

ANNUAL MEETING  
OF THE  
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
TUESDAY, JANUARY 16, 2007 AT 7:00 P.M.  
IN THE HOME OF STEVE AND TERRI BATESON, #34

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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 16, 2007, 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 16, 2007 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.

Arlington Woods Property Owners Association  
Annual Meeting Agenda  
January 16, 2007

From Ken Huner, President – I apologize that I am not in attendance but had a required business trip come up after the homeowners notice was sent for the annual meeting. Thanks to Julie for filling in for me.

Call to order:

Secretary's Report

Treasurer's Report

Old Business

- Equipment storage building
- New street light – in front of Clyde Willis
- Treatment plant land deeded back to Association

New Business

- 2007 Budget
- Lawn mowing – Will Cleland resigned – board to get cost for internal or outside service
- Burn pile to move – Code states any burn has to be 1000 ft. from structures
- Ponds will be chemically treated for duckweed to provide visual improvement

Issues for 2007 board

- Front entrance sign and walls in poor condition
- Equipment – potential need for lawn mower and/or tractor
- Ditch review – may need additional ditches for drainage
- Audit of books

Election

- Ron Greavu, Linda Smead, and Lorena Schwab have reached end of elected terms
- Julie Coolidge, Steve Bateson, and Ken Huner have one year remaining

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING  
JANUARY 16, 2007

The 2007 Annual Meeting of the Arlington Woods Property Owners Association was held in the home of Steve and Terri Bateson (#34). The meeting was called to order by Vice-President Julie Coolidge at 7:15 P.M. Trustees Linda Smead, Steve Bateson, Lorena Schwab and Superintendent Ed Cleland were also present. Trustees Ken Huner and Ron Greavu were absent. Owners of fourteen properties were present and ten additional properties were represented by duly authorized proxies.

**Secretary's Report :** AWPOA Secretary Lorena Schwab read the Minutes of the September 12, 2006 Board Meeting. No motion to approve the Minutes was requested.

**Treasurer's Report:** Treasurer Linda Smead reported that the year end balance of accounts as per the bank statement was \$14,950.60. She stated that she was unable to reconcile this to her checkbook balance and requested that someone volunteer to help with this. Sharon Connelly volunteered to look at the checkbook and help with the reconciliation of accounts. Julie Coolidge stated she would not call for approval of the figures as given and we would hold such approval until the account had been reconciled.

Tom Snyder said it had been several years since the accounts had been audited and made a motion that such audit be conducted. Scott Estep seconded the motion and it was approved. Julie Coolidge stated that she would contact Elaine Spence to see if she would have time to look at the books. The names Christine Nietz and Zippay & Company were offered from the floor as possible individuals to be contacted if Elaine Spence did not have sufficient time to help.

**Old Business:** Julie Coolidge summarized some of the year's activities and events:

The storage garage is completed and our equipment has been stored in same. Superintendent Ed Cleland stated that all Board members have keys to the building and property owners may contact any one of them if they need to use any of the equipment. It was questioned whether there was a sign-up sheet available so that we knew the location of the equipment. There currently is not and no decision to do so was entertained. Lorena Schwab mentioned that there is no insurance protection on the building and requested that the Board should look into that matter.

A new street light has been placed at the front of the Clyde Willis (#1) property. It was suggested that perhaps we could use an additional street light close to the north end pump station since it is so close to the road. This matter also was left to the Board for further discussion.

In 2006 we received a deed from Northwestern Water for the property where the old sewer plant was located.

**New Business:** Copies of the proposed budget for 2007 were passed out. The amounts actually spent in the years 2004, 2005 and 2006 were included for comparison purposes. Steve Bateson explained that the Board is trying to keep expenses in line as we do not desire to increase association fees unless absolutely necessary. Last year, due to the weather, we had very limited need for snow removal and that was responsible for the fact that our expenses were less than our budgeted figures. We cannot depend on the weather, but the budgeted figure for snow removal has been reduced. Our trash services have increased our fees due to "energy recovery". Included in the budget this year is a figure for equipment purchase. No immediate purchase of additional equipment is planned, but we must prepare ourselves for the fact that the tractor will soon have to be replaced. Scott Estep made a motion to approve the proposed budget but not to include the current treasury balance and Dan Connelly seconded the motion. Motion approved.

John King questioned where we were banking and what type of account we were using. Our funds currently are in a checking account at Key Bank which charges service fees and pays a very small interest rate. He

felt that the Board might want to check into this, as we might be in a better position if we kept some funds in a savings account and transferred them as needed.

Will Cleland has resigned from mowing the lawn. We would like to find someone internally to take over this job if possible. Joanne Sommers stated that her son mows lawn and the Board will contact him. If anyone else is interested, please advise Ed Cleland or any Board member.

Ed Cleland stated that Code requires any burn pile to be at least 1000 feet from any structure. Our current burn pile will need to be moved and this may be a project at spring cleanup.

The ponds will be chemically treated this spring for visual improvement. This will discourage the duck weed but it may still have to be manually removed.

Julie Coolidge reported that she had talked with personnel at the water department and they will allow us to place a fence around the north end lift station. but they need to approve the plans so it does not impede their ability to service the station.

The entrance sign was again brought to the property owners' attention. It is aging and does not present a very good first impression. Sharon Connelly stated that both the sign and the ponds are the first impression anyone receives of our homes and we should be concerned about their appearance. Some discussion was had about whether any new sign should be placed in the current location or whether two signs should be placed outside the woods which would make it easier to spot the entrance. The general consensus was that the current location of the sign was preferred.

The ditches within the Woods are of concern to us all and need cleaned in order to cut down on standing water. Steve Bateson stated that should be our first offense, but it seems that the greater problem is the ditch into which our water drains. It is in great need of cleaning and this would require a petition in order to have work done on it.. Jon Powell also mentioned that the tile under 25 is starting to break down and agreed that the ditch that should handle our drainage is in very poor condition. Dan Connelly stated we should make cleaning our ditches our first priority at spring cleanup.

Julie brought to the floor the question of participation in Association events and asked what could be accomplished to encourage more participation. It was suggested that a "Welcome" package would be a help to new homeowners.

Scott Estep stated that we now have a web site. The address is [www.ArlingtonWoods.org](http://www.ArlingtonWoods.org). He encouraged everyone to visit this site and give him any suggestions on what they would like to see listed there and what improvements could be made to the site.

Julie Coolidge asked for nomination for AWPOA Trustees to fill the three expiring terms of Linda Smead, Lorena Schwab and Ron Greavu. The nominees were Linda Smead, Lorena Schwab, John King and Kurt Marshall. Linda Smead, Lorena Schwab and John King were elected to two years terms as Trustee by written vote.

A Motion was made by Ann Huner and seconded by Jon Powell to adjourn the meeting. Motion was approved and the meeting adjourned at 8:30 P.M.

Respectfully submitted,

Lorena Schwab

Income and Expenses	Actual 04	Actual 05	Proposed 06	Actual 06	Proposed 07
<b>Account Balances</b>					
Cash on Hand	\$6,933.36	\$19,228.22	\$15,191.60	\$13,002.47	\$14,000.00
Money Market Account	\$10,196.56	\$0.00	\$0.00	\$0.00	\$0.00
Nat and Beaut Fund	\$1,536.74	\$1,811.87	\$1,948.32	\$1,948.13	\$1,900.00
Road Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Account Balances</b>	<b>\$18,666.66</b>	<b>\$21,040.09</b>	<b>\$17,139.92</b>	<b>\$14,950.60</b>	<b>\$15,900.00</b>
<b>Income</b>					
Owner Assesments	\$20,245.58	\$20,788.90	\$19,216.00	\$19,216.00	\$19,216.00
Interest Income	\$49.04	\$69.01	\$50.00	\$43.65	\$40.00
Other Income	\$0.00	\$1.00	\$0.00	\$35.00	\$0.00
Late Fees	\$44.45	\$68.76	\$50.00	\$152.75	\$100.00
Outstanding Balances	\$0.00	\$0.00	\$930.65	\$949.00	\$500.00
Nat and Beaut Fund	\$294.00	\$174.00	\$200.00	\$214.00	\$200.00
Sign Deposits	\$0.00	\$210.00	\$0.00	\$0.00	\$0.00
<b>Total Income</b>	<b>\$18,559.83</b>	<b>\$21,311.67</b>	<b>\$20,446.65</b>	<b>\$20,610.40</b>	<b>\$20,056.00</b>
<b>Expenses</b>					
Building Construction	\$0.00	\$3,814.25	\$4,500.00	\$4,875.33	\$0.00
Electric Utility	\$463.96	\$439.28	\$450.00	\$484.24	\$500.00
Lighting Supplies	\$122.09	\$116.32	\$150.00	\$329.22	\$350.00
Trash Removal	\$2,819.04	\$3,025.26	\$3,100.00	\$3,374.69	\$3,500.00
Lawn Mowing	\$1,400.00	\$1,000.00	\$2,000.00	\$1,900.00	\$2,000.00
Lawn Maintenance	\$90.65	\$95.54	\$100.00	\$156.18	\$200.00
Snow Removal	\$1,882.00	\$2,210.33	\$2,250.00	\$798.76	\$1,000.00
Tree Removal & Trimming	\$0.00	\$852.00	\$1,000.00	\$825.50	\$1,000.00
Pond Maint/ Repairs	\$144.43	\$3,451.80	\$2,000.00	\$1,172.57	\$1,500.00
Sprinkler Maint/ Repairs	\$0.00	\$329.55	\$250.00	\$0.00	\$250.00
Equipment Maint/ Repairs	\$328.47	\$141.12	\$150.00	\$144.70	\$150.00
Road Maint/ Repairs	\$0.00	\$2,254.49	\$500.00	\$89.83	\$1,500.00
Fuel	\$62.98	\$44.27	\$50.00	\$0.00	\$50.00
Flowers/ Plantings	\$0.00	\$37.55	\$50.00	\$0.00	\$50.00
Clean-up Expenses/Labor	\$512.45	\$141.88	\$150.00	\$111.46	\$150.00
Insurance	\$293.00	\$293.00	\$300.00	\$361.00	\$425.00
IRS Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Taxes	\$1,475.71	\$1,467.25	\$1,475.00	\$1,715.17	\$1,750.00
Donations	\$200.00	\$0.00	\$100.00	\$0.00	\$100.00
Administrative	\$407.50	\$253.57	\$250.00	\$210.66	\$250.00
Association Party Expenses	\$263.32	\$470.91	\$450.00	\$189.27	\$450.00
Mosquito Control	\$904.42	\$889.96	\$900.00	\$113.69	\$1,500.00
Nat and Beaut Expenses	\$18.87	\$0.00	\$0.00	\$77.74	\$100.00
Sprayer Upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment Purchased	\$1,174.81	\$52.13	\$0.00	\$0.00	\$2,000.00
Misc.	\$325.04	\$331.48	\$250.00	\$665.44	\$250.00
Superintendent	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00
Audit					
<b>Total Expenses</b>	<b>\$16,388.74</b>	<b>\$25,211.84</b>	<b>\$23,925.00</b>	<b>\$21,095.45</b>	<b>\$22,525.00</b>
<b>Total Funds Available</b>	<b>\$20,837.75</b>	<b>\$17,139.92</b>	<b>\$17,139.92</b>	<b>\$14,465.55</b>	

3:53 PM  
01/03/07  
Accrual Basis

**AWPOA**  
**Balance Sheet**  
**As of January 3, 2007**

	<u>Jan 3, 07</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Key Bank	15,312.02
Total Checking/Savings	15,312.02
Accounts Receivable	
Accounts Receivable	929.55
Total Accounts Receivable	929.55
Other Current Assets	
Undeposited Funds	146.00
Total Other Current Assets	146.00
Total Current Assets	16,387.57
<b>TOTAL ASSETS</b>	<b><u>16,387.57</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Bal Equity	18,323.74
Retained Earnings	-1,936.17
Total Equity	16,387.57
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>16,387.57</u></b>

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
TRUSTEES MEETING  
FEBRUARY 7, 2007

The 2007 trustees of Arlington Woods Property Owners Association held a short meeting in the home of Jim and Lorena Schwab at 7:00 P.M. on February 7, 2007. Trustee Steve Bateson was not present at the meeting.

