Arlington Woods Property Owners Association Trustees Meeting January 8, 2005

President Julie Coolidge called this special meeting of the AWPOA Trustees to order at 7:30 pm. In attendance were trustees Julie Coolidge, Ken Huner Rachel Hanna, Scott Estep and Don Shetterly. Trustee Ann King and Superintendent Ed Cleland were absent.

The purpose of the meeting was to develop a proposed budget for the upcoming year in advance of the Annual Meeting on January 20.

Since this was not a regularly scheduled meeting, the minutes of the previous meeting were not read.

Rachel Hanna, Treasurer of AWPOA, presented the 2004 financial statement and the form showing the actual expenditures and income for the previous three years. Following discussion of likely expenditures for the upcoming year, the board members present determined the expenditures as discussed would be presented to the AWPOA member ship at the Annual Meeting on January 20.

However, as Treasurer Rachel Hanna pointed out, our cost for the various components that make the AWPOA quarterly dues have increased and as such, she proposed that the dues be increased. After discussion, it was agreed that the following component breakdown for dues would be proposed to the membership at the Annual Meeting:

	Homeowner	Landowner
Trash Pickup	21.50	-
Grounds Maintenance	60.50	60.50
General Fund	39.00	39.00
Real Estate Taxes	10.00	10.00
Total	\$131.00	\$109.50

These compare respectively with present dues of \$127 and \$105.50.

All were reminded that the Annual Meeting will be on Thursday, January 20 at the Coolidge's house, #5.

Respectfully submitted,

AWPOA 01/01/04 Through 12/31/04

BEGINNING CHECKBOOK BALANCE

8,470.10

INCOME		
Assn Dues	18,216.79	
Transfer M.M. Funds	10,202.44	
Interest	43.16	
Nat & Beau Fund	294.00	
TOTAL INCOME	28,756.39	+28,756.39
EXPENSES		
Administrative	407.50	
Assn Party	484.42	
Clean-up	291.35	
Donations	200.00	
Equipment Purchased	1,174.81	
Equip Repairs	328.47	
Fuel	62.98	•
Insurance	293.00	
Lawn Maint	90.65	
Lawn Mowing	1,400.00	
Lighting Maint	122.09	
Miscellaneous	325.04	
Mosquito Control	702.08	
Nat & Beau Fund	18.87	
Pond Maint	144.43	
RE Taxes	1,475.71	
Snow Removal	1,882.00	
Superintendent	3,500.00	
Trash Removal	2,819.04	
Utilities	463.96	
TOTAL EXPENSES	16,186.40	-16,186.40
ENDING CHECKBOOK BALANCE		21,040.09
ALLOCATED FUNDS		
NAT & BEAU FUND		
Beginning Balance	1,536.74	
Expenditures	-18.87	
Contributions (Clean up)	+294.00	
Ending Balance	1,811.87	
MONEY MARKET ACCOUNT		
Beginning Balance	10,196.56	
Interest	+5.88	
Transfer to Checking Account	-10,202.44	

