

AWPOA Annual Meeting Minutes

January 12th, 2012

Call to Order: The meeting of the Arlington Woods Property Owners Association was held January 12th 2012. The meeting was called to order by President JoAnn Kroll at 7:07 PM. 23 homeowners were represented directly and seven homeowners were represented by proxy vote.

Secretary's Report: The minutes of the January 13th 2011 Annual Meeting were read by Secretary Charlie Stelle. Clyde Willis moved to approve the minutes as read and the minutes were approved by voice vote.

Treasurer's Report: John King provided the Treasurer's Report for 2011. 2011 began the year with a check book balance of \$16,314.72 and finished the year with a balance of \$16,662.13. We brought in \$24,956.14 in deposits with \$24,608.73 going out for expenses.

Superintendent's Report: Superintendent Ed Cleland provided a review of recent activities. Lighting around the woods continues to be an issue as lights have needed to be replaced and electrical work conducted on existing lighting. Mosquito spraying continued this year with a repaired sprayer. Concern was expressed regarding the lifespan remaining for the sprayer and ability to get parts to keep the sprayer in working order. 30 trees were professionally removed this fall from around the roadway. Tree removal will continue into the next year as we continue to see damage from Emerald Ash Borers. Road repair was conducted in two places and future road repair will need to be made in order to keep the circle in working condition.

Old Business: The results of the survey of property owners were presented by JoAnn Kroll. The data from 21 property owners was aggregated and presented. These 21 homeowners represent a 66% response rate when excluding the five properties that are unoccupied. In addition to the quantitative and qualitative data, President JoAnn Kroll presented a thematic analysis of the results. Themes included issues of maintenance and governance; community events; hunting and enforcement; fire safety and risk management; and a transitioning community. In general, property owners are satisfied with the services and governance within Arlington Woods. Property owners reported concerns with recycling services and hunting enforcement. Community events were of particular interest to respondents, with interest in areas such as newsletters, webpages, community events, and group activities. Hunting and its enforcement was an issue of concern for many residents. Fire safety is another area of concern for the AWPOA. The clearing of downed woods and removal of dead wood is paramount as an issue of both safety and the appearance of the woods. Participation in community clean-ups continues to be an issue of concern. While the solution remains unclear, and options such as suggested donations for non-participation or mandatory fees for lack of participation, the goal of increasing participation and beautification of the woods remains a priority. Lastly, JoAnn noted the changing dynamics as the population of the woods is sustaining a shift in population with newer and younger families moving into the neighborhood and longer term and older resident population. Arlington Woods remains a dynamic community and 2012 offers an opportunity to build on our strengths and meet the challenges of the new year.

Business:

Budget: Treasurer John King presented the 2012 Arlington Woods budget. The projected income for 2012 is \$26,650 with an operating budget of \$25,460. Steve Bateson moved to accept the 2012 budget as presented. Scott Estep seconded the motion. The budget was approved by voice vote.

Hunting: The topic of hunting within and around Arlington woods has been an issue of continuing discussion and concern. There have been incidents of hunting on Arlington woods property and concerns have been raised about safety of residents. There was considerable discussion regarding hunting by others on Arlington Woods property and adjoining properties. This poses a safety concern for residents. The board has contacted the Wildlife Officer, Marty Baer, and the Sheriff's office to clarify the hunting policy of Arlington Woods. Additional signage has been placed by Superintendent Ed Cleland to inform individuals of Arlington Woods property and restrictions on hunting.

Bow hunting by residents of Arlington Woods and immediate family members has been allowed in past years. The permitting of hunting for Arlington Woods residents serves as a way of monitoring hunting in the Woods.

The discussion of hunting and its enforcement generated considerable discussion regarding issues of safety for residents. Discussion around this issue concerned some residents desire to ban all hunting on Arlington to a continuation of bow hunting privileges as deterrent to outside hunters. A motion to ban hunting of all kinds in Arlington Woods was made by Ed Cleland and seconded by Jim Schwab. The motion failed to pass via a roll call vote of residents. Jenny Robinson made a motion, seconded by Steve Bateson, to allow two weekends of bow hunting per year, the times of which would be decided by the board. This motion failed to pass via a roll call vote of residents. The issue of bow hunting by residents remains unchanged from current regulations.

Recycling: Residents have been dissatisfied by the current recycling service. The recycling service is provided on a voluntary basis. However, residents expressed displeasure in the timing of pickups and the aesthetics of recycling sitting at curbs for extended amounts of time. Recycling options were discussed and the issue will need to be explored by the new board.

Tree Removal: Tree removal has continued through 2011 and will need to continue into 2012. The decision to remove trees has been prioritized by nearness to the road and trees that may pose danger to homes. Questions regarding removal of trees can be brought to the board.

Volunteer Coordination: The clean-up of the woods remains a priority for fire safety and maintenance of the beauty of the Woods. The coordination of clean-up and the communication of tasks needs to be better communicated and the board is encouraged to communicate and coordinate these efforts in the future.

New Initiatives: The new initiatives discussed included a marketing/communication, social committee, and gardening programs. Residents of the woods volunteered for these initiatives and we look forward to seeing the ideas and progress these initiatives bring over the coming years.