The main purpose of the meeting was to elect officers for this year. Following discussion the following were elected to serve as officers:

Steve Bateson	President
Julie Coolidge	Vice President
Lorena Schwab	Secretary
Ken Huner	Treasurer

In other business the Board authorized Lorena Schwab to contact our insurance agent to add replacement value insurance for the storage garage to our existing insurance policy.

The quarterly board meeting has been tentatively set for Tuesday, March 6<sup>th</sup>, 2007 at 7:00 P.M. in the home of Jim and Lorena Schwab (#16).

Meeting adjourned at 7:30 P.M.

Respectfully submitted.

Lorena Schwab

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
QUARTERLY MEETING  
MARCH 2, 2007

The quarterly meeting of the Arlington Woods Property Owners Association was called to order at 6:40 P.M. by President Steve Bateson. In attendance were Trustees Julie Coolidge, Ken Huner, John King, Linda Smead and Lorena Schwab. Superintendent Ed Cleland was also present.

President Steve Bateson first thanked the Board for the trust they had placed in him by voting him President. He stated that he wished to facilitate a community environment in the Woods with an open dialogue among all residents and that he would take a proactive active approach to this goal.

**Secretary's Report:** The Minutes of the January meeting were read. A motion to approve same as read was made by Julie Coolidge, seconded by Linda Smead and the motion was approved.

**Treasurer's Report:** Linda Smead reported that the books had been successfully audited by Elaine Spence. The current balance on hand is \$16,487.94. Linda Smead presented to the Board the corrected Balance Sheet for the year 2006 and same is attached to these Minutes. A motion to approve the Treasurer's report for made by John King, seconded by Julie Coolidge and the Motion was approved. Linda Smead at that time turned the books over to Treasurer Ken Huner.

**Old Business:** The condition of the ponds was then discussed by the Board. As has been previously decided the ponds will be treated chemically as early as possible in the spring. A motion was made by Julie Coolidge that the Board authorize Steve Bateson and Linda Smead to spend no more than \$1,000.00 to purchase necessary supplies and proceed with the treatment of the ponds. Lorena Schwab seconded the motion and the motion was approved.

The condition of the tractor has been of considerable discussion for the past year. Steve Bateson suggested that we check into a price to rebuild the tractor before we make any decision as to whether or not the purchase of a new tractor is necessary. No further action was taken on the matter.

**New Business:** Currently the funds on hand are in a checking account which pays no more than 0.5% interest. It is felt that we should be able to find a situation which provides a better interest rate without limiting our access to the funds. John King suggested that we use ING Direct which would be a savings account linked to a checking account. Julie Coolidge made the motion that we authorize John King and Ken Huner to find a banking system which would fulfill our needs and provide a better return on the funds. Linda Smead seconded the motion and the motion was approved.

It had been suggested at the annual meeting that it would be nice to have a Welcome Package to give to the new residents of the Woods. Discussion was held as to what should be available in that package for new residents. Steve Bateson appointed Linda Smead to be in charge of the Welcome Committee.

The front sign is showing its age. It seems to be a general opinion that we need to upgrade this sign. Linda Smead volunteered to investigate possibilities and get some estimates to present at the next meeting so we would have an idea of the cost of such a project.

No one has come forth with an interest in assuming the responsibility for lawn mowing. Steve stated that Terri Bateson would be willing to take on this task. In order for her to do so he will need to personally purchase a riding mower and has asked and received Board permission to store same in the association garage.

**SPRING CLEANUP HAS BEEN SET FOR APRIL 14, 2007.** Reminders will be sent to everyone the week before cleanup. Everyone's help is needed with this project. Steve and Ed will put together a list of tasks which need to be accomplished on that date. We do ask every resident to collect the down twigs and

branches from their property and the surrounding common ground and place same by the roadways so that it can more easily be picked up on cleanup day. Also, we encourage everyone to pull garlic mustard from their property as soon as it comes up in the spring. If it is in bloom when it is pulled please remember that it must be removed from the yard or it still will propagate. It is very invasive and will destroy the trillium.

Julie Coolidge commented that we have not given a donation to the fire department for several years. She made the motion that we donate \$200.00 to the Central Joint Fire District. John King seconded the motion and it was approved.

Linda Smead stated that she has been contacted several times by a representative from Falcon Hydrocarbons that they would like to have an oil lease for our property. They are interested in the 74 acres which are behind the housing and will pay \$740 for such lease. After much discussion the Board decided that if he contacts us again we will meet with him to see what they are planning for this general area. We will be in much better position to protect ourselves from what goes on around us if we know the extent of their interest. Also, Julie Coolidge will contact the Ohio Department of Mineral Resources to see what restrictions are in force to protect residential areas from oil drilling. The general opinion of the Board is that it is not in our best interest to sign such lease and that to sign such lease all residents must be contacted.

The Board wishes to congratulate Doug and Dawn King on the arrival of their daughter, Sawyer, earlier this year.

The next regular meeting of the Arlington Woods Property Owners Association will be held June 19, 2007 at 7:00 P.M. in the home of Linda Smead (#30).

Motion was made by Linda Smead, seconded by Ken Huner and unanimously approved to adjourn at 8:50 P.M.

Respectfully submitted,

Lorena Schwab  
Secretary

3:57 PM

03/02/07

Accrual Basis

**AWPOA**  
**Profit & Loss**  
 January through December 2006

	Jan - Dec 06
Ordinary Income/Expense	
Income	
Income	
Association Dues	19,216.00
Late Fees	137.75
Nat & Beau Fund	239.00
Total Income	19,592.75
Total Income	19,592.75
Expense	
Administrative	212.61
Assn Party	189.27
Beau & Nat Fund	77.74
Building/Repairs	4,875.33
Clean-up	111.46
Equipment Repairs	144.70
Insurance	361.00
Lawn Maintenance	156.18
Lawn Mowing	1,900.00
Lighting Maintenance	272.85
Miscellaneous	665.44
Mosquito Control	113.69
Pond Maintenance	1,172.57
Real Estate Taxes	1,715.17
Road Maintenance	89.83
Snow Removal	798.76
Superintendent	3,500.00
Trash Removal	3,375.39
Tree Removal	825.50
Utilities	484.24
Total Expense	21,041.73
Net Ordinary Income	-1,448.98
Other Income/Expense	
Other Income	
Interest Income	48.06
Total Other Income	48.06
Net Other Income	48.06
Net Income	-1,400.92

3:54 PM  
03/02/07  
Accrual Basis

**AWPOA**  
**Balance Sheet**  
As of December 31, 2006

	<u>Dec 31, 06</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Key Bank	14,954.10
Total Checking/Savings	14,954.10
Accounts Receivable	
Accounts Receivable	1,060.55
Total Accounts Receivable	1,060.55
Other Current Assets	
Undeposited Funds	655.00
Total Other Current Assets	655.00
Total Current Assets	16,669.65
<b>TOTAL ASSETS</b>	<b><u>16,669.65</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Opening Bal Equity	18,323.74
Retained Earnings	-253.17
Net Income	-1,400.92
Total Equity	16,669.65
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>16,669.65</u></b>

# AWPOA ADDRESS BOOK

January, 2007

NAME	E-MAIL OR ADDRESS	HOME PHONE	CELL PHONE OR SECONDARY NUMBER
1. Clyde Willis	<a href="mailto:cwillis@bgsu.net">cwillis@bgsu.net</a>	686-8941	
2. Ed & Jeri Cleland	<a href="mailto:edcleland@earthlink.net">edcleland@earthlink.net</a>	686-2040	
3. John & Judith Powell		686-7650	
4. Donivan Shetterly & Lynette Brown	<a href="mailto:dshetterly@woh.rr.com">dshetterly@woh.rr.com</a>	807-8259	
	10 Parkwood Dr. B.G. OH 43402		
5. Dennis & <u>Julie Coolidge</u> (V. Pres.)	<a href="mailto:jcoolidge@earthlink.net">jcoolidge@earthlink.net</a>	686-8022	419-308-3110 (Julie's cell)
7. John & Lois Blinn	1423 Devonshire St. B.G. OH 43402	354-7256	
8. <u>Ken</u> & Ann <u>Huner</u> (Treasurer)	<a href="mailto:akhuner@wcnet.org">akhuner@wcnet.org</a>	686-760	
9. Roy & Jane Clark	<a href="mailto:rclark97@woh.rr.com">rclark97@woh.rr.com</a>	686-8631	
10. Jeff Burkett	<a href="mailto:jburket@bgsu.net">jburket@bgsu.net</a>	686-5333	
11. Dan & Sharon Connelly	<a href="mailto:autumngrl810@yahoo.com">autumngrl810@yahoo.com</a>	686-0520	419-340-8617 (Sharon's cell)
12. Tony Wulff	<a href="mailto:contactus@wulffhomes.com">contactus@wulffhomes.com</a>		419-308-2456
13. Tom & Jacqui Snyder	<a href="mailto:tjsnyder13@earthlink.net">tjsnyder13@earthlink.net</a>	686-2872	
14. Scott & Kimberly Estep	<a href="mailto:sestep@wcnet.org">sestep@wcnet.org</a>	686-0493	419-308-4751
	Virginia Craft	686-0497	
15. Charles & Terry Fetzek	<a href="mailto:ctfetzek@wcnet.org">ctfetzek@wcnet.org</a>	686-7940	
16. James & <u>Lorena Schwab</u> (Secretary)	<a href="mailto:jhschwab@earthlink.net">jhschwab@earthlink.net</a>	686-1211	419-356-2097 / 419-356-0285
17. Eric & Joanne Sommers	<a href="mailto:jsommer@bgsu.edu">jsommer@bgsu.edu</a>	686-0602	419-308-4848
18. Andy Elliott	<a href="mailto:welliot@bgsu.net">welliot@bgsu.net</a>	686-0312	
19. Kurt & Susan Marshall	<a href="mailto:kurtsue@wcnet.org">kurtsue@wcnet.org</a>	686-0987	
20. Jo Ann Kroll & Kathy Hoff	<a href="mailto:jkroll@bgsu.net">jkroll@bgsu.net</a>	686-2100	
21. Gary & Denise Bair	<a href="mailto:garybair@aol.com">garybair@aol.com</a>	686-0434	
22. <u>John</u> & Ann <u>King</u>	<a href="mailto:jhking22@wcnet.org">jhking22@wcnet.org</a>	686-8601	
23. Jim & Vicky Graf	<a href="mailto:vjgrafs@yahoo.com">vjgrafs@yahoo.com</a>	686-3813	
24. Roger & Tracy Schupp	<a href="mailto:lovingtraditions@wcnet.org">lovingtraditions@wcnet.org</a>	686-4765	
25. Ken Steffan	<a href="mailto:rosejewelryllc@woh.rr.com">rosejewelryllc@woh.rr.com</a>	686-3365	
26. Douglas King	<a href="mailto:dking2075@aol.com">dking2075@aol.com</a>		419-308-4849
27. Thomas & Kelly Clark	<a href="mailto:tlckarktom@netscape.net">tlckarktom@netscape.net</a>	686-1906	
28. Neil Luton	<a href="mailto:Edward444@aol.com">Edward444@aol.com</a>		
29. <u>Linda Smead</u>	<a href="mailto:lksmead@aol.com">lksmead@aol.com</a>	686-1475	419-575-8218 (cell)
30. Linda Smead	<a href="mailto:lksmead@aol.com">lksmead@aol.com</a>	686-1475	419-575-8218 (cell)
31. Cindy Pirl	<a href="mailto:cjpir1@earthlink.net">cjpir1@earthlink.net</a>		
	1010 West 6 <sup>th</sup> Street, Benicia, CA 94510		
32. Rachel Hanna	<a href="mailto:rjhanna@wcnet.org">rjhanna@wcnet.org</a>	686-0016	
33. Jeffrey Houser & Katharine Houser-Giesige			
	921 13 <sup>th</sup> St., Apt. #3, Greeley, Colorado 80631		
34. <u>Steve</u> & Terri <u>Bateson</u> (President)	<a href="mailto:sbateson@riw2000.com">sbateson@riw2000.com</a>	686-1165	
	<a href="mailto:terricasebateson@yahoo.com">terricasebateson@yahoo.com</a>		
35. Donna Johnson	508 Glenview Drive, Fostoria, OH 44830		
36. Bradley & Kimberly Bigelow		686-5115	
37. Al & Elaine Spence	<a href="mailto:elspence@wcnet.org">elspence@wcnet.org</a>	686-5161	
38. Ron Greavu & Linda Long	<a href="mailto:rgreavu@gmail.com">rgreavu@gmail.com</a>	686-3663	
	<a href="mailto:linda1126@earthlink.net">linda1126@earthlink.net</a>		

FIRE REPORTING: 911 OR 686-4923

Please call Lorena Schwab (#16) with changes to this listing.  
2007 Board Members names are underlined.

