

ARLINGTON WOODS PROPERTY  
OWNERS' ASSOCIATION

Annual Meeting  
January 14, 1988

Families represented: Gasiorowslis, Biries, Ruths, Buron, Frisbies, Snyders, Clarks, Kretzschmars, Greenes, Steffans, Nonnamakers, Rufeners.

President Tom Snyder called the meeting to order.

Minutes of the 1987 Annual Meeting were read and approved by the group.

In the absence of the Treasurer, there was no reading of the Treasurer's Report, however, the report will be distributed and attached in the near future.

Tom reviewed the following accomplishments during the past year:

- 5 triploid carp and 100 small mouth bass have been placed in the ponds
- new entrance sign erected
- road patching and sealing finished
- done but yet to be installed are 2 "No Fishing/Swimming" post type signs for the ponds
- Progressive Party planned and executed
- landscaping and plantings
- purchase of additional street lights

Tom outlined the following considerations for the next year and urged the new Board address these issues:

- Completion of the street light project
- necessary road repairs and maintenance
- installation of No Fishing/Swimming signs
- algae and weed control of ponds
- beach improvement of the North pond
- repair of fence at sewage plant
- extend or widen back road barricade
- repair and replace plantings

A variance to the set back line was granted to Lot 18 for the potential construction of a new garage to be located on the northeast side of the dwelling. Plans for this addition must be submitted to the Board of Trustees for approval before construction may begin.



The long standing issue of whether to allow or not allow the placement of realtors' "For Sale" signs in Arlington Woods was brought before the homeowners' attending. Lively discussion ensued!! A motion was made by Ted Greene and seconded by Sue Kretzschmar that---"continue to allow Arlington Woods generic signs to be erected on privately owned lots with or without homes on them." The resulting vote was 6 for and 8 against this motion. Therefore, the motion was defeated. This means that there will be no real estate signs erected on lots with or without homes on them in Arlington Woods.

Ted Greene made the motion that the above issue cannot be re-opened for discussion until the next Annual Meeting and was seconded by Sue Kretzschmar. Motion passed by all.

The following owners were elected to the Board of Trustees:

-Roy Clark	1 Year Term
-Kathleen Nonnamaker	2 Year Term
-Tim Biery	2 Year Term
-Ken Steffan	2 Year Term

The meeting was adjourned after the election.



AWPOA Treasurer's Report

January 16, 1988

Balance in Checking	1/8/87	1,813.68
Balance in Money Market	1/8/87	5,242.33

Income (1/8/87 - 1/14/88)

Homeowners' Fees	9,166.38
Insurance Check Returned	100.00
Interest Money Fund	305.16

Expense (1/8/87 - 1/14/88)

Ground Maintenance	3,101.91
Electric and Trash	2,317.09
Special Projects (Signs)	1,266.56
Insurance	471.00
Miscellaneous	411.47

Balance in Checking	1/14/88	3,512.03
Balance in Money Market	1/14/88	5,547.49

Respectfully submitted,

Joseph Gray, Treasurer

ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION  
BOARD OF TRUSTEES  
MINUTES  
APRIL 18, 1988

Present: Gray, Clark, Birie, Reublin, Nonnamaker

Tim Birie gave the financial report:   Checking \$4249.87  
  Savings   \$ 5626.84

At this point we discussed the late payers of association fees and would like to remind everyone to please pay on time.

OLD BUSINESS

This year we will be using Gagens once again to handle the flowers, fertilization and seeding of the entrance and grounds.

Greg Frost will be handling the lawn at last year's rate of \$4.50/hr.

It appears that someone "banged up" the sewage plant area. Roy Clark will call the county to see if they will pay for repairs.

Irrigation systems will be starting up soon. As a reminder, please don't park on the grass as the sprinkler heads break off easily to the tune of \$65.00 per head.

The "No Swimming " and "No fishing" signs will be up soon. As a reminder they do not apply to residents.

As far as additional lights, we will be putting this project on hold until a quote is presented at the next meeting.

STREETS, STREETS, STREETS

This project is our priority. The board will meet May 2, 1988 to determine where we will begin the restoration of Indian Creek Drive!!!

CHILDREN AT PLAY.....ADULTS WALKING OFF DINNER

As a reminder, cars should not exceed the speed limit of 5 mph. The trees will soon be full and make it difficult to see around turns. Please drive cautiously and ask visitors to do the same.

NEW BUSINESS

Central water for the woods? Next meeting we will be getting some information on what this project entails. After the information is available, we will hold an " All Woods Meeting" At this meeting central gas will be discussed as well.

LETTERS TO THE COUNTY

There will be one letter sent to Wood County Health Department to advise them to spray for bugs every other week.

