your quarterly dues pay for the following services and amenities: front entrance and meadow mowing, landscaping supplies, snow removal and salting, trash removal, superintendent salary, lighting, pond maintenance, mosquito spraying, dead tree removal, road maintenance, storage lot, maintenance building, equipment for resident use (e.g., log splitter), nature trails maintenance, bus shelter, community events, real estate taxes, professional fees, signage, volunteer fire department donation,

Services

Because there are costs associated with each of these items, we need to know what you value. *Please check all of the following items you feel the association should be responsible to pay for.*

✓	Services
	Front entrance and meadow mowing
	Landscaping supplies
	Snow removal and salting
	Trash removal
	Superintendent salary
	Lighting
	Pond maintenance
	Mosquito spraying
	Dead tree removal
	Road maintenance
	Storage lot
	Maintenance building
	Equipment for resident use (e.g., log splitter),
	Nature trails maintenance
	Bus shelter
	Community events
	Insurance
	Real estate taxes
	Professional fees
	Signage
	Volunteer fire department donation
	Post Office Box
	Liability Insurance

U ne

Place a check mark next to the following AW equipment, amenities, and services you used in the past two years? Please indicate how often (i.e., number of occurrences) have you have used this resource?

✓	Use of Resources	How often?
<input type="checkbox"/>	Log splitter	
<input type="checkbox"/>	Burn pile	
<input type="checkbox"/>	Mosquito spraying	
<input type="checkbox"/>	Leaf blower	
<input type="checkbox"/>	Nature trails	
<input type="checkbox"/>	Bow hunting for homeowners and residents	
<input type="checkbox"/>	Bow hunting for invited family members	
<input type="checkbox"/>	For Sale signs	
<input type="checkbox"/>	Community events	
<input type="checkbox"/>	Services of Superintendent	
<input type="checkbox"/>	Arlington Woods website	
<input type="checkbox"/>	Promotional brochure	
<input type="checkbox"/>	Tractor with mower	
<input type="checkbox"/>	Tractor with trailer	
<input type="checkbox"/>	School bus shelter	
<input type="checkbox"/>	Ponds	

Please share your comments or suggestions regarding the above list.

Would you support the following? Please check.

<input type="checkbox"/>	Building a picnic shelter in the meadow for community use (estimated cost for 24x30 structure is \$4,000)
<input type="checkbox"/>	Designating a minimum of hours per year to be donated by each household toward a list of specified community activities (e.g., clean-up, newsletter, committee service)
<input type="checkbox"/>	Alternately, instituting a minimum payment in lieu of contributing volunteer hours
<input type="checkbox"/>	Designating a space in the meadow for a community garden
<input type="checkbox"/>	Purchasing child and family friendly equipment and games (e.g., horseshoes, cornhole game, badminton and volleyball nets, playground equipment)

Concerns

Members of the Arlington Woods Board are interested in establishing priorities for allocating limited time and resources. To do this, we need to know what concerns you most.

Using the following scale, please indicate your level of concern for the following items:

Concerns	Very Concerned		Concerned		Somewhat Concerned		Not Concerned
Snow Removal							
Lighting							
Road Paving							
Tree removal							
Grass mowing							
General appearance of woods							
Traffic							
Mosquito control							
Trash services							
Recycling pick-up							
Pest and wildlife control issues							
Volunteer obligations							
Governance (e.g., policies and procedures)							
Capital expenditures and reserve fund minimums							
Budget processes							
Board communication							
Community relations among homeowners							
External issues or trends (e.g., any local issues that the Board should be monitoring)							
Liaison with local government entities (e.g. Zoning Board)							
Hunting							
Fishing in the pond							
Pond safety in the Winter (thin ice)							

Satisfaction

Please indicate your level of satisfaction regarding the following items:

Satisfaction	Very Satisfied		Satisfied		Somewhat Satisfied		Not Satisfied
Snow removal							
Trash services							
Recycling pick-up							
Road maintenance							
Tree removal							
Grass mowing							
General appearance of woods							
Board communication							
Mosquito control							
Pest and wildlife control issues							
Hunting enforcement							
Pond Maintenance							
Governance (e.g., policies and procedures)							
Board responsiveness to member concerns							
Budget processes							
Board communication							
Community relations among homeowners							

Please comment on any areas of particular satisfaction or dissatisfaction.

Community Involvement

Please check if you would be willing to participate in the following:

✓	Involvement
	Establishing a community garden
	Planting fruit-bearing trees in a community orchard
	Writing articles for a quarterly community email or newsletter
	Promoting Arlington Woods to local realtors to promote Arlington Woods
	Creating and maintaining a website for the Arlington Woods
	Hosting a community event
	Serving on a Welcome Committee that reaches out to welcomes new property owners
	Investigating revenue generating ideas
	Serving on the Board of the Arlington Woods Property Owners Association
	Serving on a committee to create a Homeowners' Handbook
	Serving as a liaison to local government entities

Please offer additional ideas for community involvement opportunities that you would find interesting and be willing to participate.

Demographic Questions

The Board would like to get an accurate picture of the current population of Arlington Woods in order to meet resident's needs and to better represent Arlington Woods to local government entities and realtors.

How many people reside in your home? _____

How many children ages 10 and under? _____

How many children ages 11 – 18? _____

Reference Information

Do you have a copy of the AW Covenant?	Yes	No
Do you have a copy of the AW Rules and Regulations?		
Do you have a map of AW properties and boundaries?		
Do you a current list of AW property owners addresses and contact information?		
Would you be interested in the creation of an AW Owners' Handbook containing all of the above listed information?		

What questions do you have about AW policies and procedures (e.g., percentage of homeowner vote to pass major assessments, dispute resolution)?

Give us your ideas

What are your ideas for paying for essential capital improvements (e.g., road repair)?

Please share any ideas you may have for generating additional income with minimal capital investment. (Note: wind turbines require a substantial investment.)

Please share your ideas for improving the community.

What should the Board do to improve communications with homeowners?

Additional comments:

Survey Options: You may complete and submit this survey electronically (preferred method). Simply save your survey as a Word document and email it to JoAnn Kroll at jkroll@falcon.bgsu.edu. You are also welcome to print and complete a paper version of the survey. Paper surveys can be mailed to JoAnn Kroll or placed in the designated box on her front porch. She resides at number 20.

In order to compile and analyze the results prior to annual meeting, we ask that property owners return their surveys by January 7.

Please Note: Individual responses to this survey will not be disclosed. Findings will be reported as aggregate data only. A summary of results and key findings will be shared with homeowners at the annual meeting on January 12.

Thank you very much for your time and thoughts.