SPECIAL MEETING  
OF THE BOARD OF TRUSTEES OF  
ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

Thursday evening, March 14<sup>th</sup>, 2007 the Board of Trustees of Arlington Woods Property Owners Association met with Chris F. Bosecker, President, Will White, Exploration Manager, and Bart Rumler, Land Agent, of Falcon Hydrocarbons, Inc. in the home of John and Ann King (#22). Trustee Julie Coolidge was not present.

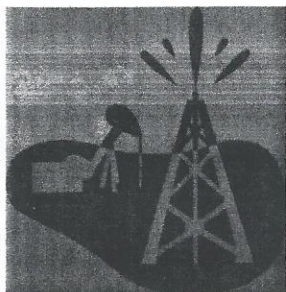
Falcon Hydrocarbons, Inc. wishes to obtain an oil and mineral lease for the western 74 acres of Arlington Woods Association property. They propose a five year lease and would pay \$10 per acre for such lease. They verbally stated that they would not be on our land, if possible, but would drill horizontally from another location. It is their opinion that sour crude is available here and with their current operation processes it would not be of any nuisance to us in our enjoyment of our properties. They also presented a lease for our consideration.

Following their presentation President Steve Bateson called a meeting to order so that our thoughts could be placed in record. It is the determination of the Board of Directors that we are not interested in the current offer. While they verbally state they would not be on our land their lease agreement reads differently. The lease as presented would need to be evaluated by an attorney and basically that would negate the financial gain from such a lease. They have only one signed lease in this area so they are not in a position to proceed forward at this point.

No further action will be taken by the Board at this time. If any property owners wish further information, have questions or would like to voice an opinion, please contact a board member with your thoughts.

Respectfully submitted,

Lorena Schwab  
Secretary



## ***Falcon Hydrocarbons, Inc.***

P. O. Box 1309

Midland, TX 79702

**Main:** 800.749.3265

**Cell:** 432.349.7211

**Fax:** 432.687.6008

**Email:** [Bosecker@willowcreekinc.com](mailto:Bosecker@willowcreekinc.com)

Ms. Linda Smead  
Arlington Woods Property Owners Assoc.  
P.O. Box 63  
Rudolph, Ohio 43462  
February 20, 2007

Sir or Madam:

This letter is to introduce you to Falcon Hydrocarbons, Inc. This newly formed corporation has been established by me and a team of professionals in order to explore and develop oil and gas primarily in the State of Ohio. Even though the corporation is new, my team of professionals has over 100 years of experience in the petroleum industry. This includes a Petroleum Engineer, Geological Engineer, Geophysicist and a Geologist.

I was born in Southern Illinois where I grew up on a grain farm. My father was a farm manager for over 50 years in Illinois and Indiana. During that time, we acquired several farms in Illinois and Indiana. We were blessed by having steady income from our farm operations and from oil production discovered beneath our property. The oil production found on our farms was the spark that started my education in the geological and petroleum engineering sciences. I received a degree in Geological Engineering from Oklahoma University and upon graduating went to work for Texaco Oil Company. I still come back to the Midwest periodically to manage the family farms and I own and operate an oil and gas company in Midland, Texas. As a result of my Midwest experience, I have returned to my roots to search for oil and gas resources in our country's heartland. We feel Ohio holds great promise in developing additional oil and gas resources in an environmentally safe manner with minimal impact on the existing farming operations.

In the late 1800's, Northwest Ohio discovered the Indiana-Lima Trenton Oil Field. At that time, it was the largest oil field in the world. The field was primarily developed by The Ohio Oil Company which fueled our country's industrial revolution. In those early years of Oil and Gas Exploration, drilling and producing methods were very rudimentary compared to today's standards. These old practices effected not only the farming operations but caused environmental damage which still has an impact on the land today.

I have owned an independent oil company for many years called Willow Creek Resources, Inc. and have been personally involved in drilling wells throughout the United States. My team of professionals uses state-of-the-art drilling and production technology and continually strives to improve and protect our impact on the environment. My experience with surface land use such as farming and the petroleum business is what makes us stand out from other oil companies. We

know that existing land surface use, and petroleum exploration and development, can both be accomplished at considerable economic benefit, provided it is managed correctly.

Assuming we can get adequate landowner participation, we plan to complete detailed geological and engineering studies of the area. Most of the preliminary work will be done using research from old records and title searches and for the most part will be transparent to day to day activities.

As a result of that early development in the 1800's, mineral interests got separated from the surface and divided many times, then were bought and sold. Thankfully, Ohio legislature has recently enacted what is called the "Dormant Mineral Act". We feel that by doing mineral searches and utilizing this relatively new Act, prior to development, we can retrieve any fractional mineral interests and return it to the surface owner at no cost to you. This will help us to acquire a sufficient leasehold position in this area. We wish that you give us your consideration so this can be successful for our joint benefit.

It is our opinion that the benefits to you are as follows, providing we are successful:

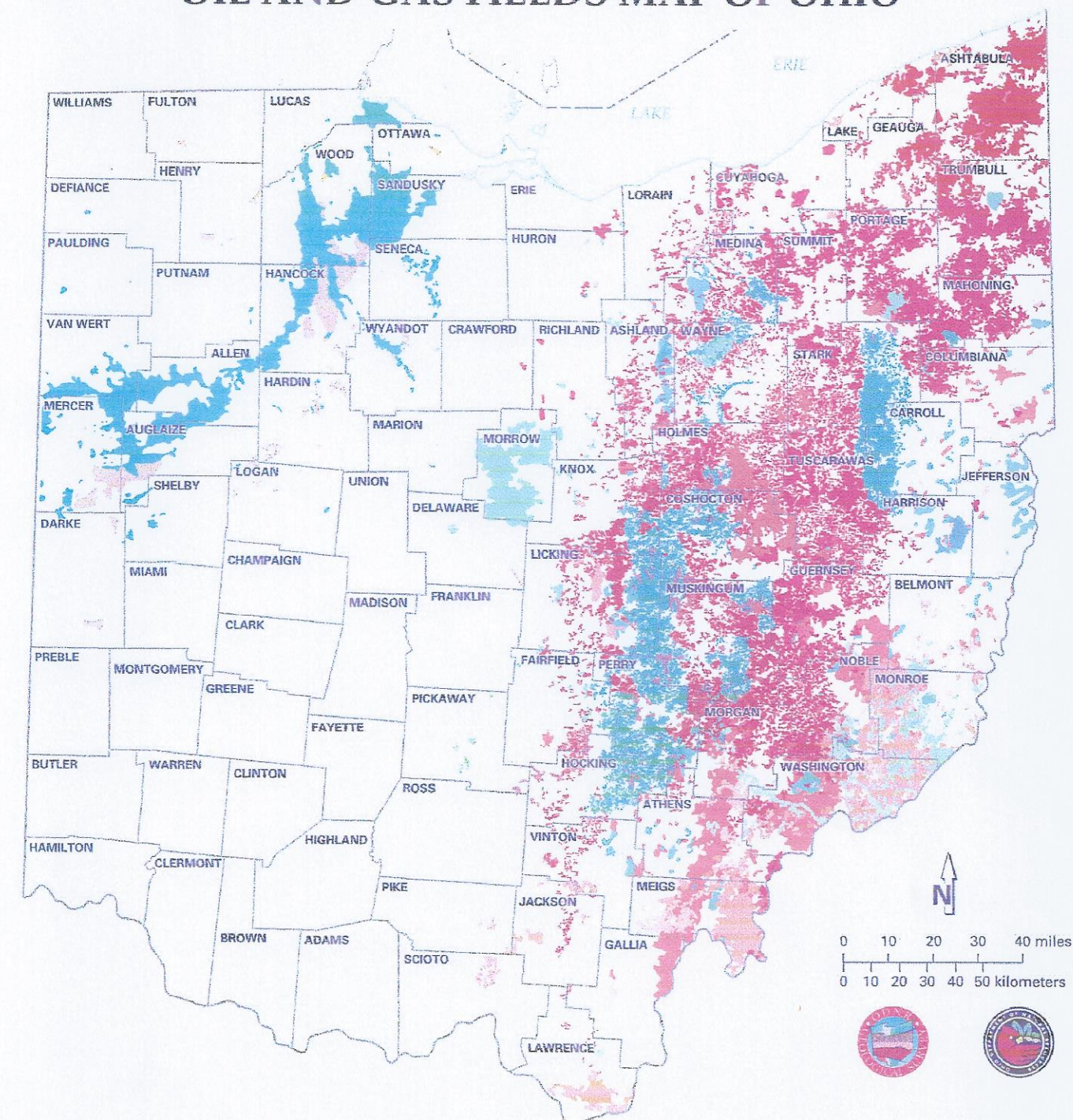
- Very significant royalty if drilling is successful, resulting in a sizeable monthly income;
- Re-establish all or most of the minerals to the surface owner prior to development, if separated;
- Increasing area employment;
- Increasing the tax base and therefore, reducing your tax burden;
- Bringing revenues into the State of Ohio rather than exporting cash to the Middle East.

Feel free to contact us at any time if you have any questions.

Very truly yours,

Chris F. Bosecker  
President

# OIL AND GAS FIELDS MAP OF OHIO



## EXPLANATION

OIL FIELD    GAS FIELD    COALBED METHANE



PRODUCING HORIZON(S) GROUPED BY STRATIGRAPHIC INTERVAL

- Pennsylvanian undifferentiated sandstones and coals
- Mississippian undifferentiated sandstones and Maxville Limestone
- Devonian Berea Sandstone and Cussewago Sandstone
- Devonian Ohio Shale and siltstones
- Silurian-Devonian "Big Lime" interval
- Silurian "Clinton/Medina" sandstone and "Packer Shell"
- Ordovician fractured shale, Trenton Limestone, Black River Group, and Wells Creek Formation
- Cambrian-Ordovician Knox Dolomite

## OIL AND GAS FIELDS MAP OF OHIO

Ohio has a rich history of oil-and-gas production that began nearly 150 years ago. The first well drilled in the state for the specific purpose of producing petroleum was completed in Mecca Township of Trumbull County in late 1859, just a few months after Colonel Edwin Drake's famous oil well was completed near Titusville, Pennsylvania. Within a few years, several hundred wells had been "dug" in and around Mecca. This new industry attracted thousands of tourists to Mecca as well as many prospectors hoping to strike it rich. Through the years, this scenario would often be repeated. As oilmen made discoveries, existing towns swelled, new towns sprang up overnight, and fortunes were quickly made and lost. Communities that prospered during the height of production commonly fell on hard times when the wells eventually dried up. Findlay (Hancock County), Lima (Allen County), Macksburg (Washington County), and Toboso (Licking County) are just a few of many Ohio towns that experienced this cycle. Most boomtowns would weather the collapse of the oil-and-gas industry in their communities and go on to prosper through the pursuit of new economic opportunities, while a few shrank to a mere shadow of their former selves or vanished altogether. In any case, oil-and-gas production in Ohio, like canal building, steel production, and manufacturing, has left an indelible mark on the development of the state.