A second letter will be sent to the Wood County Sheriff to invite them to patrol the woods as often as they like.

The meeting closed at 9:43



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1 812 - 425 - 1092 - 146

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
TREASURER'S REPORT  
APRIL 18, 1988

INCOME:

Homeowners Fees January 1-April 17, 1988 \$2778.12

Interest on Money Market 79.35

EXPENSES:

Ground Maintenance \$ 810.00

Electric and Trash 596.31

Miscellaneous 33.86

Total Expenses \$1474.03

Balance in Checking as of April 18, 1988 \$4249.87

Balance in Money Market as of April 18, 1988 5626.84



ARLINTON WOODS PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES  
MINUTES  
MAY 2, 1988

PRESENT: Clark, Nonnamaker, Steffan, Reublin, Birie

President, Roy Clark, called the meeting to order. Minutes of the last meeting were reviewed and approved by the group.

OLD BUSINESS

Street repairs: The meeting last night was started in the front entrance to determine where restoration will begin. Several sights were noted, including the entrance area, the large patched area to the right of the entrance and just up to the Green's driveway and several other spot patches. The estimated cost of this project is \$3000.00.

Ponds: Ken and Roy will treat the ponds in the same fashion as they did last year. The chemicals being used will not harm fish, geese, or swimmers.

Lights: The addition of 5-6 new lights will be on target for November. Ken will be checking for competitive pricing.

Speeding: This is a more serious problem than many realize. The board decided to put up a sign in the entrance to remind residents, guests, and perspective buyers to please drive slowly and that children are at play. Again, please remind your children and guests to drive cautiously. Speed bumps are being discussed now as well.

Pets: There have been numerous complaints about unattended dogs in the woods. If you have a dog, please make sure that they are on a leash or chained while in the yard.

NEW BUSINESS

Summer Party: The board will meet again on June 13, 1988. One of the topics of discussion will be a summer party/event. If you have any ideas, please give us a call.

The meeting closed at 9:40 p.m.

REMINDER

Fires: We would like to remind those of you that burn leaves and debris in your yards to please exercise great caution, as there have been a few cases of fire spreading this year.

Wood County Sheriff  
Wood County Courthouse  
Bowling Green, Ohio 43402

May 3, 1988

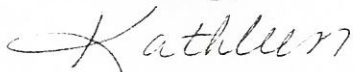
Dear Sheriff,

Recently in Arlington Woods, we have had an incident of a home being broken into and it has caused great concern for many of the residents. We would like to invite you to patrol the woods, any time you like. This has been an isolated incident, but we are none-the-less concerned.

Another area that we would like your advise is cars that speed through the woods. In some cases we know who is doing this, but we were wondering if there is something we can do ( ie, citations, notices, arrests) to get these people to stop speeding. With the weather getting warmer, there are a lot of children who play in the street and with the trees getting fuller it makes it difficult to see. We would appreciate any advice you can give us on this matter.

We appreciate your concern.

Sincerely,



Kathleen L. Nonnamaker  
Arlington Woods Secretary

P.S. I can be reached at 686-1375.  
36 Indian Creek Dr.  
Rudolph, Ohio 43462



ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES  
MINUTES  
JUNE 16, 1988

Present: Clark, Birie, Reublin, Nonnamaker, Gray

President, Roy Clark, called the meeting to order. The minutes of the last meeting were reviewed and approved by the group.

OLD BUSINESS

Financial Info.: Checking \$4409.34  
Savings \$5680.41

Street Repairs: Roy and Bob talked to Rudder and Dudley and they will do as much as possible for \$3000.00. We are considering sealing the drive as well. We will vote on this issue after the light pricing report is given by Ken.

Speeding: We would like to thank everyone for their efforts to keep the speed limit down. Please keep up the good work and pass the information on to your friends and neighbors!!!!

Fires: There was a severe fire in a wooded area in Sylvania. It may be a good idea to keep from burning debris until after the drought has passed.

Mosquitos: The Health Department no longer has funds to spray for bugs. This not only means Arlington Woods, but all of Wood County as well. We are seeking alternate measures to handle this issue. We will report in the next minutes.

NEW BUSINESS

Price Inc.: The association fee will be going up to \$28.00 beginning this month. Garbage collection is being raised \$3.00 due to a 127% increase in the dump's prices. We will be seeking a competitive collector's pricing and will report next time.

Drought: As a reminder, due to the drought, you may want to be aware of your water usage in order to keep ample supplies in your wells.

Tim Birie's  
BIRTHDAY

Last night we were looking for a good reason to throw a party and the best thing we could come up with was Tim Birie's birthday! We will celebrate this big event with a progressive party on July 17, 1988 (date is tentative and will be confirmed in the next issue, but is Tim's birthday!) If you would like to co-host this party please call one of the board members. We have a new deck in the woods where we would like to end the party--bring your bathing suits!!!! We would like to start the day off with a kid's fishing party. Any interested assistants, please call one of us. (To begin 4:00pm.)

