

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

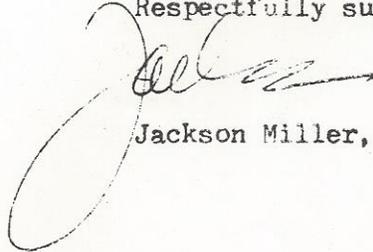
EXPENSES:

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 \$12,107.05

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~~ ^{monthly} from \$5.00 to \$6.50 a ~~week~~ ^{month}, 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 Buron



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

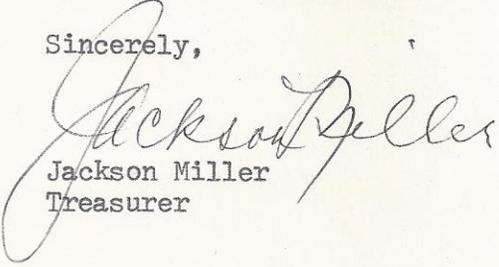
Dear A.W.P.O.A. Members:

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

Residential • Commercial • Industrial • Municipal

Proposal No. _____

FROM

Artesian Water Conditioning

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

Sheet No. _____

Date APRIL 10, 1981

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

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

EFFECTIVE
MAY 1 BILLING

Proposal Submitted To

Work To Be Performed At

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

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 POTTASIUUM 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: KMNO4

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

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.

* 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

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:

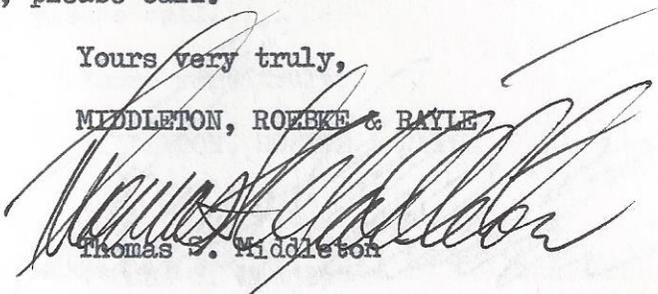
Spitler did not even want to attend the pre-trial and had the matter continued for trial to the Court on January 14, 1982, at 8:30 in the morning.

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:

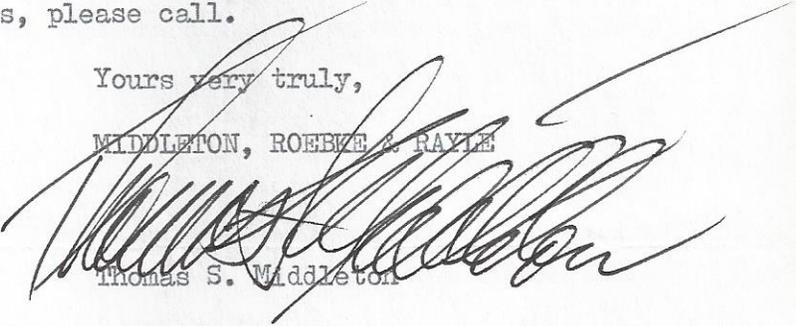
With reference to the above, please be advised that our case against Arlington Woods Development Corporation is scheduled for pre-trial in the Bowling Green Municipal Court on Thursday, the 22nd day of October, 1981, at 2:30 p.m. The purpose of a pre-trial is an informal effort by the Court to get the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