The commercial discovery of oil and gas in northwestern Ohio in 1884 initiated a 20-year oil-and-gas boom that would be responsible for the growth of many towns and cities in that portion of the state. Production was from the Trenton Limestone in the Lima-Indiana oil-and-gas fields. The Ohio portion of this trend (extends as a broad arc across Lucas, Wood, Hancock, Allen, and Van Wert Counties, and into northeastern Indiana) produced more than 380 million barrels of oil and approximately 2 trillion cubic feet of gas; more than 23 million barrels of oil were produced in 1896 alone. Ohio was the leading oil-producing state in the nation from 1895 to 1903.

While Ohio oil-and-gas production has never again reached the levels attained in 1896, petroleum producers have worked continuously since that time to steadily identify and develop oil-and-gas resources across Ohio. To date, more than 220,000 productive oil-and-gas wells have been drilled in the state, more than 60,000 of which are presently in operation. Most producing wells in the state are referred to as "stripper" wells—meaning they produce less than 10 barrels of oil (or 56,000 cubic feet of natural gas) per day, although some highly productive wells are still found and developed. Cumulatively, Ohio's petroleum industry has produced more than 1 billion barrels of oil and 9 trillion cubic feet of natural gas since 1860.

Commercial quantities of oil and gas have been found in 67 of Ohio's 88 counties; however, most current production is from the eastern third of the state. Historically, oil and gas have been produced from more than 30 individual geologic formations (primarily limestone, dolomite, shale, and sandstone) ranging in age from late Cambrian (488 million years before present) through Late Pennsylvanian (299 million years before present), and at depths from as shallow as 50 feet to as deep as 9,100 feet.

Oil and natural gas are generally believed to have formed through geochemical alteration of decayed organic remains (mostly plant life and marine organisms) that have been deeply buried and subjected to high temperatures and pressures. Once

formed, these hydrocarbons commonly migrate with other formation fluids (i.e., brine or salt water) through fractures and voids in bedrock until trapped or until escaping to the surface as a natural seep. It is the trapped occurrences of hydrocarbons that energy companies seek and produce.

Hydrocarbons, being lighter than water, float on top of formation fluids and occasionally accumulate in *structural traps* such as the higher portions of deeply buried domal or anticlinal structures and the upper margins of sealed fault systems. In other instances, hydrocarbons occasionally accumulate in *stratigraphic traps* where rock strata laterally transition from a porous and permeable state to a nonporous or impermeable state. Most of Ohio's oil-and-gas resources are produced from stratigraphic traps, although a significant amount of resources also are produced from structural traps.

A good example of structural trapping can be seen on the map in northwestern Ohio where the large north-south oriented oil fields of Wood County follow the trend of the Bowling Green Fault system and the northwest-southeast oriented fields of Wyandot County follow the trend of the Outlet Fault system. Within these fault systems, tectonic forces have fractured and displaced the Ordovician-age (444 to 488 million years before present) Trenton Limestone, thereby allowing hydrocarbons to migrate along fractures and accumulate where displaced and overlying impermeable rocks prevented further migration.

An example of a large stratigraphic trap system can be seen on the map in northeastern Ohio where a series of "Clinton" sandstone fields extend from Ashtabula County to Wayne County, and then southward to the Hocking County area. These fields represent an area where the reservoir rock, the Silurian-age (416 to 444 million years before present) "Clinton"/Medina Sandstones transitions from a relatively porous sandstone in the east-southeast to a nonporous dolomite and shale to the west-northwest. Hydrocarbons migrating upward and westward out of the Appalachian Basin have accumulated along this trend and are a very attractive exploration target.

### MAP SOURCE

This is a page-size version of Division of Geological Survey (ODGS) Map PG-1, *Oil and gas fields map of Ohio*. PG-1, and its associated Geographic Information System (GIS) and database files, replace the Division's 1996-vintage *Ohio oil and gas fields map series* (originally released as Digital Chart and Map Series (DCMS) 13 through 21). Earlier Ohio oil-and-gas-fields maps also were published by the ODGS in 1888, 1909, 1928, 1948, 1953, 1960, 1964, and 1974. PG-1 is the first digital oil-and-gas-fields map of Ohio to have unique field identifiers and a summary database linked with the digitized boundaries. The conversion into the GIS-based PG-1 map and database allows easier access to this digital compilation, and most importantly, allows the oil-and-gas-fields maps and data to be readily related to other geologic and geographic GIS layers. Creation of the *Oil and gas fields map of Ohio* (PG-1) and database was accomplished in part through work performed under the following USDOE-funded cooperative agreements: the Appalachian Basin Gas Atlas project, the TORIS (Tertiary Oil Recovery Information System) project, and the Midcontinent Interactive Digital Carbon Atlas and Relational DataBase (MIDCARB) project.

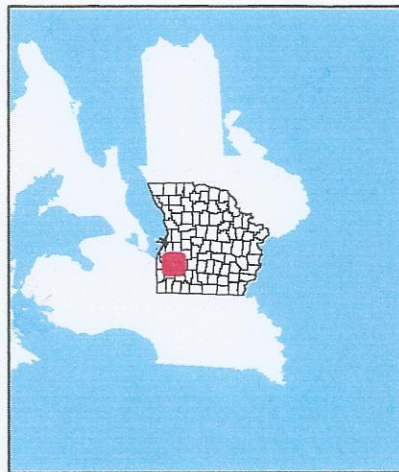
# OIL AND GAS WELL SPOT MAP

## Well Symbols

★	Unknown	●	Oil
⊖	Lost Hole	⊙	Oil and Gas
⊙	Brine	⊙	Oil w/Gas Show
⊙	Drilled Unknown status	⊙	Oil Show
⊙	Dry Hole	⊙	Permitted Location
⊙	Dry Gas Show	⊙	Plugged Brine
⊙	Dry Oil Show	⊙	Plugged Gas
⊙	Expired Permit	⊙	Plugged Injection
⊙	Gas	⊙	Plugged Oil
⊙	Gas Oil Show	⊙	Tool Lost in Hole
⊙	Gas Show	⊙	Solution Mining
⊙	Gas and Oil Show	⊙	Strat Test
⊙	Injection		
⊙	Observation		
⊙	Converted to Water		

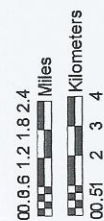
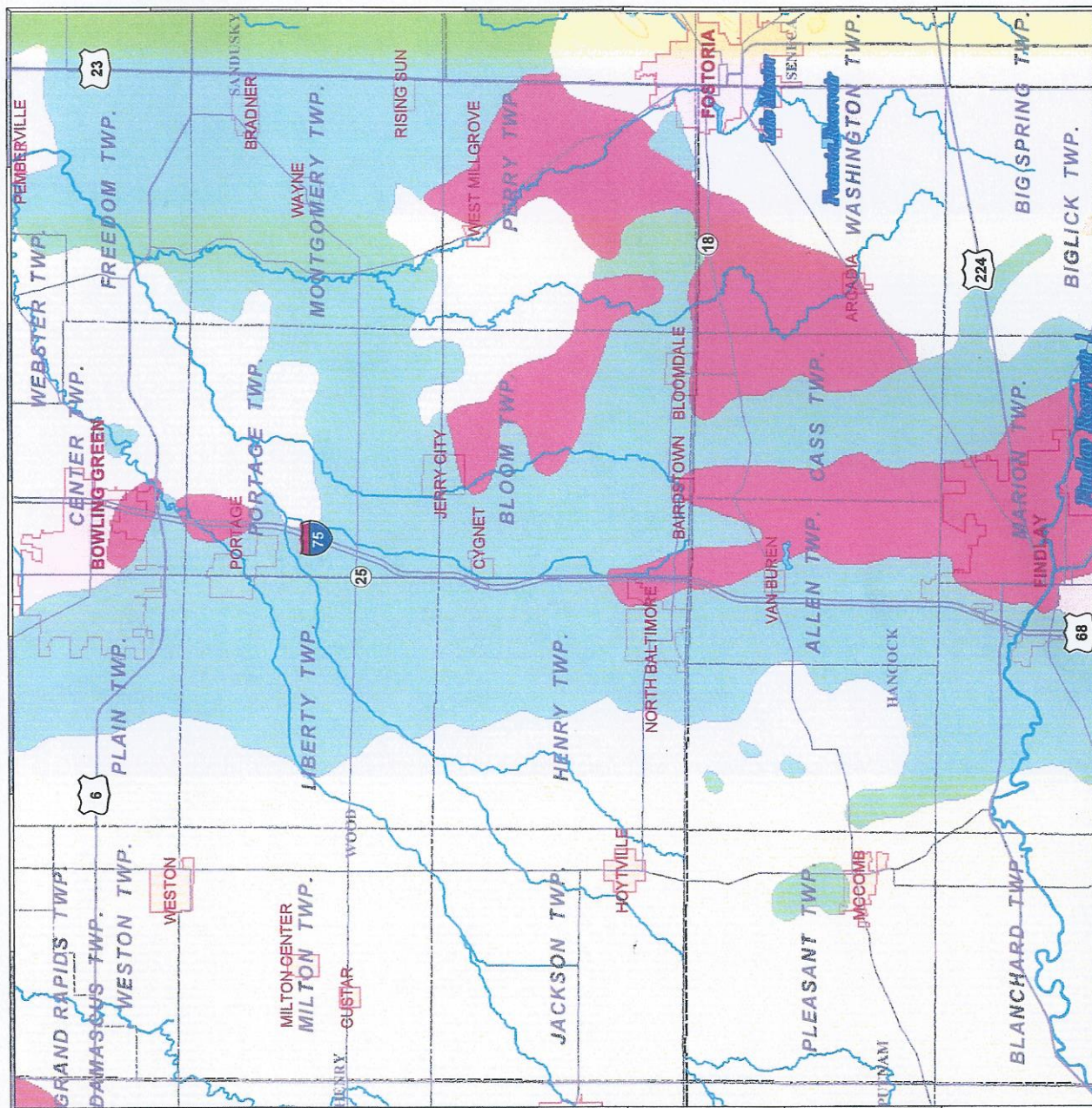
Map provided by the Ohio Geological Survey  
<http://www.ohiodnr.com/geosurvey>

## INDEX MAP



## DISCLAIMER

This product of the Ohio Department of Natural Resources, Division of Geological Survey is intended to provide general information only and should not be used for any other purposes. It is not intended for resale or to replace site-specific investigations. These data were compiled by the Ohio Division of Geological Survey, which reserves the publication rights to this material. If these data are used in the compilation of other data sets or maps for distribution or publication, this source must be referenced.



PAID-UP  
W/ EXTENTION

OIL AND GAS

AGREEMENT, Made and entered into this \_\_\_\_ da  
2007 \_\_\_, by and between ARLINGTON WOODS PROPER  
Rudolph, Ohio 43462 party of the first part, hereinafter called Lessor (whether one or  
more) and FALCON HYDROCARBONS, INC., P. O. Box 1309, Midland, TX 79702 party of the  
second part, hereinafter called Lessee.