The meeting closed at 9:45 pm.



ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES  
JUNE 27, 1988

PRESENT: Clark, Nonnamaker, Steffan, Reublin, Birie.

President, Roy Clark, called the meeting to order. Minutes of the last meeting were reviewed and approved by the group.

OLD BUSINESS

Mosquitos: We have gathered all of the pertinent information regarding the spraying of mosquitos. If after we present our needs to the certified sprayer and everything is agreed upon, the woods will be sprayed every other week.

Fires &  
Fireworks With the Fourth of July holiday coming up, we strongly ask residents to not use fireworks in the woods, due to the dry conditions. As we discussed in the last issue, we ask you not to burn debris until after the drought has passed. We appreciate your cooperation on the burning of debris, as we could have a disaster if things got out of control.

P  
A  
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!  
The party is on! We are set for Sunday, July 17, 1988. This will be a progressive party, traveling to three different houses. We will begin at the first home from 7:00 to 8:00. the second from 8:00 to 9:00, and the third from 9:00 to.....10:00 (?) If you would like to co-host this party or just help out, please call Tim Birie at 686-6905. (Birthday presents won't be necessary!!)

In the last issue we mentioned a children's fishing party, we still intend on having this but would like to make it a separate event. We will keep you posted on the upcoming date.

Next Meeting: The next association meeting is set for Monday July 25, 1988 at 7:00 p.m.

The meeting closed at 9:30 p.m.



RESIDENTS OF ARLINGTON WOODS

#1	Clyde Willis	686-8941
#2	Jeff Bennett	686-4022
#4	Ted and Darlene Greene	686-8902
#5	Joe and Pam Gray	686-1715
#7	Tim and Susan Birie	686-6905
#9	Roy and Jane Clark	686-8631
#10	Brian and Jeanette Gasiorowski	686-2745
#11	Charlie Ruth <i>Nancy</i> <del>NA</del>	686-3985
#13	Tom and Jackie Snyder	686-2872
#16	Jackson and Shirley Miller	686-6761
#17	Dennis and Martina Strouble	686-1485
#18	Robert and Joan Neville	686-3185
#19	Antonio and Irma Buron	686-8098
#20	Gil and Marsha Frisbie	686-8781
#21	Roger and Cheri Reufner	686-7133
#25	Ken and Louise Steffan	686-3365
#26	Bob and Mary Lou Reublin	686-1255
#30	Joan McKee	686-1732
#33	Robert and Koneta Hurlstone	686-8144
#36	Bill and Kathleen Nonnamaker	686-1375
#15	Charles and Terry Fetzek	686-7940
#31	Gearge and Cindy Henry	686-3445

*Ken & Ruthy Anderson*



RESIDENTS OF ARLINGTON WOODS

#1	Clyde Willis	686-8941
#2	Jeff Bennett	686-4022
#4	Ted and Darlene Greene	686-8902
#5	Joe and Pam Gray ✓	686-1715
#7	<del>Tim and Susan Birie</del> John Blinn	686-6905
#9	Roy and Jane Clark ✓ Lois	686-8631
#10	Brian and Jeanette Gasiorowski	686-2745
#11	Charlie Ruth ✓	686-3985
#13	Tom and Jackie Snyder ✓	686-2872
#16	Jackson and Shirley Miller ✓	686-6761
#17	Dennis and Martina Strouble	686-1485
#18	Robert and Joan Neville	686-3185
#19	Antonio and Irma Buron ✓	686-8098
#20	Gil and Marsha Frisbie ✓	686-8781
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#36	Bill and Kathleen Nonnamaker ✓	686-1375
#15	Charles and Terry Fetzek	686-7940
#31	George and Cindy Henry	686-3445

Darlene Minnick B  
Kretz  
Wichman

30 Broad &

Rachael Hanna  
353-4692

686-5511

686-5161

ask Bill about driveway  
if we need more



800  
\* Remind property owners that all lots have been  
designed to have driveway to accommodate cars - Please  
use driveway first before parking in woods.  
As a reminder, <sup>according to</sup> the by-laws <sup>there</sup> state no long  
term parking of recreational vehicles in driveway. Please  
properly

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

BOARD OF TRUSTEES

MINUTES

JULY 25, 1988

Present: Clark, Birie, Gray, Nonnamaker

Roy called the meeting to order. The minutes were read and approved  
by the group.

\* Fights that aren't working out  
being pursued by go. then.