OUTSTANDING BALANCES

Ending Balance

2,468.40

0.00

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

INCOME & EXPENSE	ACTUAL	ACTUAL	ACTUAL	PROPOSED	
	2002	2003	2004	2005	2005
ACCOUNT BALANCES	¢2 700 04	¢2.440.20	#C 000 00	¢40.000.00	
CASH ON HAND	\$3,786.84	\$3,416.36	\$6,933.36	\$19,228.22	
MONEY MARKET ACCOUNT	\$10,119.78	\$10,186.37	\$10,196.56	\$0.00	
NAT & BEAUT FUND	\$2,090.84	\$2,022.21	\$1,536.74	\$1,811.87	
ROAD FUND	\$5,164.82	\$7,664.82	\$0.00	\$0.00	
TOTAL ACCOUNT BALANCES	\$21,162.28	\$23,289.76	\$18,666.66	\$21,040.09	
NCOME					
OWNER ASSESSMENTS	\$16,540.08	\$20,245.58	\$18,172.34	\$19,130.00	
INTEREST INCOME	\$95.21	\$54.04	\$49.04	\$50.00	
OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	
LATE FEES	\$0.00	\$0.00	\$44.45	\$50.00	
OUTSTANDING BALANCES	\$0.00	\$0.00	\$0.00	\$2,468.40	
NAT & BEAU FUND	\$171.00	\$155.00	\$294.00	\$200.00	
SIGNAGE ASSESSMENT	\$1,225.00	\$0.00	\$0.00	\$0.00	
SIGNAGE ASSESSMENT	(\$30.00)	\$0.00	\$0.00	\$0.00	
TOTAL INCOME	\$18,001.29	\$20,454.62	\$18,559.83	\$21,898.40	
	\$10,001.25	φ20,404.02	φ10,000.00	φ21,000.40	
EXPENSES					
ADMINISTRATIVE	\$119.37	\$197.70	\$407.50	\$200.00	
ASSOCIATION PARTY EXP.	\$411.72	\$263.06	\$484.42	\$400.00	
CLEAN-UP EXPENSE/LABOR	\$74.14	\$131.46	\$291.35	\$300.00	
DONATIONS	\$0.00	\$0.00	\$200.00	\$100.00	
EQUIPMENT PURCHASED	\$0.00	\$0.00	\$1,174.81	\$0.00	
EQUIPMENT REPAIRS	\$448.45	\$73.41	\$328.47	\$750.00	
FLOWERS/PLANTINGS	\$42.19	\$84.38	\$0.00	\$50.00	
FUEL	\$34.04	\$54.36	\$62.98	\$75.00	
INSURANCE	\$293.00	\$293.00	\$293.00	\$300.00	
IRS TAXES	\$0.00	\$0.00	\$0.00	\$0.00	
LAWN MAINTENANCE	\$73.25	\$55.81	\$90.65	\$200.00	
LAWN MOWING	\$1,200.00	\$1,200.00	\$1,400.00	\$1,500.00	
LIGHTING MAINT/SUPPLIES	\$121.42	\$132.15	\$122.09	\$250.00	
MISCELLANEOUS	\$155.74	\$157.00	\$325.04	\$219.40	
MOSQUITO CONTROL	\$839.59	\$1,183.48	\$702.08	\$1,000.00	
NAT & BEAU EXPENDITURES	\$239.63	\$640.47	\$18.87	\$200.00	
POND MAINT/REPAIRS	\$85.26	\$1,727.80	\$144.43	\$3,000.00	
REAL ESTATE TAXES	\$1,377.21	\$1,336.03	\$1,475.71	\$1,480.00	10
ROAD MAINT/REPAIRS	\$0.00	\$10,900.00	\$0.00	\$750.00	
SNOW REMOVAL	\$191.23	\$611.55	\$1,882.00	\$2,000.00	
SPRAYER UPGRADE	\$4,008.88	\$0.00	\$0.00	\$0.00	
SPRINKLER MAINT/REPAIRS	\$0.00	\$0.00	\$0.00	\$200.00	and a second second second second
SUPERINTENDENT	\$2,800.00	\$3,000.00	\$3,500.00	\$3,500.00	
TRASH REMOVAL	\$2,537.16	\$2,590.86	\$2,819.04	\$2,924.00	
TREE REMOVAL & TRIMMING	\$318.00	\$0.00	\$0.00	\$2,000.00	
UTILITIES	\$503.53	\$445.20	\$463.96	\$500.00	
TOTAL EXPENSES	\$15,873.81	\$25,077.72	\$16,186.40	\$21,898.40	
TOTAL FUNDS AVAILABLE	\$23,289.76	\$18,666.66	\$21,040.09	\$21,040.09	12/31/0

12/31/04

Arlington Woods Property Owners Association Annual Meeting January 20, 2005

At 7:30 pm and prior to the formal 2005 AWPOA Annual Meeting, Board of Trustees President Julie Coolidge introduced Bill Barber and Dan Wickard of Northwestern Water and Sewer District. Bill and Dan were in attendance to explain the upcoming work to be done on the sewer system in Arlington Woods. They had previously made the same presentation to the AWPOA Board at a December 2, 2004 meeting (See minutes of that meeting).

NWSD will be removing the AWPOA treatment facility at the southwest corner of AW after new sewage pipes are buried to direct AW sewage south to 281, west to Rudolph Road and on Rudolph road to the new NWSD treatment plant. This course of action was chosen after it was determined that the present treatment plant needed replacement, but that the cost of doing so was prohibitive. While costs are not finalized, it is expected this project will add about \$25 per month to all AW residents water and sewer service bills for the next 20 years.

The NWSD representatives asked for and answered questions asked by attending AWPOA residents.

Following the presentation by NWSD, the 2005 Annual Meeting of the Arlington Woods Homeowners Association was called to order by President Julie Coolidge. Also in attendance were Trustees Don Shetterly, Rachel Hanna, Ken Huner and Ann King. Trustee Scott Estep was absent. Superintendent Ed Cleland was present. Seventeen homeowners were represented. Including proxies from several homeowners, this represented the required quorum.

Secretary's Report

AWPOA Secretary Don Shetterly read the minutes of the 2004 Annual Meeting. Andy Elliott moved that the minutes be accepted as read and Rachel Hanna seconded the motion, which passed on a unanimous voice vote.