WITNESSETH, That the Lessor, for and in consideration of TEN DOLLARS (\$ 10.00 )  
cash in hand paid, the receipt of which is hereby acknowledged, and of the covenants and agreements  
hereinafter contained, has granted, demised, leased and let, and by these presents does grant, demise, lease and  
let exclusively unto the said Lessee, its successors and assigns, the land hereinafter described, with exclusive  
rights in such connections for the purpose of exploring by geophysical and other methods, and operating for  
and producing therefrom oil, gas, casinghead gas, casinghead gasoline, and the exclusive right of injecting  
water, brine and other fluid into subsurface strata, on said lands or in conjunction with other lands, or for  
secondary recovery of oil and gas, in such manner as Lessee may deem proper and convenient, and, on account  
of benefits which may be derived from secondary recovery methods, irrespective of possible migration of oil  
and gas arising out of water flooding or secondary recovery methods, with rights-of-way and easements for  
laying pipelines, tanks, stations and roadways and fixtures for producing, treating and caring for such products  
and any and all other rights and privileges necessary, incident to or convenient for the economical operation  
alone or conjointly with neighboring land, on said land for production of oil, gas, casinghead gas, casinghead  
gasoline, and erection of structure thereon to produce, save and take care of said products and the injecting of  
water, brine and other fluids into subsurface strata. All that certain tract of land situated in the County of  
Wood, State of Ohio described as follows, to  
wit:

SEE ATTACHED EXHIBIT "A"

It is being intended hereby to include herein all lands and interests therein contiguous to or appurtenant  
to said described lands owned or claimed by Lessor.

It is agreed that this lease shall remain in force for a term of FIVE (5) YEARS from the  
date and as long thereafter as oil, gas, casinghead gas, casinghead gasoline or any of them if produced from said  
leased premises or operations for drilling are continued as hereinafter provided, or operations are continued for  
the injection of water, brine and other fluids into subsurface strata. Provided, however, that for injection  
urposes this lease shall continue in full force and effect only as to well or wells so used and the end acres  
contiguous thereto. Lessee or it's assigns shall have the option to extend this initial term of the lease for an

Falcon Hydrocarbons Inc

Bart Rumler  
Land Agent

301 Vernon Manor  
Andrew, Indiana 46702  
(260) 786-7029

Email: [barumler@comcast.net](mailto:barumler@comcast.net)

Main Office

Fax Number: 432-687-6008

Toll Free: 800-749-3265

ASSOCIATION, P O Box 63,

Additional FIVE (5) years in the event Lessee elects to extend said lease. If this lease is extended, Lessee shall tender payment in the amount of \$ 10.00 per mineral acre to Lessor, at Lessor's address, within thirty (30) days from the date this lease expires. In the event a portion of the acreage has been placed in a unit, Lessee shall have the option to extend the portion that has not been placed in a unit.

In consideration of the premises the said Lessee covenants and agrees:

1<sup>st</sup>. To deliver to the credit of Lessor, free of cost, in the pipeline to which leases may connect his wells, the equal of one-eighth ( $1/8^{\text{th}}$ ) part of all oil produced and saved from leased premises, or at the Lessee's option, may pay to the Lessor for such one-eighth ( $1/8^{\text{th}}$ ) royalty, the market price for oil of like grade and gravity prevailing on the day such oil is run into the pipeline or into storage tanks.

2<sup>nd</sup>. To pay Lessor one-eighth ( $1/8^{\text{th}}$ ), at the market price at the well for the gas so used, for the gas from each well where gas only is found, while the same is being used off the premises.

3<sup>rd</sup>. To pay Lessor for gas produced from any oil well and used off the premises or for the manufacture of casinghead gas, one-eighth ( $1/8^{\text{th}}$ ), at the market price at the well for the gas so used, for the time during which such gas shall be used.

If said Lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties herein provided shall be paid the Lessor only in proportion which his interest bears to the whole and undivided fee.

Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for its operation thereon, except water from wells of Lessor.

When requested by the Lessor, Lessee shall bury its pipelines below plow depth.

No well shall be drilled nearer than 200 feet to the house or barn on said premises, without the written consent of the Lessor.

If the Lessee shall commence to drill a well within the term of this lease or any extension thereof, the Lessee shall have the right to drill such well to completion with reasonable diligence and dispatch, and if oil and gas, or either of them, be found in paying quantities, this Lease shall continue and be in force with like manner as if such well had been completed within the term of years herein mentioned.

If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants hereof shall extend to their heirs, executors, administrators, successors or assigns, but no change in the ownership of the land or assignment of royalties shall be binding on the Lessee until after the Lessee has been furnished with a written transfer or assignment or a true copy thereof; and it is hereby agreed in the event this lease shall be assigned, as to a part or parts of the above described lands and the assignee or assignees of such parts shall fail or make default in the payment of the proportionate part of the rents due from him or them, such default shall not operate to defeat or affect this lease insofar as it covers a part or parts of said lands for which the said Lessee or any assignee thereof shall make due payment of said rental.

If the leased premises are now, or shall hereafter be, owned in severalty or in separate tracts, the premises nevertheless shall be developed or operated as one lease, and all royalties accruing hereunder shall be treated as an entirety and shall be divided among, and paid to, such separate owners in the production that the acreage owned by each such separate owner bears to the entire leased acreage. Provided, however, if the leased premises consist of two or more non-abutting tracts, this paragraph shall apply separately to each such non-abutting tract, and further provided that if a portion of the leased premises is hereafter consolidated with other lands for the purpose of operating the consolidated tract as one lease, this paragraph shall be inoperative as to such portion so consolidated.

Lessee is hereby given the right and power to pool or combine the acreage covered by this lease or any portion thereof with other land. Lessee shall execute in writing an instrument identifying and describing the pooled acreage and may, from time to time as Lessee determines, to alter the size of the unit by writing an instrument and filing it of record in the County courthouse. The entire acreage so pooled into a tract or unit

shall be treated, for all purposes except the payment of royalties on production from the pooled unit, as if it were included in this lease. If production is found on the pooled acreage, it shall be treated as if production is had from this lease, whether the well or wells is located on the premises covered by this lease or not. In lieu of the royalties elsewhere herein specified, Lessor shall receive on production from a unit so pooled only such portion of the royalty stipulated herein as the amount of his acreage placed in the unit or his royalty interest therein bears to the total acreage so pooled in the particular unit involved. Provided, Lessee shall be under no obligation whatsoever, express or implied, to drill more than one well to each such unitized tract, regardless of when, where or by whom offset wells may be drilled.

Lessor agrees to allow Lessee to check Lessor's title of minerals and attempt to get all the mineral rights into the Lessor via the Dormant Minerals Act. Lessor agrees to assist at Lessee's expense and agrees to ratify this lease with respect to those newly obtained mineral rights, if deemed necessary.

Lessor hereby warrants and agrees to defend the title of the lands herein described, and agrees that the Lessee shall have the right at any time to redeem for Lessor, by payment, or mortgage, taxes or other liens on the above described lands, in the event of default of payment by Lessor, and be subrogated to the rights of the holder hereof, and Lessor hereby agrees that any such payments made by the Lessee for the Lessor shall be deducted from any amounts of money which may become due the Lessor under the terms of this lease.

Lessee will conduct its own operations using sound engineering procedures prescribed by the State regulatory body to insure that its wells will not cause unnecessary damage to the surface or any subsurface migration between zones in its wells. However, Lessee does not assume any damage of any kind in the past or future that is a result of any prior operations conducted by others on these lands or on adjacent land.

The undersigned Lessors, for themselves and their heirs, successors and assigns, hereby surrender and release all rights of dower and homestead in the premises herein described, insofar as said right of dower and homestead may in any way affect the purpose for which this lease is made as recited herein.

In the event Lessor considers that Lessee has not complied with all its obligations hereunder, both express and implied, Lessor shall notify Lessee in writing, setting out specifically in what respects Lessee has breached this contract. Lessee shall then have sixty (60) days after receipt of said notice within which to meet or commence to meet all or any part of the breaches alleged by Lessor. The service of said notice shall be precedent to the bringing of any action by Lessor on said lease for any cause, and no such action shall be brought until the lapse of sixty (60) days after service of such notice on Lessee. Neither the service of said notice nor the doing of any acts by Lessee aimed to meet all or any of the alleged breaches shall be deemed an admission or presumption that Lessee has failed to perform all its obligations hereunder. If this lease is canceled for any cause, it shall nevertheless remain in force and effect as to sufficient acreage around each well as to which there are operations to constitute a drilling or maximum allowable unit under applicable governmental regulations. Lessee shall also have such easements on said land as are necessary to operations on the acreage so retained.

Lessee shall pay for damages caused by its operation to all growing crops on said lands and restore used land.

Lessor will operate the lease within the rules of the Ohio Division of Mineral Resources. This includes requirements for pit remediation, soil erosion prevention, and a six (6) month requirement to remove all unused equipment after plugging and abandonment.

All express or implied covenants of this lease shall be subject to all Federal and State Laws and to all executive orders, rules or regulations of State and Federal authorities, and this lease shall not be terminated, in whole or in part, nor Lessee held liable for any failure to perform thereunder if such failure is due to or is the result of any such law, order, rule or regulation.

*This instrument may be executed in any numbers of counterparts, no one of which needs to be executed by all parties, and shall be binding upon all parties who have executed such a counterpart with the same force and effect as if parties had signed the same document.*

IN WITNESS WHEREOF WE SIGN, the date first above written:

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

_____	_____	_____	_____
(printed name)	(title)	(printed name)	(title)

CORPORATE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public in and for  
said County, in the State aforesaid, do hereby certify that \_\_\_\_\_  
of \_\_\_\_\_, to  
me personally known as the president (or other officer) of \_\_\_\_\_  
and also known to me as the person whose name is affixed to the  
foregoing instrument, appeared before me on this day in person and acknowledged his signing, sealing and  
delivering the said instrument as the free and voluntary act of said \_\_\_\_\_ (name of  
corporation) \_\_\_\_\_, for the consideration and purposes therein set forth, and  
that he was duly authorized to execute the same by the Board of Directors of said corporation.

IN WITNESS WHEREOF, I have set my hand and seal hereto this \_\_\_\_\_ day of \_\_\_\_\_,

My commission expires: \_\_\_\_\_  
\_\_\_\_\_  
(Printed Name) Notary Public

CORPORATE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public in and for  
said County, in the State aforesaid, do hereby certify that \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_, to  
me personally known as the president (or other officer) of \_\_\_\_\_  
\_\_\_\_\_ and also known to me as the person whose name is affixed to the  
foregoing instrument, appeared before me on this day in person and acknowledged his signing, sealing and  
delivering the said instrument as the free and voluntary act of said \_\_\_\_\_ (name of  
corporation) \_\_\_\_\_, for the consideration and purposes therein set forth, and  
that he was duly authorized to execute the same by the Board of Directors of said corporation.

IN WITNESS WHEREOF, I have set my hand and seal hereto this \_\_\_\_\_ day of  
\_\_\_\_\_, \_\_\_\_\_

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
(Printed Name)

Notary Public

This Document Prepared By Amy J Rumler, Falcon Hydrocarbons, Inc.  
Post Office Box 1309, Midland Texas 79702

**EXHIBIT "A"**

The following described real estate in Liberty Township and more thoroughly described in Deed  
Volume \_\_\_\_\_, page \_\_\_\_\_, dated \_\_\_\_\_ and recorded \_\_\_\_\_, to-wit;

**Township 4 North Range 10 East**

**(Parcel Number I32-410-240000082000) Arlington Woods Plat III, IL 41, containing 73.770 acres in Section  
24, Township 4N, Range 10E, Liberty Township, Wood County, State of Ohio.**



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### mineral rights

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## Mineral Rights

### Surface rights and mineral rights are not the same!

#### Fee Simple - Complete Ownership

The most basic type of property ownership is a "fee simple estate". This is complete or absolute ownership. The owner controls the surface, the subsurface, and the air above a property. The owner also has the right to sell or bequest the land to others.

If we go back in time to the days before drilling and mining, real estate transactions were fee simple transfers. However, once subsurface mineral production became possible, the ways in which people own property became much more complex.

#### Surface Rights vs. Mineral Rights

"I'll pay you \$100,000 for the coal beneath your property!" This type of transaction has happened many times. The fee simple owner may not have the interest or the ability to produce the coal beneath his property but a coal company does.

