

TREASURER REPORT OF A.W.P.O.A. for 1981

CHECKING BALANCE 1/17/81 \$ 795.55

INCOME:

Checking account - Homeowners Fees	\$11,323.47
Savings - Interest	201.58

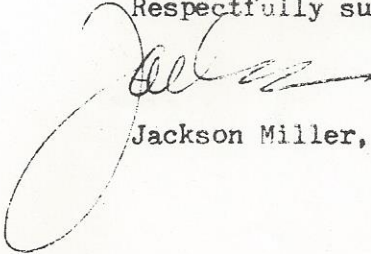
EXPENSES:

Ground Maintenance	\$ 3,668.74
Electric	470.35
Trash	1,329.35
Artesian	6,520.32
Insurance	77.00
Post Office Box	4.00
Bank Service Charges	17.29
Supplies for Ymas Party	20.00
Total	<u>\$12,107.05</u>

Balance in checking account as of 1/19/82 \$ 5.47

Balance in savings account as of 1/19/82 \$ 4,019.05

Respectfully submitted,



Jackson Miller, Treasurer

A meeting of The Board of AWPOA was held on 2-26-81 with the following members in attendance:

Larry LaPointe  
Tom Snyder  
Jackson Miller  
Shirley Miller  
Chuck George  
Joe Vedra

Below are the main subject matters discussed.

#### TRASH PICKUP

Recent increases of charges from \$80 a month to \$108 a month has forced the board to consider increases to the homeowner. Since it now costs approximately \$6.20 per home to have trash pickup, Chuck George moved that we raise the ~~weekly~~ <sup>monthly</sup> from \$5.00 to \$6.50 a ~~week~~ <sup>month</sup>, effective March 1, 1981. The motion was seconded by Joe Vedra and passed unanimously.

#### OUTSTANDING RECEIVABLES

It was brought to our attention by our treasurer that the Arlington Woods Development Corporation owes The Property Owner Association \$1672.00 for general fund and maintenance charges on all undeveloped lots. It was moved we place a lien on all holdings of A.W.D.C. in the amount outstanding. The motion was seconded and approved unanimously.

L. LaPointe moved to increase the ground maintenance charge from \$6.00 to \$7.00 due to increased costs and the need for improved care of the ponds and entrance area. This increase will benefit all in future appearance. Seconded by C. George and all were in favor.

Jackson Miller moved that we introduce a 2% a month late charge on all bills past due in excess of 30 days. This is not to punish those who are occasionally late, but to deter habitual extremely overdue payments. LaPointe seconded and all were in favor.

SPRING CLEANUP DAY will be April 4th at 12:00 noon. We would like to have all present. This will be a take pride in the woods effort & social outing. Rain date will be April 11th. Those who can't work can come & supervise and pass out beer and cook hot dogs.

*New officers*

*6-30-81*

*Chuck George Pres.*

*Joe Vedra V.P.*

*Larry LaPointe Sec.*

*Jackson Miller Treas.*

*Antonio Buran*





**JACKSON L. MILLER, Agent**

Auto - Life - Health - Home and Business

123 East Court Street, Bowling Green, Ohio 43402

Phone: Off. ~~352-1885~~, Res. 686-6761

352-9476

April 16, 1981

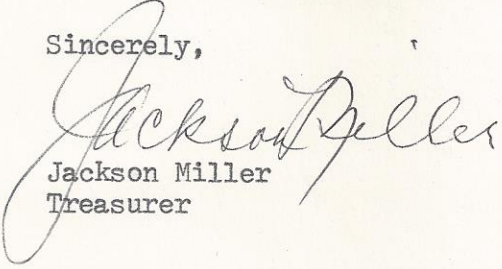
Dear A.W.P.O.A. Members:

The officers and trustees met with Bruce Kidston of Artesian of Pioneer, Inc. to discuss renewal of the contract for our water system on April 9.

The old contract went into effect in 1977, and it was agreed that the present monthly rate of \$15 per household was not covering inflated costs of repairs, pumps, and travel time. A new contract with the cost of \$20 per household has been agreed upon to run a minimum of 2 years, beginning May 1. Chlorine and salt are extra as before. Also, an option of a new preservative to be added to your system at a flat fee of \$40, is available if you want it. This is a new additive to protect your plumbing from corrosion by the sulphur and chlorine, and spare costly future plumbing replacement.