Treasurer's Report

Treasurer Rachel Hanna presented the 2004 financial statement which showed AWPOA to have an ending balance of \$21,040.09. This balance includes \$294 in the Beautification and Naturalization Fund. Outstanding receivables were at \$2468.40. Roy Clark moved that the report be accepted, Andy Elliot seconded and the motion passed on a unanimous voice vote.

Old Business

President Coolidge thanked each of the Trustees for their efforts over the past year.

Julie thanked Superintendent Ed Cleland for his many efforts for AWPOA in 2004.

Will Coolidge was thanked for his mowing work, which he may or may not continue to do next summer.

Julie state that she felt that Spring and Fall Cleanup Day efforts were excellent, particularly the turn-out for the Spring Clean-up.

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The summer picnic at Julie's house was also well attended and enjoyed by all attendees.

Julie thanked Don and Lynette Shetterly for hosting the Christmas party.

Julie reported that Rachel had turned in the paperwork for rezoning the Meadow in October. The Liberty Township Zoning Board will set a date for a hearing on the requests, probably in the next 30 days. Following this it must be approved by the Liberty Township Trustees and the Wood County Planning Commission. No problems are expected in this process which will probably be complete by the middle of summer. Roy Clark asked if this would have any affect on property values. Rachel indicated that her inquiries had suggested that there would be no effect; she will pose the question again with the auditor's office.

The issue of hunting in the meadow has also been addressed. The local authorities enforcing hunting regulations, Gary Wickman and Steve Thompson, have committed to trying to catch people hunting illegally there. Reports of people hunting can be directed by phone to a Trustee, who will call Gary or Steve. Gray and Steve did encounter one person appearing to be hunting there, but an arrest was not made. They have reported that the number of NO HUNTING signs now posted appears to be sufficient.

AWPOA Trustees have been attending Liberty Township meetings during the past year and a new rotation for attending meetings in 2005 will be established. Residents are invited to volunteer to attend these meetings as well, and can report their willingness to a Trustee.

New Business

Rachel Hanna and Julie Coolidge presented the proposed budget for 2005.

One new item in the budget is an allocation of \$3000 for Pond Maintenance and Repairs. This allocation follows the meeting with Inspired by Nature reported previously and reflects the cost of a program recommended by Don Scooner of IBN and discussed in the minutes of the December 8, 2004 Trustees meeting. Ed Cleland reminded everyone that while the program will improve the health of the ponds, the improvement will not be "instantaneous", but will occur over a period of perhaps 3 years.

Roy Clark asked if the aerators being used could actually kill fish (in the winter?). Ed responded that they add oxygen to the water which helps so keep fish alive.

Ed Cleland commented that Inspired by Nature is the firm Schedel Gardens in Elmore uses to help maintain their ponds.

Another larger than usual item on the proposed budget was \$2000 for tree removal. This will be used to hire a firm to remove some dead trees that are too large to be removed by homeowners during Spring or Fall Cleanup.

Ed Cleland moved the proposed budget be accepted, Roy Clark seconded the motion and it was approved with a unanimous voice vote.

Julie brought up efforts of her and several others in the Woods to control the population of wild cats in the Woods. Several cats have been caught and taken to be neutered and then re-released. It is thought that the presence of neutered cats in the woods will keep other cats away and limit reproduction and population. Also of concern is an apparent increase in the incidence of Feline Leukemia. Numbers of cats have been caught, tested and marked and re-released if found healthy. Homeowners interested in participating in these efforts, can contact Julie Coolidge, Joanne Sommers, or Dawn King.

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Rachel Hanna explained that Association dues are being increased for the coming year to reflect a small increase in costs, primarily for garbage collection. This increase will increase dues from \$127 to \$131 per quarter for homeowners. The breakdown of costs was given in the minutes of the January 8, 2005 Trustees meeting. (Reminder: The Real Estate tax portion of your dues (\$40 per year) is deductible on your income tax.)

Julie commented that with the loss of the sewage treatment building, that some new arrangement will have to be arrived at for storing AWPOA equipment. This will be addressed by the Trustees in upcoming meetings.

New homeowners in 2004, the Bateson's, were welcomed. It was also reported that someone will be building on Lot #12, but that the Trustees have yet to receive a plan for approval.

Linda Smead commented that the new snow removal service is not consistently plowing the street back to her property. Don Shetterly reported that this had happened once for the other side street as well. Ed Cleland stated that he would contact Palmer to straighten this out.