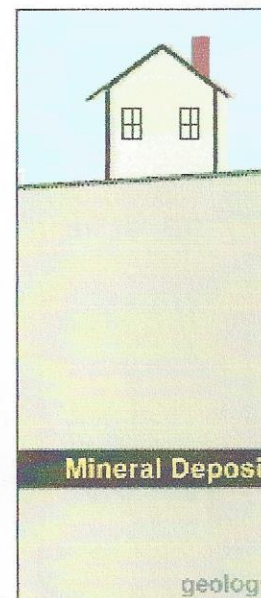
In this type of transaction the owner wants to sell the coal but retain possession and control of the surface. The coal company wants to produce the coal but does not want to pay an additional price to acquire the buildings and the surface. So, an agreement is made to share the property. The original owner will retain the buildings and rights to the surface, and the coal company will acquire rights to the coal. The transaction can involve all mineral commodities (known or unknown) that exist beneath the property or the transaction be limited to a specific mineral commodity or even a specific rock unit - such as the "Pittsburgh Coal"

Buying a coal seam is much more complex than buying a car. When you buy a car you simply exchange money, file a title transfer with the government and drive the car home. However, when mineral rights are purchased, removal of the mineral is usually deferred. A mining company needs time to acquire a mining permit and schedule its equipment and workforce to commence at the new property.

It is also possible that the new mineral owner has no intentions of production. They are simply buying the property as an investment. Their goal could be to resell at a profit or lease the property to an operator who will assume the duties of production.

#### Disagreements During Extraction

Disputes between the mineral rights owner and the surface rights owner often arise at the time of mineral extraction. These activities can require use of the surface and damage the surface owner's enjoyment of the property. Here is where the wording of the mineral rights agreement or lease agreement becomes very important. The agreement may give the mineral owner the right to extract the mineral at any time, using any methods and



Multiple people or companies can have ownership or interest in a single acre

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without compensation or regard for the surface owner. This is why legal assistance should be obtained when selling the mineral rights away from a fee simple estate.

When purchasing surface rights it is a good idea to carefully examine the wording of the mineral rights agreement. It may grant significant liberties to the mineral owner at the time of extraction. Although you were not involved in the transaction that sold the mineral rights from the property, you will nevertheless be bound by that contract.

When mineral rights are being severed from a property, the parties involved in the transaction should be in full agreement on how extraction will occur, what reclamation will be done and who will be responsible for anticipated problems. Most states have mining laws and regulations that limit the mining company's actions during the extraction process and require reclamation. However, these laws might not meet the surface owner's expectations. To avoid problems these matters should be addressed in the contract at the time of sale.

**Delayed Damage to the Surface**

Damage to the surface can be delayed. Subsidence of underground works or settlement of surface mined areas might not occur or be detected until decades after mining is completed. The owner of a fee simple estate should consider these facts before entering into an agreement. The consequences of mineral extraction can be passed on to heirs or future buyers of a property.

**Purchase/Sale of Surface or Mineral Rights**

When buying property in areas of potential mineral development, a buyer of surface property should determine if a fee simple estate is being purchased or if ownership will be shared with others. Mineral rights transactions are normally a matter of public record and copies of deeds or lease agreements are normally filed at a government office. Real estate buyers should ask the seller to specify what rights are being conveyed. When a purchase is made in an area with historic mineral activity an attorney should confirm the extent of ownership through careful research. This will prevent future surprises and problems.

**State and Local Laws Can Apply**

Most states have specific laws in place that regulate mining and drilling activity. There are also laws that regulate the sale of surface and mineral property. These laws are meant to protect the environment and parties involved in property transactions. These laws are the only protection available to buyers or sellers on issues that are not specifically addressed in the mineral transaction agreement.

**What Qualifies as a "Mineral"?**

The word "mineral" is used in a variety of contexts. Generally, ores of metals, coal, oil, natural gas, gemstones, dimension stone, construction aggregate, salt and other materials extracted from the ground are considered to be minerals. However, there is no definition of "mineral" that applies in every situation and what is considered to be a mineral can vary from state to state.

**The Bottom Line**

Mineral rights and mineral lease transactions can involve large amounts of money and be very complicated. This article is intended to be no more than a brief introduction. Consultation with an attorney who has

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expertise in mineral transactions is highly recommended as is consultation with an appraiser who specializes in the valuation of mineral properties. Buyers and sellers should beware.

### More Mineral Rights Information:

- [Mineral Rights and Royalties](#) – The Handbook of Texas
- [Leasing Mineral Rights](#) – Province of Alberta Government
- [Mineral Rights and Leasing](#) – Kansas Geological Survey
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# **ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION**

## **SPRING CLEANUP DAY 2007**

**SATURDAY, APRIL 14, 2007  
9:00 A.M.**

**PLEASE MEET AT THE ENTRANCE BOULEVARD**

We need your help getting the Woods ready for summer. We need to collect downed twigs property owners have placed for pickup, clean entrance, mulch flower beds, haul away brush from common areas, clean up and haul away brush and weed residue along State Route 25, clean ditches, the common ground in front of #28 needs attention, clear the vines in the common ground between #32 and #34 before they further destroy the trees, clear the leaves that are piling up along the edge of the road and burn the brush pile.

The more people that help, the easier the job.

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.

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
QUARTERLY MEETING  
JUNE 19, 2007

The quarterly meeting of the Arlington Woods Property Owners Association was called to order at 7:00 P.M. by President Steve Bateson. In attendance were Trustees Ken Huner, John King, Linda Smead, Lorena Schwab and Superintendent Ed Cleland. Also present were homeowners Clyde Willis and John Powell. Trustee Julie Coolidge was absent.

**President's Comments:** The President thanked Ed Cleland and John Powell for the good job they did in cleaning up from the last storm.

Steve Bateson reported that 19 property owners participated in the spring clean-up with a total of 25 people working in the Woods that morning. Two of the absent homeowners have made a contribution to the Beautification Fund. Thank you to everyone who helped make this day a success.

**Secretary's Report:** The minutes of the March 2<sup>nd</sup>, 2007 quarterly meeting were read. A motion to approve same was made by John King, seconded by Linda Smead and the minutes were approved as read.

**Treasurer's Report:** Ken Huner reported that we have switched our funds to an on-line banking service with Key Bank and no fees are assessed against this small business account. He has also placed a portion of our funds in a Certificate of Deposit in order to earn interest on that money. We currently have \$14,633.35 on hand. Three homeowners are in arrears for two quarterly fees and two are late on the last payment due.

Ken Huner reported that the Quick Books program that is currently being used is not very user friendly and he is going to investigate as to whether a more user friendly program is available that would better serve our purposes.

The current Certificate of Deposit has become due and Steve Bateson made a motion that we reinvest \$6,000.00 in a CD, Linda Smead seconded this motion and it was unanimously approved.

A motion was made by Lorena Schwab, seconded by Linda Smead that we accept the Treasurer's Report. Motion was approved.

**Superintendent's Report:** Superintendent Ed Cleland reported that a tree on common ground near Ron Greavu's home needs to be removed and he will contact a tree service regarding this.

He also felt that it would be beneficial to install a vent in the storage garage.

The burn pile is getting quite large and will need to be burned prior to fall clean-up. After this burn of the brush pile it will need to be relocated.

**Old Business:** Both ponds have been chemically treated this spring. We are still seeing some duck weed in the south pond because it germinates, takes in chemicals and then dies. This condition should improve with time. Steve Bateson is confident that we will come in under budget for the chemicals needed for the pond this summer.

Ed Cleland reported that there are a couple muskrats in the ponds and they need to be removed.

Ed will also treat the north pond for algae.

Due to Julie Coolidge's absence no report was available regarding the Welcome Package which had been discussed at the March meeting.

**New Business:** Ed Cleland has received three estimates regarding the repair/replacement necessary for the drainage culvert which passes under Linda Smead's driveway. This culvert is not draining properly due to the fact that it is currently approximately 12" higher than is necessary for proper drainage. This is the main ditch which drains the middle section of our property and will effectively reduce standing water from all the "middle ground" if it drains properly. The first estimate required someone from the Woods to do a great deal of the work, the second estimate would lower the existing drainage tile with someone from the Woods doing a portion of the work. The third estimate would essentially remove the existing pipe, lower the drainage so that it transits properly into the drainage tile and place a new tile under the driveway. The cost for this is estimated to be \$1,443.00. Linda Smead made the motion that we accept this later bid; this was seconded by John King and unanimously approved. Ed Cleland will talk with Jim Palmer Excavating regarding having this project completed.

Clyde Willis presented to the meeting information he had collected regarding various designs for a new Entrance sign. He had prices and designs for signs which were from a large natural stone, finished granite, cultured stone and a free standing wall. It was also suggested that the sign be turned, moved forward into the current flower bed and have wording on both sides of the sign. The Board asked Clyde Willis to have information available at the summer picnic for everyone's review.

It appears there is an abundance of loose cats in the Woods and the problem seems to continue to grow. We at the present time have no way of knowing whether these are feral cats or simply loose family pets. John Powell presented to the Board information he has received on trapping of loose animals so that they can be relocated away from our homes. The Board held a lengthy discussion on this matter. We do not wish to harm anyone's pet, however, feral cats are not a good addition to any neighborhood and can inflict disease on other pets and humans. In an effort to determine whether these are pets or

feral animals the Board asks that you **collar your cat(s)**. The motion was made by Ken Huner, seconded by Linda Smead and unanimously approved that **all cats must be collared**. We will then try to determine after 30 days just how large our feral population is and if necessary will proceed with trapping and relocating these animals.

The Summer Picnic has been scheduled for August 26<sup>th</sup> at the home of Linda Smead.

Fall clean-up has been scheduled for November 10<sup>th</sup>.

Additional information and notices regarding these events will be sent each homeowner prior to the scheduled date.

Linda Smead made a motion to adjourn the meeting at 9:30 P.M., Lorena Schwab seconded the motion and the motion was unanimously approved.

Respectfully submitted.

Lorena Schwab  
Secretary

The sign at the entrance to Arlington Woods is in bad shape. Should the Board decide to consider replacing it there are at least four options, each with a variety of permutations. The following summarizes the major options and an estimate of the cost although the final cost would depend of the specifics selected.

1. ENGRAVED LETTERING ON A SINGLE LARGE NATURAL STONE

Available through Sandman Sales Yard on Airport Highway in Toledo is called 'Outcropping Baydenoc' and utilizes a large single stone (a variation of Ohio limestone). They have an available stone approximately 8' x 5' which weighs about 3,000 lbs. At 13 cents/lb, it would cost \$390. Delivery would be \$80. Engraving is about 3/4" deep and the interior surface is black for high visibility. To duplicate what we have on the current sign would cost about \$1200. We Would also have to contract for the footing or do it ourselves. Total cost would be about \$3000.

2. ENGRAVED LETTERING ON FINISHED GRANITE

Also available through Sandman Sales Yard. For a 10' x 5' the cost would be between \$40 and \$60 a square foot or \$2000 to \$3000 for 50 sq. feet. The range depends on the color and quality of the granite. The cost of the delivery, the engraving and the footing would be about the same as No. 1. The total cost would be about \$4000 to \$5000. Unlike No. 1, this option has a very polished and formal appearance.

3. CULTURED STONE WITH RAISED LETTERING

Available through several private contractors including J.E. Stang in Holland and Kirk Wylie in Swanton. This option utilizes a wide variety of cultured stone as a veneer on a base wall of cinderblock. Raised letters of black metal, brass, etc. are imbedded into the stone. The cost for this option would require establishing some preferences for the type of cultured stone and the nature of the lettering. It, too, would require footing and a contractor or contractors would have to be contacted for a specific estimate.

4. FREE-STANDING WALL WITH RAISED LETTERING

Available through Turner Concrete Products in Northwood. The final appearance of this option is similar to No. 3 but the entire wall is built of stone so it has not cinder block base. Once again, there is a wide variety of choices for selection of the stone and the type and amount of lettering selected and a contractor would have to be contacted for a specific estimate.