If you have any questions, please contact Tom Snyder or any of the other officers.

Sincerely,

  
Jackson Miller  
Treasurer



# Proposal

FROM

Residential • Commercial • Industrial • Municipal

## Artesian

### Water Conditioning

Sediment, Rust Filters, Sulfur Removal, Acid Neutralizers  
Chlorinators, Deschlorinators, etc.

Phone 419-737-2263 Personal  
419-737-2219 Home

BRUCE KIDSTON

Box 247, 105 W. Church St.  
Pioneer, Ohio 43554

Proposal No. \_\_\_\_\_

Sheet No. \_\_\_\_\_

Date APRIL 10, 1981

EFFECTIVE  
MAY 1 BILLING

#### Proposal Submitted To

Name ARLINGTON WOODS PROPERTY OWNERS  
Street 34 INDIAN CREEK DR.  
City RUDOLPH  
State OHIO  
Telephone Number \_\_\_\_\_

#### Work To Be Performed At

Street SAME  
City \_\_\_\_\_ State \_\_\_\_\_  
Date of Plans \_\_\_\_\_  
Architect \_\_\_\_\_

We hereby propose to furnish all the materials and perform all the labor necessary for the ~~XXXXXX~~ MAINTENANCE OF ALL INDIVIDUAL WATER TREATMENT SYSTEMS. THIS CONTRACT WILL START AT THE INLET TO THE CONTACT TANK AND END PAST THE LAST CONDITIONER TANK. THE COST OF THIS SERVICE POLICY WILL BE \$20.00 PER HOME PER MONTH PAYABLE IN ADVANCE. SALT, CHLORINE, AND POTTASIMUM PERMANGANATE CONSUMED BY THE ABOVE USERS WILL BE BILLED AT OUR REGULAR RATE LESS 10% ON A MONTHLY BASIS TO THE ASSOCIATION. THIS CONTRACT WILL REMAIN IN EFFECT FOR A MINIMUM OF 24 MONTHS AND WILL RENEW AUTOMATICALLY UNLESS 180 DAY NOTICE IS GIVEN BY EITHER PARTY OF A WISH TO CHANGE OR CANCEL. STEEL CONTACT AND PRESSURE TANKS AS THEY ARE CHANGED WILL BE BILLED SEPARATELY AT THE CURRENT WHOLESALE RATE.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of TWENTY DOLLARS PER MONTH PER HOME PLUS SALT, CHLORINE AND Dollars (\$ \_\_\_\_\_).  
with payments to be made as follows: KMNO<sub>4</sub>

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by ARTESIAN OF PIONEER, INC.

Respectfully submitted ARTESIAN OF PIONEER, INC.

Per R. BRUCE KIDSTON *R. Bruce Kidston*

Note — This proposal may be withdrawn by us if not accepted within 30 days

#### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted

4/30/81

Signature

*Thomas R. Snyder Pres.*  
*AWPOA*

Date

Signature





**JACKSON L. MILLER, Agent**  
Auto - Life - Health - Home and Business

123 East Court Street, Bowling Green, Ohio 43402  
Phone: Off. 352-1885, Res. 686-6761

June 10, 1981

Robert Hurlstone  
33 Indian Creek Drive  
Rudolph, Ohio 43462

Dear Bob,

Welcome to the "Woods". I hope Ron Bandy informed you that you are now a member of the A.W.P.O.A. (Arlington Woods Property Owners Association).

You will be receiving a billing (enclosed) each month for your Water, Trash, Grounds Maintenance (summer mowing for front end, winter snow removal, etc.) and General Fund (used for road maintenance, ditches etc. in the woods).

The fixed rates are the water (service calls)-\$20.00, trash -\$6.50, ground maintenance -\$7.00 and general fund -\$5.00, per month. Any chlorine or salt used is extra. Trash pick-up is 7:00 a.m. each Tuesday morning. The Artesian man should be here on the 15th and 29th this month or every other week.

Our association meets in January to elect new officers and with the exception of special problems or a social gathering once in awhile, you will not be bothered except for your monthly billing.