Julie announced that the terms of office of the following three Trustees have expired: Rachel Hanna, Don Shetterly and Ann King. She invited nominations to fill these three absences. Ann King nominated John Powell, but John said he had to decline at this time. Julie Coolidge nominated Don Shetterly. Linda Smead was nominated as was Ron Greavu. Roy Clarke then moved that nominations be closed, Ken Huner seconded the motion, and the motion passed with a unanimous vice vote. Julie declared the nominees, Don Shetterly, Linda Smead and Ron Greavu to be elected since there were three nominees for three positions.

As a result, the Trustees for 2005 will be returning trustees Julie Coolidge, Ken Huner, Scott Estep, along with newly elected trustees Don Shetterly, Linda Smead, and Ron Greavu.

Julie Coolidge asked for and received a round of applause for Rachael Hanna, who has served AWPOA well as Treasurer for several years.

Ann Huner moved that the meeting be adjourned and was seconded by Andy Elliott. The motion passed by a unanimous voice vote.

Respectfully submitted,

Arlington Woods Property Owners Association Trustees Meeting January 20, 2005

Following the 2005 Annual Meeting of AWPOA, the returning and newly elected Trustees held a brief meeting to determine which Trustees would serve as officers of AWPOA.

Following discussion the following were chosen to serve as officers:

President:	Julie Coolidge
Vice President:	Ken Huner
Treasurer:	Linda Smead
Secretary:	Don Shetterly

Tuesday, March 8, 2005 was chosen as the date of the next meeting of the Trustees. The meeting will be at Julie Coolidge's house at 7:15 pm.

Don Shetterly moved that the meeting be adjourned, Ken Huner seconded, and the motion passed with a unanimous voice vote.

Respectfully submitted,

AWPOA ADDRESS BOOK

January 21, 2005

1. 2. 3.	Clyde Willis Ed & Jeri Cleland John & Judith Powell		vwillis@bgnet.bgsu.edu wcleland@wcnet.org	686-8941 686-2040 686-7650
4. 5. 7.	Donivan & Lynette Shetterly (Secret Dennis & Julie Coolidge (President) John & Lois Blinn		dmshetterly@earthlink.net jcoolidg@wcnet.org e St., Bowling Green, OH 43402)	686-2606 686-8022 354-7256
8. 9. 10.	Ken & Ann Huner (Vice President) Roy & Jane Clark Jeff Burkett		akhuner@wcnet.org clarkr@wcnet.org	686-7600 686-8631 686-5333
11. 12. 13.	Dan & Sharon Connelly Tracy & Kristin Long Tom & Jacqui Snyder	(216 Princeton A	autumngirl1810@yahoo.com ve., Bowling Green, OH 43402) tscairo@wcnet.org	686-0520 352-5628 686-2872
14. 15. 16.	<u>Scott</u> & Kimberly <u>Estep</u> Virginia Craft Charles & Terry Fetzek James & Lorena Schwab		pastorscott@bgnazarene.org ctfetzek@wcnet.org jhschwab@wcnet.org	686-0493 686-0497 686-7940 686-1211
	Eric & Joanne Sommers Andy & Deanna Elliott William & Ruth DeWitte	(18895 Roanoke	jsommers@wcnet.org welliott@bgnet.bgsu.edu Dr., Bowling Green, OH 43402)	686-0602
20. 21. 22.	Jo Ann Kroll & Kathy Hoff Gary & Denise Bair John & Ann King		jkkroll@bgnet.bgsu.edu garybair@aol.com jhking22@wcnet.org	686-2100 686-0434 686-8601
23. 24. 25.	Jim & Vicky Graf Roger & Tracy Schupp Ken Steffan		schuppt@wch.net rosejewelry007@aol.com	686-3813 686-4765 686-3365
26. 27. 28.	Douglas King Robert Smith Neil Luton			686-8467 686-1906 686-0433
29. 30. 31.	Linda Smead (Treasurer) Linda Smead Cindy Pirl		lksmead@aol.com lksmead@aol.com itary West, Benicia, CA 94510)	686-1475 686-1475
32. 33. 34.	Rachel Hanna Jeffrey Houser & Katharine Houser-Gi Steve & Terri Bateson	4	rjhanna@wcnet.org jhouser@bgnet.bgsu.edu steve.Bateson@syngenta.com	686-0016 686-5335 686-1165
35. 36. 37.	Donna Johnson Bradley & Kimberly Bigelow Al & Elaine Spence	(508 Glenv	iew Drive, Fostoria, OH 44830)	686-5115 686-5161
38.	Ron Greavu & Linda Long		lindaandron@peoplepc.com	686-3663

FIRE REPORTING: 911 OR 686-4923 Please call Don Shetterly (#4) with changes to this listing 2005 Board Members names are underlined

Arlington Woods Property Owners Association Trustees Meeting March 8, 2005

The meeting was called to order by Board of Trustees President Julie Coolidge at 7:15 pm at the Coolidge's home, #5.In attendance were Trustees Julie Coolidge, Linda Smead, Ron Greavu, Ken Huner and Don Shetterly. Trustee Scott Estep was absent. Superintendent Ed Cleland was also present.