Clyde Willis  
6/19/07



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ARLINGTON WOODS PROPERTY  
OWNERS ASSOCIATION

SUMMER PICNIC  
SUNDAY, AUGUST 26, 2007  
4:00 PM

Host: Linda Smead (#30)

Meat, condiments, soft drinks and beer will be provided  
by AWPOA

Please bring a hot or cold dish to share and your own  
table service.

Additional lawn chairs will be appreciated.

**ARLINGTON WOODS PROPERTY  
OWNERS ASSOCIATION**

**SUMMER PICNIC  
SUNDAY, AUGUST 26, 2007**

**HOST: Linda Smead (#30)**

**Meat, condiments, soft drinks and beer will be provided  
By AWP OA**

**Please bring a hot or cold dish to share and your own  
Table service.**

**Additional lawn chairs will be appreciated.**

# AWPOA ADDRESS BOOK

August 2007

NAME	E-MAIL OR ADDRESS	HOME PHONE	CELL PHONE OR SECONDARY NUMBER
1. Clyde Willis	<a href="mailto:cwillis@bgsu.edu">cwillis@bgsu.edu</a>	686-8941	
2. Ed & Jeri Cleland	<a href="mailto:edcleland@earthlink.net">edcleland@earthlink.net</a>	686-2040	
3. John & Judith Powell	<a href="mailto:awoods@wcnet.org">awoods@wcnet.org</a>	686-7650	
4. David and Jennifer Gozowsky	<a href="mailto:jenbayless@hotmail.com">jenbayless@hotmail.com</a>	686-1528	
5. Dennis & <b>Julie Coolidge (V. Pres.)</b>	<a href="mailto:jcoolidge@embarqmail.com">jcoolidge@embarqmail.com</a>	686-8022	419-308-3110 (Julie's cell)
7. John & Lois Blinn	1423 Devonshire St. B.G. OH 43402	354-7256	
8. <b>Ken &amp; Ann Huner (Treasurer)</b>	<a href="mailto:akhuner@earthlink.net">akhuner@earthlink.net</a>	686-7600	
9. Roy & Jane Clark	<a href="mailto:rclark97@woh.rr.com">rclark97@woh.rr.com</a>	686-8631	
10. Jeff Burkett	<a href="mailto:jburket@bgsu.edu">jburket@bgsu.edu</a>	686-5333	
11. Dan & Sharon Connelly	<a href="mailto:autumngrl810@yahoo.com">autumngrl810@yahoo.com</a>	686-0520	419-340-8617 (Sharon's cell)
12. Tony Wulff	<a href="mailto:contactus@wulffhomes.com">contactus@wulffhomes.com</a>		419-308-2456
13. Tom & Jacqui Snyder	<a href="mailto:tjsnyder13@earthlink.net">tjsnyder13@earthlink.net</a>	686-2872	
14. Scott & Kimberly Estep	<a href="mailto:sestep@wcnet.org">sestep@wcnet.org</a>	686-0493	419-308-4751
Virginia Craft		686-0497	
15. Charles & Terry Fetzek	<a href="mailto:ctfetzek@wcnet.org">ctfetzek@wcnet.org</a>	686-7940	
16. James & <b>Lorena Schwab (Secretary)</b>	<a href="mailto:jhschwab@embarqmail.com">jhschwab@embarqmail.com</a>	686-1211	419-356-2097 / 419-356-0285
17. Eric & Joanne Sommers	<a href="mailto:jsommer@bgsu.edu">jsommer@bgsu.edu</a>	686-0602	419-308-4848
18. Andy Elliott	<a href="mailto:welliot@bgsu.edu">welliot@bgsu.edu</a>	686-0312	
19. Kurt & Susan Marshall	<a href="mailto:kurtmsue@wcnet.org">kurtmsue@wcnet.org</a>	686-0987	
20. Jo Ann Kroll & Kathy Hoff	<a href="mailto:jkroll@bgsu.edu">jkroll@bgsu.edu</a>	686-2100	
21. Gary & Denise Bair	<a href="mailto:garybair@aol.com">garybair@aol.com</a>	686-0434	
22. <b>John &amp; Ann King</b>	<a href="mailto:jhking22@wcnet.org">jhking22@wcnet.org</a>	686-8601	
23. Jim & Vicky Graf	<a href="mailto:vjgrafs@yahoo.com">vjgrafs@yahoo.com</a>	686-3813	419-308-4142
24. John and Linda Clegg	<a href="mailto:lindaclegg@embarqmail.com">lindaclegg@embarqmail.com</a>		
	<a href="mailto:johnnclegg@embarqmail.com">johnnclegg@embarqmail.com</a>	686-0911	
25. Ken Steffan	<a href="mailto:rosejewelryllc@woh.rr.com">rosejewelryllc@woh.rr.com</a>	686-3365	
26. Douglas King	<a href="mailto:dking2075@aol.com">dking2075@aol.com</a>		419-308-4849
27. Thomas & Kelly Clark	<a href="mailto:tlckarktom@netscape.net">tlckarktom@netscape.net</a>	686-1906	
28. Charles Stelle and Wendy Watson	<a href="mailto:cstelle@bgsu.edu">cstelle@bgsu.edu</a>		
	<a href="mailto:wwatson@bgsu.edu">wwatson@bgsu.edu</a>	686-1589	
29. Linda Smead	<a href="mailto:lksmead@aol.com">lksmead@aol.com</a>	686-1475	419-575-8218 (cell)
30. <b>Linda Smead</b>	<a href="mailto:lksmead@aol.com">lksmead@aol.com</a>	686-1475	419-575-8218 (cell)
31. Cindy Pirl	<a href="mailto:cjpirl@earthlink.net">cjpirl@earthlink.net</a>		
	1010 West 6 <sup>th</sup> Street, Benicia, CA 94510		
32. Rachel Hanna	<a href="mailto:rjhanna@wcnet.org">rjhanna@wcnet.org</a>	686-0016	
33. Jeffrey Houser & Katharine Houser-Giesige			
	921 13 <sup>th</sup> St., Apt. #3, Greeley, Colorado 80631		
34. <b>Steve &amp; Terri Bateson (President)</b>	<a href="mailto:sbateson@riw2000.com">sbateson@riw2000.com</a>	686-1165	
	<a href="mailto:terriscasebateson@yahoo.com">terriscasebateson@yahoo.com</a>		
35. Donna Johnson	508 Glenview Drive, Fostoria, OH 44830		
36. Bradley & Kimberly Bigelow		686-5115	
37. Al & Elaine Spence	<a href="mailto:elspence@wcnet.org">elspence@wcnet.org</a>	686-5161	
38. Ron Greavu & Linda Long	<a href="mailto:rgreavu@gmail.com">rgreavu@gmail.com</a>	686-3663	
	<a href="mailto:linda1126@earthlink.net">linda1126@earthlink.net</a>		

**FIRE REPORTING: 911 OR 686-4923**

Please call Lorena Schwab (#16) with changes to this listing.  
2007 Board Members names are underlined.

## FERAL CAT REMOVAL

The AWPOA Board at the June 19<sup>th</sup> meeting addressed the issue of the growing population of feral cats in the neighborhood. We asked at that time that all cats be collared in order to determine that they were family pets.

At this time we have made arrangements to have traps set for stray cats so they can be relocated. These traps will be out from Friday, September 14<sup>th</sup> at 6:00 P.M through Saturday, September 15<sup>th</sup> at 6:00 P.M.

For the protection of your family pet, please see that your cat(s) is collared (no collared cats will be relocated) and if you think it best you might want to contain your cat(s) so that it is not running loose through this time period.

If you have any questions, please feel free to contact any Board member.

Steve Bateson, President  
Julie Coolidge, Vice President  
Ken Huner, Treasurer  
Lorena Schwab, Secretary  
John King, Trustee  
Linda Smead, Trustee

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
QUARTERLY MEETING  
SEPTEMBER 14, 2007

The quarterly meeting of the Arlington Woods Property Owners Association was called to order at 7:15 P.M. by President Steve Bateson. In attendance were Trustees John King, Linda Smead, Lorena Schwab, Julie Coolidge and Superintendent Ed Cleland. Also present was homeowner Clyde Willis. Trustee Ken Huner was absent.

**President's Comments:** The President thanked everyone for their attendance with little prior notice and for giving up a Friday evening.

**Secretary's Report:** The minutes of the June 19<sup>th</sup>, 2007 quarterly meeting were read. A motion to approve same was made by John King, seconded by Julie Coolidge and the minutes were approved as read.

**Treasurer's Report:** Treasurer Ken Huner was absent, but John King presented the balances of funds we have on hand. On June 19<sup>th</sup>, AW account had a balance of \$14,633.35. On September 13<sup>th</sup>, the funds in our accounts totaled \$16,474.59. The movement of some of our funds to CD's is providing income on our accounts at this time. A motion to accept the Treasurer's Report was made by Lorena Schwab, seconded by Linda Smead and approved.

**Superintendent's Report:** Ed Cleland reported that Ron Greavu had made arrangements and had the tree near his property removed at his expense. John Powell then cut the downed tree and the wood has been removed. Ed Cleland will see to the removal of the remaining brush.

The drainage work in front of the property owned by Linda Smead had been scheduled but rainy weather delayed this repair. They have not yet called to reschedule this work.

Ed will continue spraying for mosquitoes, but he realizes that the results will not be easily noticeable due to the large crop the entire area is experiencing. He has plenty of spray on hand.

Ed has installed one vent in the storage garage and it is helping. A second vent might be of further help.

The aerator in the south pond is not working. It has been pulled and taken apart. The part needed to do the repairs will cost around \$50.00. Ed will proceed to order parts and handle the repair of this aerator.

The muskrats have not been seen recently.

**Old Business:** Julie Coolidge reported that she has prepared and delivered three welcome packages this year to new residents.

Steve Bateson reported that at the time of the meeting traps had been set out for feral cats. The trapper had homes for 4 to 6 cats and Linda Smead had an offer to take another 2 cats. The traps having been set only one hour prior to the meeting, no results were available.

Clyde Willis has negotiated to have a street sign in the median of State Route 25. This sign has now been placed and there is no cost to Arlington Woods for this sign.

Clyde Willis then presented information he had obtained regarding the estimate for a new entrance sign. The current sign is approximately twelve feet wide and five feet high. The sign for which he has information would be twelve feet wide and eight feet tall. Once the current sign is removed it will be determined whether or not the current footer is sufficient to handle the new sign. The stone on the proposed new sign would be very similar to the stone on the current side walls of the entrance drive. It would have a 10 foot by one foot insert of white limestone into which the words Arlington Woods would be engraved and the sign would have a thin limestone cap. The lettering would be approximately eight inches high (the current letters are five to six inches high) and will be engraved approximately one-quarter inch deep. The engraved portion of the limestone will be black when the sign is complete.

The total cost of the proposal as presented to the Board is \$8,600.00 provided that we remove the existing sign and bushes.

Julie Coolidge at that time made a motion that we accept the proposal estimate to construct a new sign and authorize Clyde to proceed to have the stated work performed providing that it not exceed Eight Thousand Six Hundred Dollars (\$8,600.00). John King seconded the motion. A roll call vote was taken and the motion passed 5-0. Clyde Willis will meet with Northwest Masonry and K & K Masonry and finalize the details of this project.

The question of where the funds for the sign should come from was next discussed. Although we do have funds on hand it is best that we not totally deplete our funds for this project. This sign is a benefit to all property owners and does equally increase the value of everyone's property in the Woods. After various options were discussed John King made the motion that the project be financed by a \$30.00 per quarter assessment for each quarter in the year 2008 with the remainder of the sign bill to be taken from the beautification fund/general fund. Linda Smead seconded the motion. By roll call vote the motion passed 5-0.

The Board then proceeded to address the issue of For Sale signs. Discussion was had that considering the size of our neighborhood it is extremely possible that there will always be a home for sale in the Woods. It is not appealing to have individual real estate signs showing along the Rt. 25 entrance and the Arlington Woods sign keeps disappearing. The current By-Laws prohibit the use of For Sale signs. The Board generally feels that the Arlington Woods Home For Sale sign is not necessary or appealing to the community.