Officers for this year are:

Tom Snyder, President - 13 Indian Creek Drive  
Joe Vedra, Vice President - Mid-American Bank  
Larry LaPointe, Secretary - 36 Indian Creek Drive  
Jackson Miller, Treasurer - 16 Indian Creek Drive  
Chuck George, Trustee - 17 Indian Creek Drive

If you have any questions, please contact any of these people and they will be able to help you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jack", written in dark ink.



To: AW POA

From: Thomas A Snyder

As of this date, 6-15-81, I  
effectively resign my position  
as President - AW POA.

The lack of co-operation on  
the part of some homeowners  
as well as the lack of co-oper-  
ation and understanding force  
me to this decision.

Sincerely

Thomas A Snyder DC



**BOWLING GREEN MUNICIPAL COURT**

515 E. Poe Rd., P.O. Box 326  
Bowling Green, Ohio 43402  
419-352-5263

Hon. James W. Bachman, Judge

Kenneth H. Schauweker, Clerk of Court  
James C. Sears, Bailiff & Probation Officer

\*

Mr. Thomas S. Middleton  
Attorney at Law  
161 N. Main St.  
Bowling Green, OH 43402

Mr. Daniel T. Spitler  
Attorney at Law  
131 E. Court St.  
Bowling Green, OH 43402

Arlington Woods Property  
Owners Assn.  
16 Indian Creek Dr.  
Rudolph, OH 43462

Arlington Woods Development  
Corp., Inc.  
131 E. Court St.  
Bowling Green, OH 43402

ASSIGNMENT NOTICE AND ORDER

Date

October 23, 1981

Matter

Arlington Woods Property Owners Assn. vs.  
Arlington Woods Development Corp., Inc.

Case No. & Type of Hearing

81-CV-F-444 -- Trial to the Court

Day, Date & Time This Matter To Be Heard

Thursday, January 14, 1982 at 8:30 a.m.

Date & time O.K.'d. T

Required Appearances: all persons shown  
at left must appear unless marked EXCUSED.

Precipes for Subpoenas for witnesses must  
be filed prior to 14 days before Trial  
date, or Clerk is not to issue same without  
further Court Order.



LAW OFFICES

MIDDLETON, ROEBKE & RAYLE

LELAN S. MIDDLETON  
HARRY G. ROEBKE  
THOMAS S. MIDDLETON  
MAX E. RAYLE

161 NORTH MAIN STREET

BOWLING GREEN, OHIO 43402

AREA CODE 419  
TELEPHONE 352-7522

October 22, 1981

Jackson L. Miller  
123 East Court Street  
Bowling Green, Ohio 43402

Re: Arlington Woods Home Owners Assn.

Dear Jack:

Spitler did not even want to attend the pre-trial and had the matter continued for trial to the Court on January 14, 1982, at 8:30 in the morning.

Please mark your calendar accordingly as I will need you, as an officer of the corporation, available for testimony that day.

If you have any questions, please call.

Yours very truly,

MIDDLETON, ROEBKE & RAYLE

  
Thomas S. Middleton

TSM:ccb



LAW OFFICES

MIDDLETON, ROEBKE & RAYLE

LELAN S. MIDDLETON  
HARRY G. ROEBKE  
THOMAS S. MIDDLETON  
MAX E. RAYLE

161 NORTH MAIN STREET

BOWLING GREEN, OHIO 43402

AREA CODE 419  
TELEPHONE 352-7522

October 8, 1981

Jackson L. Miller  
123 East Court Street  
Bowling Green, Ohio 43402

Re: Arlington Woods Home Owners Assn.

Dear Jack:

With reference to the above, please be advised that our case against Arlington Woods Development Corporation is scheduled for pre-trial in the Bowling Green Municipal Court on Thursday, the 22nd day of October, 1981, at 2:30 p.m. The purpose of a pre-trial is an informal effort by the Court to get the parties to resolve the issues of the case by agreement to obviate the necessity of a trial.

It would be appreciated if you or someone on behalf of the homeowners association could appear at that time, date and place with me.

If you have any questions, please call.

Yours very truly,

MIDDLETON, ROEBKE & RAYLE

Thomas S. Middleton

TSM:ccb

1-14-81