Secretary's Report

Ken Huner moved that the minutes of the recent Trustees meetings and the AWPOA Annual meeting be approved without being read. The motion passed with a unanimous voice vote.

Treasurer's Report

Treasurer Lind Smead reported that the cash on hand balance for AWPOA is \$22,261.16. Dues outstanding were \$1311.20 with one homeowner about \$400 in arrears on their dues. Rachel Hanna is pursuing collecting this. A lien may be placed on the property of the homeowner if she is unsuccessful in collecting the past due amount.

Recent expenditures include taxes: \$733.63, BFI (garbage collection): \$492.84 for two months, Palmer (Snow removal): \$1626.20 for two months and AEP (electricity): \$67.13 for two months.

Ron Greavu moved that the Treasurer's report be accepted, Don Shetterly seconded and the motion passed on a unanimous voice vote.

Old Business

Rezoning of the back meadow area is presumably proceeding toward a completion date this summer, but no update on the progress was available. Julie said she would check on this.

Improvement of the entrance ponds will commence as the weather improves, with the introduction of the bacterial microbes purchased to occur probably in May. At about that time, AWPOA will purchase the aquatic plants suggested by Inspired by Nature to place mostly in the south pond.

Linda Smead made a motion that "A representative of AWPOA be authorized to spend up to \$1000 on aquatic plants for the ponds". Ron Greavu seconded this motion and the motion passed on a unanimous voice vote.

Julie Coolidge promised that when the time comes to choosing the plants, she will notify AW residents so that anyone interested can take part in choosing them. This will likely happen in May.

After discussion, Ed Cleland was asked to get quotes for removal of some trees and stumps that are in AW common areas and which are two large to be removed by homeowners during Spring or Fall Cleanup. Two trees that were mentioned were near lots 29 and 36. Once Ed has an estimate, an OK to proceed can be obtained by polling Trustees by e-mail.

New Business

Ed will be doing maintenance on the insecticide sprayer and will purchase additional spray for the upcoming season.

Ed will also assess the need for replacement heads for the entrance boulevard sprinklers which were not used last summer, but will be repaired for use this summer.

It was pointed out by several persons that considerable repair effort will be required to the grass in the entrance boulevard. Ed said that top soil will be obtained to fill in the ruts and the areas will be reseeded. This work can hopefully be done during Spring Cleanup day next month.

Saturday, April 16 was chosen as Spring Cleanup day. There will be two shifts available and homeowners are strongly encouraged to work one or both shifts. The shifts will be 9 am - 12 noon and 1 pm - 4 pm. Beverages and perhaps pizza will be provided. Homeowners are reminded that those who cannot or choose not to participate are expected to make a contribution to the AWPOA Beautification and Naturalization Fund.

Thursday, June 16 was chosen for the next Trustees meeting which will be at 7:15 pm and the Coolidge's house, #5.

Don Shetterly made the motion to adjourn, Ken Huner seconded and the motion passed by voice vote at about 8 pm.

Respectfully submitted,



Arlington Woods Property Owners Association

Spring Cleanup Day 2005

Saturday, April 16

Work Session #1 9:00 AM Work Session #2 1:00 PM

You are welcome to work both sessions!

PLEASE MEET AT THE ENTRANCE BOULEVARD

The Trustees remind those of you who choose not to participate or can not participate for some reason that an appropriate contribution to the AWPOA Beautification Fund is expected.

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Arlington Woods Property Owners Association Board of Trustees Meeting June 16, 2005

President Julie Coolidge called the meeting to order at 7:15 pm. Other trustees in attendance were Linda Smead, Don Shetterly, Scott Estep, and Ken Huner and Ron Greavu. Superintendent Ed Cleland was not in attendance.

Secretary's Report

Secretary Don Shetterly read the minutes of the last Trustees meeting on March 8. Scott Estep moved that the report be accepted as read. Scott's motion was seconded and approved unanimously.

Treasurer's Report

Treasurer Linda Smead reported the AWPOA has \$23,362.15 in our checking account.

Eight homeowners are past due on their association dues with the amount due totaling \$664.13. One homeowner was overdue by two quarters and since that home has been sold, Rachel Hanna will be asked to see if she can make sure the homeowner's association is paid before closing. Another homeowner is three quarters past due and will receive a reminder.

Scott Estep moved that the Treasurer's report be accepted, Ken seconded and the motion was unanimously approved.