\* Christmas party anyone call  
interested on Sun-Wed me  
anyone interested 11-14 88 7:00

OLD BUSINESS

Mosquitos:

We are now being sprayed for mosquitos every  
other week. We are very pleased with the  
service we are getting and hope you are enjoying  
a bug-free summer!

Party:

The party was a great success. We would like to  
thank everyone who helped with the party,  
as well as those of you who attended.  
This was Tim's most memorable birthday ever!

\$\$\$\$\$

To date we have..... \$1657.99 checking  
\$5764.52 money market

NEW BUSINESS

Code of  
Restrictions:

Anyone who would like a copy of the A.W.P.O.A.  
Code of Restrictions should contact Roy Clark.

Delinquent  
Dues:

This has become a problem. There are owners  
that are several months delinquent. We are  
considering consulting a lawyer to put liens  
on property with delinquent dues. If you are not  
up to date, please pay up.

September  
B.B.Q.

Two of our fine residents have agreed to host  
a b.b.q. on their properties. Jeff Bennett  
and Clyde Willis are the two host-to-be.  
We are toying with September 10 or 11.  
Please write in the date you can make it on  
your next dues statement. (Out of these 2)

The meeting closed at 8:50p.m.



**ARLINGTON WOODS**  
**BOARD OF TRUSTEES MINUTES**

Present: Clark, Snyder, Nonnamaker, Gray, Steffan.  
Roy called the meeting to order. The minutes of the last meeting were read and approved by the group.

**NEW BUSINESS**

Tom Snyder was elected to replace Tim Birie as treasurer. Tim has taken a new position and will be moving out of the area. We will miss Tim and we wish him and his family great success in their new ventures.

**CHECKING ACCOUNT** \$1686.50.....**MONEY MARKET ACCOUNT** \$5732.00

**OLD BUSINESS**

Delinquent Dues: { Any property owner who is delinquent 3 months in dues, will be charged 1½% interest on the money owed to the association. A 30 day notice will be issued in advance of the interest statement.

**BBQ PARTY** A date of September 11, has been chosen for the b.b.q. We have selected a committee and additional info. will be in your mailboxes soon!!!!!!

**F.Y.I.**

The dead tree in the entrance will be cut down soon. We are discussing replacing it as well.

7. Along with replacing the tree, we will also be replacing the no fishing and swimming signs by the ponds. As a reminder those signs only apply to uninvited people. Residents and their guests are welcome to swim and fish any time.

*OLD Continued. Fall Clean Up. Bags will cut grass & rake leaves until leaves are down. Dead pine tree behind Hurlstones will be cut down. (Hallowell) will be Monday night*

The meeting closed at 8:30 p.m.

*Treasurer's Report.*

*mm 5788.82 (28.54) 241.33 - \$1629.64*

*new- Trash - Lewis called and gave us a bid for trash removal. \$500.00. Negotiating. Trash will be picked up Thurs day. Put out in the a.m.*

*Snow Removal - Mel Boffley will plow same rate as you should like otherwise snow*  
*lost - 5855 P.O.*



ARLINGTON WOODS  
BOARD OF TRUSTEES MINUTES  
October 24, 1988

Roy Clark called the meeting to order. The minutes of the last meeting were read and approved by the group.

OLD BUSINESS

MONEY MATTERS	Checking...\$1694,64      Money Market...\$5788.82
GARBAGE NEWS	Lewis Sanitation will begin as our trash collection service as of November 3. It will be picked up during the day and it is suggested that you put the trash out on Thursday mornings. They will be charging us half of what we are currently paying!!
SNOW REMOVAL	Mel Boxley will be handling the snow plowing of Indian Creek Drive at the same price he charged last year. If anyone is interested in having their driveways plowed, please call Mel at 686-5855.
FALL CLEAN-UP	Gagens will be cutting the grass and raking the leaves for the remainder of the fall. This will continue until all leaves are down.  The tree that blew down behind the Hurlstones and the Kretzmars will be cut down soon.

NEW BUSINESS

HALLOWEEN	Trick-or-Treating will be Monday night in the woods. Those of you that are interested, please leave an outside light on for the children.
PARKING RULES	As a reminder to residents, all driveways have been built to accomodate six cars and are to be used first before parking elsewhere. We need to avoid parking on common grounds.  In addition to cars, the by-laws state that there is to be no long-term parking of R.V.s in driveways.
BROKEN LIGHTS	Lights that are not working will be fixed shortly. Joe Green is seeking out an electrician.
CHRISTMAS PARTY	The holidays will soon be upon us and we are beginning to discuss the Christmas party. If you would be interested in hosting the party, please call Kathleen Nonnamaker before 11-14-88.
NEXT MEETING	11-14-88    7:00p.m.  The meeting closed at 8:10 p.m.