John King made a motion that we allow the Arlington Woods House For Sale sign along with an Open House sign at the main entrance three days prior to and through the time of the open house if it is removed immediately after the open house. Mr. King's motion died for lack of a second.

After further discussion John King made the motion that we allow an Open House sign to be placed at the entrance three days prior to an open house and through the time of the open house provided it then be removed. Linda Smead seconded the motion. The Board was polled and the motion passed 5-0.

The date for fall clean-up has been changed to November 3<sup>rd</sup> with a rain date of November 10<sup>th</sup>. It was helpful at the last cleanup that homeowners had placed brush and twigs from their property and the adjoining common grounds near the road prior to cleanup and we would appreciate that help again. There will be a bonfire following cleanup. Notices will be delivered to each homeowner prior to clean-up.

Julie Coolidge made a motion to adjourn, Linda Smead seconded and the meeting was adjourned at 9:00 P.M.

Respectfully submitted.

Lorena A. Schwab, Secretary

Attached to these Minutes you will find a computer produced picture which uses the current stone from the side walls for example and is close to the sizing that is detailed in the Minutes.

UPDATE as of September 20th, it has been determined that the current footer is in excellent condition and can be used. This should save \$1,500 to \$2,000 on the project.

## ARLINGTON WOODS ENTRY SIGN ESTIMATES

### Materials:

Northwestern Masonry  
Jim Benedict  
419.422.1182  
Cell:419.262.6121

Sash Block.....	380
Fieldstone.....	950
Mortar.....	125
Sand.....	50
Limestone top.....	375
Engraved Limestone.....	950

Subtotal.....2,830

Tax.....	200
Delivery.....	75

Materials Total.....3,105

### Construction:

K & K Masonry  
Tim Getz  
419.669.3327  
Cell:

Remove existing sign	AWPOA	
Remove bushes	AWPOA	
Remove existing footer	AWPOA	(610)
Clean old stone	AWPOA	(195)
Stone wings	AWPOA	(810)

Install new footer.....	1,440
Install block base.....	2,440

Construction Total.....3,880

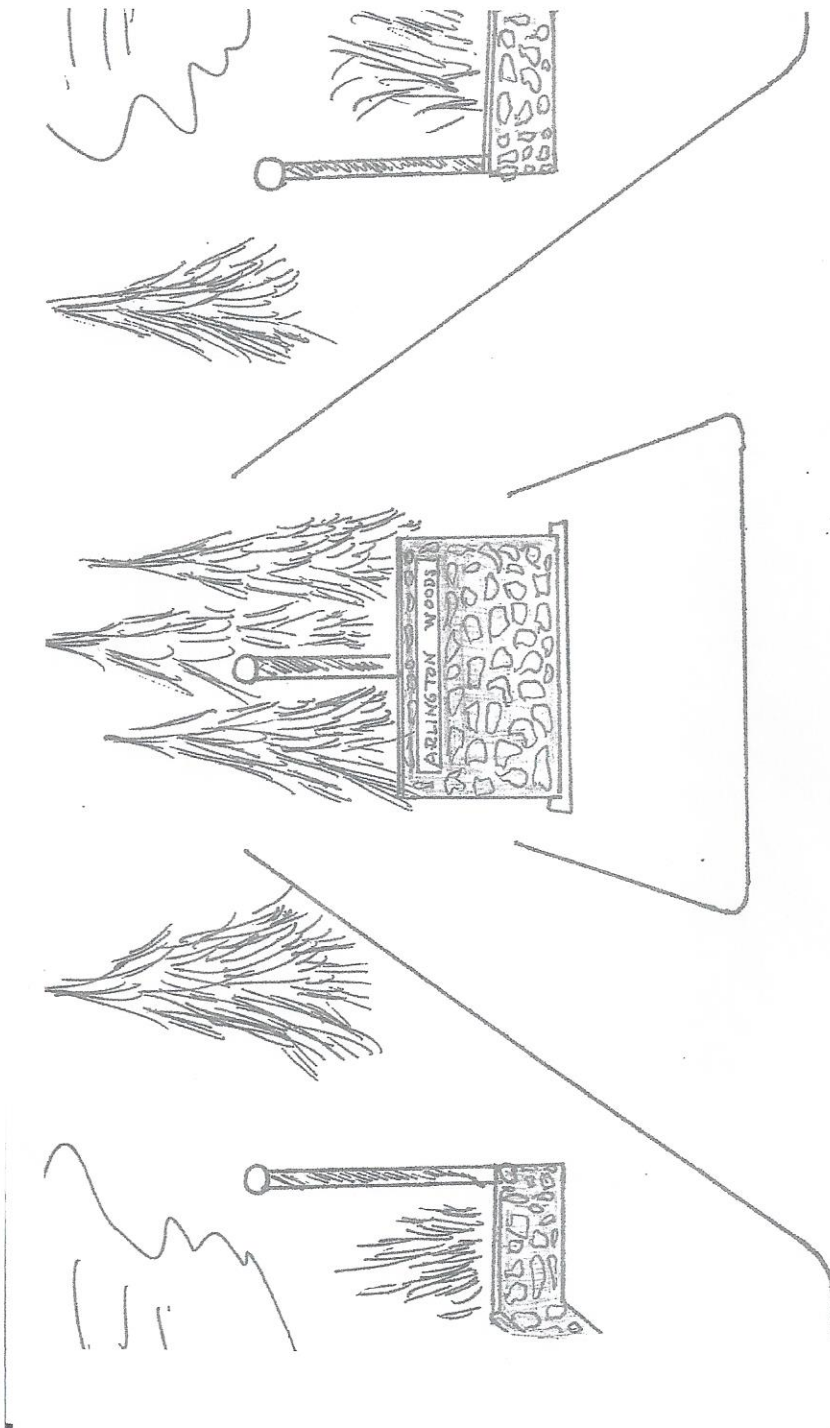
Estimated Total (Materials & Construction).....6,985

C. Willis  
9/14/07



**Note:** Color of actual stones may vary from those in the picture. Final size and style of lettering may also vary from this computer generated picture. This picture is simply meant as a basic rendition of how the overall sign should look in the AW environment.

\*\*\* Anything else you want to add here?



PROPOSED STATUS  
WILLIS 9/07

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
TRUSTEE'S MEETING  
OCTOBER 24, 2007

On October 24, 2007 the Trustees of the Arlington Woods Property Owners Association held a short meeting which was called to order at 8:00 P.M. by President Steve Bateson. All Trustees and Superintendent Ed Cleland were present. Also present was homeowner John Powell.

**President's Comments:** The President thanked John King was hosting the meeting. He also wishes to thank John Powell, Ed Cleland, Jim Schwab, Ken Steffen and Linda Clegg for the prompt voluntary work they did after the recent storm to clear the fallen tree from the entrance boulevard. This is the kind of community cooperation that is greatly appreciated.

**Secretary's Report:** The minutes of the June September 14th 2007 quarterly meeting were read. A motion to approve same was made by Linda Smead, seconded by John King and the minutes were approved as read.

**Treasurer's Report:** Treasurer Ken Huner stated that the balance of funds on hand was \$14,429.57 with \$5,201.39 of that amount being held in a Certificate of Deposit. Fourth quarter bills will go out shortly and those receipts will add to the balance on hand. He expressed concern about homeowners who are in arrears in their payments of the association fees. All bills are paid to date. A motion to accept the Treasurer's Report was made by Lorena Schwab, seconded by John King and approved.

**Superintendent's Report:** Ed Cleland reported that he had purchased a new tire for the tractor and also fixed a slow leak in a tire on the trailer. Jim Graf ordered the part necessary and fixed the aerator for the pond and it is currently in place and working

**Old Business:** The sign at the front entrance is in the process of being completed. It was determined that the foundation was in good useable condition. However, due the fact that the current foundation is hollow in the middle it was necessary to lay the block for the sign wider and with more depth than the original proposal. In order to compensate for the additional supplies necessary the sign was lowered by one row. There is excess stone from the project and Northwest Masonry has agreed to accept return of these stone. The limestone portion of the sign should arrive shortly. No final bill for the project has been received.

The street sign which was set by the county in the median of State Route 25 has been moved since the Ohio Department of Transportation declared that was illegal placement of the sign.

**New Business:** President Steve Bateson started the discussion of fall clean-up by suggesting that we adopt a two day clean-up since not everyone is available to help with the work on Saturday and we have an abundance of work which should be accomplished. Steve Bateson and Ed Cleland will be available Sunday morning to organize a work crew for those who are unable to help on Saturday.

It was helpful at the last cleanup that homeowners had placed brush and twigs from their property and the common grounds adjoining their property near the road prior to cleanup and we would appreciate that help again.

There will be a bonfire Saturday evening.

The following items were listed as priorities which need to be accomplished this fall:

- Deadhead all flowers
- Rake all flower beds
- Rake all island beds
- Remove debris from pond
- Remove brush and debris from edges of ponds
- Remove sumac, weeds and grapevines from along State Route 25
- Remove logs which AEP left along State Route 25
- Remove tree which has fallen from the island into the north pond
- Clear the ditch to improve drainage between Lots 4 and 5
- Clear all trees and brush from all interior ditches
- Rake the boulevard
- Roll the boulevard
- Blow leaves from roadway
- Clear interior common grounds (behind Lots 30, 31 and 32) of all brush and downed trees
- Clear ditch to the north to the point of exit of the Woods.

The subject of delinquent fees was then brought to the table. We have some homeowners in arrears in the payment of their fees. After discussion it was determined that the Board has the authority pursuant to the Code of Regulations to place a lien upon the property of any homeowner who is in arrears in the full payment of their fees and the Board will proceed to do so when necessary.

John Powell requested that the Board consider reaching an agreement with the gentleman who is currently collecting the recyclables from the Woods for him to provide the service to all residents at the association's expense. This individual is currently not charging for the service but his pickup is also very irregular. We recommended that John speak to this gentleman to see what the charges would be and what schedule he would be willing to abide with and then present that information at the annual meeting.

The Christmas party has been set for December 13, 2007 at the home of Steve and Terri Bateson. The annual meeting will be the second Thursday of January. Details of both will be provided at a later date.

Ken Huner made a motion to adjourn, Linda Smead seconded and the meeting was adjourned at 9:30 P.M.

Respectfully submitted.

Lorena A. Schwab, Secretary

## 2007 FALL CLEANUP

Two days have been set aside, feel free to pick the day most convenient for your schedule.

Saturday, November 3, 2007 - 9:00 AM  
Sunday, November 4, 2007 from 9:00 AM - Noon  
Meet in the Entrance Boulevard

There will be a bon fire for your enjoyment  
in the Meadow Saturday evening.

We do ask every resident to collect twigs and branches from their property and the surrounding common ground and place same by the roadways so that it can more easily be picked up on cleanup day.

The following work needs to be accomplished this fall:

- Deadhead all flowers
- Rake all flower beds
- Rake all island beds
- Remove debris from pond
- Remove brush and debris from edges of ponds
- Remove sumac, weeds and grapevines from along State Route 25
- Remove cut wood which AEP left along State Route 25
- Remove tree which has fallen from the island into the north pond
- Clear the ditch to improve drainage between Lots 4 and 5
- Clear all trees and brush from all interior ditches
- Rake the boulevard
- Roll the boulevard
- Blow leaves from roadway
- Clear interior common grounds (behind Lots 30, 31 and 32) of all brush and downed trees
- Clear the south ditch
- Clear ditch to the north to the point of exit of the Woods.

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.

Rain Date: November 10, 2007



*Palington Woods Property Owners Association*

*Annual Holiday Gathering*

*Thursday, December 13, 2007*

*7:00 pm*

*Our hosts for the evening will be*

*Steve and Terri Baleson*

*34 Indian Creek Drive*

*Please bring your favorite hors d'oeuvre or dessert dish.  
Beverages will be provided by QWQQA*

*Our warmest wishes to you and your family for a very  
Happy Holiday Season.*