Old Business

Linda Smead and Julie Coolidge attended a meeting of the Wood County Planning Commission on May 3. At that meeting the AWPOA petition to change the zoning of the AWPOA owned property behind and west of the homeowner's area from agricultural to residential was approved. This change will result in more restrictions being placed on any commercial development that might occur on property adjacent to "the meadow".

The AW entrance ponds are receiving treatments of the beneficial bacterial microbes recommended to us and purchased from Inspire by Nature. The homeowners are reminded that these treatments will help to reduce excessive biological growth in the ponds, but that changes will occur gradually. The additional introduction of water plants, mostly in the south pond, has not yet begun. Julie Coolidge has found it difficult to get in touch with Inspired by Nature, presumably because this is their busiest time of year. She promised to renew her effort. The board approved plan is to purchase and place up to \$1000 worth of aquatic plants in the ponds.

Ed Cleland has not yet chosen a tree removal service to remove several large dead trees on common ground in AW. Ken Huner will be recommending a tree service to Ed, who had committed to calling them.

Ed will also be attending to repair and re-commissioning of the entrance boulevard sprinkler system. Several new heads and a new inlet filter are expected to be required.

Spring Clean-up was deemed a bog success by President Julie Coolidge. Participation was excellent and a lot of tasks were successfully completed. Julie commented that even previous to Clean-Up day that Ed and Will had repaired and reseeded several areas of damaged grass in the entrance boulevard.

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It was noted that the new sewer work and removal of the present sewage treatment plant that was to have begun in late spring has not yet commenced. AW has received a contract specifying dates and financial arrangements as discussed before. Scott Estep gave a copy of the contract to his lawyers to review. They found some issues that needed addressing that were not in the contract. The contract was subsequently returned to Northwest Water and Sewer with the suggested modifications. They have not yet responded. Julie Coolidge will follow up.

New Business

Julie Coolidge noted that several light poles in AW were in need of repair> she suggested that Fall Clean-up day be targeted as a date for replacing or repairing the poles. She will talk to Ed about purchasing and preparing the new poles for installation on that day. Scott Estep moved that Ed and Ke Huner be authorized o do the purchasing and preparing of the new poles.

Clyde Willis has volunteered to host the Arlington Woods Annual Picnic this year. Sunday, August 7 was the date chosen for the picnic, which will be held at 4:30 pm. Ken Huner committed to looking into having the golf outing again. (Ken has subsequently determined that interest is sufficient and that he will arrange a tee-off time of about 8:30 am at either BG Country Club or at BGSU's Forest Creason Golf Course for that day. Interested parties please contact Ken at 686-7600)

Pearl Gas has recently offered homeowners propane at a price of \$1.79 per gallon. Don Shetterly reminded everyone that in spring of 2004 Marty Panning of Pearl committed to supplying propane to AW residents at \$1.15 per gallon for two years. A copy of that letter is attached. (DMS Note: I recently noticed that Pearl filled me up at \$1.05 per gallon).

The subject of Trail Bikes and the ruts they are placing on the trails in the meadows was mentioned by one trustee. Other trustees mentioned that they were not concerned as long as the rutting was worse than at present.

We have had some problems with peoples dumping on the woodpile in the meadow. Everyone is being asked to keep an eye out for non-residents dumping there and for anyone dumping non-combustibles on the pile. If you see this happening, call a Trustee or get a liscense plate number.

Saturday, November 5 has chosen for Fall Clean-Up Day in Arlington Woods. Crews will work from 9 am until 1 pm. A Weiner Roast and Tailgate Party will be held at 5 pm on Clean-Up Day, just as it was for the first time last year. While attended by just a few residents, last year's Tailgate Roast by the burn pile in the meadow was rated a big success by those who were there. AW will furnish the dogs, buns, condiments and beer. Participants are invited to bring something to share.

The fall meeting of the AWPOA association will be held at Julie Coolidge's house at 7 pm on Thursday, September 15. Homeowners are reminded that they are always welcome to attend Trustees meetings, particularly if they have some matter they want to have addressed.

Linda Smead moved that the meeting be adjourned. Her motion was seconded and approved by all at 8:20 pm.

Respectfully submitted,



April 21, 2004

Don Shetterly 4 Indian Creek Rd. Rudolph, Ohio 43462

Dear Don:

Don here is the quote to supply the propane needs for the homeowners of Arlington Woods subdivision. Pearl Gas will offer a one time first fill price of .89 cents per gallon. If one half of all customers in subdivision agree to buy propane from Pearl Gas next winter, we will guarantee the price not to exceed \$1.05 per gallon. Anything less than half of customers the price would not exceed \$1.15 per gallon. I could guarantee this price for two years.

If the customer agrees to buy from Pearl Gas, we will also supply them with a cook and cold water cooler at no charge to them as long as they continue to buy propane from us. The price of the water would be \$3.50 for a five-gallon bottle. This price would be for pickup or delivery.

We are a full service propane and water-conditioning company who wants to do business with the homeowners in Arlington Woods.

If you have any questions regarding this quote, please feel free to give me a call. I would be more than welcome to come to one of you're association meetings, if you would like me to do so.

Sincerely,

Marty Panning Manager

546 SAND RIDGE ROAD P.O.BOX 619 BOWLING GREEN, OHIO 43402-0619 (800) 237-1633 (419) 353-5811 FAX (419) 352-3436

ABLINGTON WOODS PROPERTY OWNERS ASSOCIATION

Annual Picnic and Golf Outing

Sunday, August 7, 2005





Golf: Tee Times ~ 8:30 am Bowling Green Country Club or BGSU's Forest Creason Golf Course Please call Ken Huner at 686-7600 by August 1

Picnic: 4:30 – 6:30 pm Clyde Willis's House - #1 Bring table service and something to share

Arlington Woods Property Owners Association Board of Trustees Meeting September 15, 2005

President Julie Coolidge called the meeting to order at 7:15 pm. Other trustees in attendance were Linda Smead, Don Shetterly, Scott Estep, and Ken Huner. Trustee Ron Greavu was not in attendance. Superintendent Ed Cleland was also present.

Secretary's Report

Linda Smead moved that the minutes of the last Trustees meeting on June 16, 2005 be accepted without being read. Scott Estep seconded the motion and the motion was approved unanimously.

Treasurer's Report

Treasurer Linda Smead reported that AWPOA has \$23,474.74 in our checking account. Major expenses since the last meeting included tree removal \$882, pond maintenance \$991, and insurance \$293.

Association dues outstanding totaled \$741.60. One homeowner is overdue by several quarters and Scott Estep, who knows the homeowners personally, will contact them to ask that they pay the past due amount.

Old Business

A change <u>in zoning for the AW "meadow</u>" has been approved by the county planning commission. This change must now be approved by the Liberty township trustees. It is not known when this will come up for a vote.

Representatives of AWPOA will be <u>attending Liberty Township Board of Trustees meeting</u> on the first Wednesday of each month at 7:30 as follows: October: Linda Smead, November: Don Shetterly, and December: Ken Huner.

The <u>plants purchased from Inspired by Nature</u> and planted in the south entrance pond are doing extremely well. The will stay in the pond through the winter. Dead foliage will be removed after the first killing frost.

The <u>new sewer pumping station</u> building is in place. The timetable for changing over to the new sewe line and demolishing the present sewer building is not known.

<u>Trees needing removal</u> on AWPOA common ground were removed as follows: Near the entrance to lots 30 and 31, and in front of lot 29.

The <u>street light pole</u> near Huner's house was replaced by Ed. Julie Coolidge asked that Ed try to clean or replace dirty street light globes as he gets the chance. Ed will also see if Gross Electric has replacement globes and what they cost.

Linda Smead talked to County Extension about the more extensive than usual leaf <u>damage to Linden</u> <u>trees</u> in AW this year. She was told that they are being attacked by Lace Bugs. It is thought that the lack of need to spray for mosquitoes this summer has allowed the population of the Lace Bugs to grow more than usual. This situation with regard to <u>"For Sale" signs at the front of AW</u> was discussed in some detail. At present, sometimes multiple signs are appearing there which are in violation of AW Rules and Regulations. Also some home owners have placed "For Sale" signs in their yards which are not the approved signs supplied by AWPOA.

It was moved that a single <u>new sign</u>, made in the style of the present AW signs be purchased. That sign would then be <u>placed at the boulevard entrance when one or more homes in the woods are for sale</u>. The sign will read "Home for Sale"

Also, it was moved that six new <u>additional AW style signs</u> be made for use by individual homeowners, some to replace other AW "For Sale" signs that are of an older style or some to replace signs that are damaged. These will read "For Sale".

These motions as one motion was moved by Scott Estep and seconded by Linda Smead. All trustees approved the motion.

It was discussed that <u>a new building will be needed soon in which to keep the Tractor</u>, Bush Hog, Log Splitter and Chipper, etc. as well as some supplies. There are at present kept in the "sewer building" which, as mentioned previously, is to be torn down. Alternatives for such a building were discussed. Roy Huner will look into the cost of pole type buildings and Ed Cleland will look into the cost of portable buildings that could be transported to an AW site. While the location of this building was not determined, the graveled area on the road back to the present sewage plant was mentioned as a possible site.

Ed reported that <u>Indian Creek Drive was showing some significant signs of deterioration</u> after this summer. As such, he will contract Rutter and Dudley for an estimate to patch and fill holes in the road before winter. Ed will contact Julie when he has an estimate.

As reported in the minutes of the last Trustees meeting, <u>Saturday</u>, <u>November 5 has been chosen for Fall</u> <u>Clean-Up Day</u> in Arlington Woods. Crews will work from 9 am until 1 pm. A Weiner Roast and Tailgate Party will be held at 5 pm on Clean-Up Day, just as it was for the first time last year. While attended by just a few residents, last year's Tailgate Roast by the burn pile in the meadow was rated a big success by those who were there. AW will furnish the dogs, buns, condiments and beer. Participants are invited to bring something to share.

New Business

Wednesday, December 7 was chosen as the date for the <u>AWPOA Christmas Party</u>. The Party will be at Julie and Denny Coolidge's house (#5) at 7 pm. Please bring an appetizer or desert item to share with all. Beer and Soda will be furnished by the homeowner's association.

The <u>Annual Meeting of AWPOA</u> will be held on Thursday, January 6, 2005. It is important that all homeowners attend this annual business meeting. A location has yet to be chosen. If you would be willing to host this meeting at your home, please let one of the Trustees know.

Scott Estep moved that the meeting be adjourned. His motion was seconded and approved by all at 9:30 pm.

Respectfully submitted,

Arlington Woods Property Owners Association Special Board of Trustees Meeting October 23, 2005

President Julie Coolidge called the meeting to order at 2:00 pm. Other trustees in attendance were Linda Smead, Don Shetterly, Ron Greavu, and Ken Huner. Trustee Scott Estep was not in attendance. Superintendent Ed Cleland was also present.

The purpose of this special meeting was to develop a plan of action required because the present sewage treatment "package plant" building is to be demolished and all AWPOA items stored in that building must be removed. Discussion prior to this meeting was that a new building to store some or all of the AWPOA equipment was desirable.

Two primary proposals were presented: 1) A 12' x 16' pre-built building requiring only minimal site preparation was presented by Linda Smead, and 2) A 24' x 24' "pole barn" building costing about \$3550 in materials only was presented by Ed Cleland.

There was considerable discussion as to whether the building should be primarily made of wood or whether the sidewalls could be metal. Following this discussion, Don Shetterly moved that the building have wood sidewalls. Ken Huner seconded the motion. The vote was 3 votes in favor and 2 opposed and the motion passed.

It was generally discussed that the exterior walls would be of T-111 exterior grade plywood that the building will probably be of "pole barn" construction.

After further discussion, Don Shetterly moved and Ken Huner seconded a motion to approve that Ed Cleland find contractor who would be capable of doing site preparation and providing material and labor to build a for a 24 x 24 foot building with wood siding for under \$10,000. This motion passed unanimously. It was noted that AWPOA had over \$20,000 in reserve so that this expenditure can be made without a special assessment.

The area mentioned most consistently as a location for the building was the area near the new sewage pumping station about halfway back to the sewage treatment plant. It was generally agreed that a location as convenient as possible for homeowners was desirable. It was agreed that several trustees would visit the site that day to discuss options. (This was done later and the sites that seemed most appropriate were just east of the "meadow" on either side of the road. While the gravel site where homeowners can park trailers was looked at, using that site would require finding another site for that purpose.)

It was mentioned that other sites a little farther back were undesirable because tree branches and other brush had been inappropriately dumped there instead of being placed in our designated burn area. This brush would have to be moved if that area was to be used since it can not be burned in place due to the proximity of living trees and bushes. It is also slightly less desirable because it is further from property owner's homes and thus less convenient.

It was agreed that the final location for the building would be discussed on Fall Clean-Up Day.

Julie Coolidge adjourned the meeting.

Respectfully submitted,

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

FALL CLEANUP 2005

Saturday, November 5, 2005, 9 am

PLEASE MEET AT THE ENTRANCE BOULEVARD

(Rain Date is Saturday, November 12)

Remember:

Bonfire and Tailgate Weiner Roast

In the Meadow at 5:30 pm

Bring some fixins - Hot Dogs and beverages provided

ARLINGTON WOODS PROPERTY OWNERS

HOLIDAY GATHERING

Please join us in a celebration of the holiday season.

We will have our annual Holiday Gathering on

Wednesday, December 7, 2005

at the

Home of Julie and Dennis Coolidge 5 Indian Creek Drive

at

7:00 p.m.

Please bring your favorite Hors d'oeuvres or desert dish. Beverages will be provided by AWPOA.

We Wish You and Your Family a Very Happy Holiday Jeason