Election of New Board Members: JoAnn Kroll, John Powell, and Tony Wulff fulfilled their term on the

board. Nominations for the new board included Chad Hanna, Tony Wulff, Joe Kuhlman, Jenny Robinson, and Rick McGee. A paper ballot election resulted in the election of Chad Hanna, Tony Wulff, and Jenni Robinson to the board.

John King moved to adjourn the meeting and the meeting ended at 9:41.

Happy New Year property owners,
 I'm pleased to report that the financial status of the Arlington Woods Property Owners Association is sound. 2011 began the year with a check book balance of \$16,314.72 and finished the year with a balance of \$16,662.13. We brought in \$24,956.14 in deposits with \$24,608.73 going out for expenses.

2011 AWPOA BUDGET Category	Projecte Amount	Amount Spent	Avg Cost Per Year Per Full Paid	Per Month
Administrative	\$350.00	\$298.51	\$8.49	\$0.71
Association Party Expenses	\$250.00	\$205.66	\$5.85	\$0.49
Clean-up Expenses	\$400.00	\$450.75	\$12.82	\$1.07
Donations Out	\$300.00	\$300.00	\$8.53	\$0.71
Electric Utility	\$400.00	\$427.89	\$12.17	\$1.01
Equipment Purchase	\$0.00	\$0.00	\$0.00	\$0.00
Equipment Repair &	\$200.00	\$218.44	\$6.21	\$0.52
Fuel	\$50.00	\$55.66	\$1.58	\$0.13
Grounds Maintenance	\$600.00	\$382.84	\$10.89	\$0.91
Insurance	\$800.00	\$760.00	\$21.62	\$1.80
IRS Taxes	\$0.00	\$141.95	\$4.04	\$0.34
Lawn Mowing	\$1,600.00	\$1,700.00	\$48.36	\$4.03
Legal Services & Fees	\$200.00	\$139.00	\$3.95	\$0.33
Lighting Supplies	\$200.00	\$310.45	\$8.83	\$0.74
Miscellaneous	\$100.00	\$70.31	\$2.00	\$0.17
Mosquito Control	\$500.00	\$337.58	\$9.60	\$0.80
Pond Maintenance & Repair	\$200.00	\$29.97	\$0.85	\$0.07
Real Estate Taxes	\$2,000.00	\$2,024.47	\$57.59	\$4.80
Road Maintenance & Repair	\$3,500.00	\$1,925.00	\$54.76	\$4.56
Snow Plowing	\$2,500.00	\$3,086.35	\$87.79	\$7.32
Superintendent Stipend	\$2,600.00	\$2,600.00	\$73.96	\$6.16
Trash Removal	\$5,500.00	\$6,093.18	\$173.32	\$14.44
Tree removal & Trimming	\$3,000.00	\$3,050.72	\$86.78	\$7.23
TOTAL	\$25,250.0	\$24,608.73	\$700.00	\$58.33

2012 AWPOA BUDGET

Category	Projected
Administrative	\$350.00
Association Party Expenses	\$300.00
Clean-up Expenses	\$500.00
Donations Out	\$300.00
Electric Utility	\$450.00
Equipment Purchase	\$0.00
Equipment Repair & Maintenance	\$250.00
Fuel	\$60.00
Grounds Maintenance	\$500.00
Insurance	\$800.00
IRS Taxes	\$150.00
Lawn Mowing	\$1,700.00
Legal Services & Fees	\$200.00
Lighting Supplies	\$400.00
Miscellaneous	\$100.00
Mosquito Control	\$500.00
Pond Maintenance & Repair	\$100.00
Real Estate Taxes	\$2,200.00
Road Maintenance & Repair	\$2,000.00
Snow Plowing	\$3,500.00
Superintendent Stipend	\$2,600.00
Trash Removal	\$6,500.00
Tree removal & Trimming	\$2,000.00

2012 Arlington Woods Property Owners' Survey

We, the Board members, request your participation in this survey, which is designed to assess owners' perceptions and needs regarding various services, resources, and items of community interest. We intend to use this information to become more responsive to property owners' concerns and visions for the future of Arlington Woods. We hope you will make the time to make your opinions known and share your ideas for improving Arlington Woods.

What Your Dues Do For You

Services

Because there are costs associated with each of these items, we need to know what you value. Please check all of the following items you feel the association should be responsible to pay for.

N = 21

Services	Yes responses	Percentage
Front entrance and meadow mowing	19	90
Landscaping supplies	19	90
Snow removal and salting	20	95
Trash removal	20	95
Superintendent salary	21	100
Lighting	20	95
Pond maintenance	20	95
Mosquito spraying	21	100
Dead tree removal	20	95
Road maintenance	21	100
Storage lot	19	90
Maintenance building	19	90
Equipment for resident use (e.g., log splitter)	16	76
Nature trails maintenance	17	81
Bus shelter	17	81
Community events	18	86
Insurance	19	90
Real estate taxes	18	86
Professional fees	16	76
Signage	15	71
Volunteer fire department donation	18	86
Post Office Box	18	86
Liability Insurance	20	95

Comments:

Front entrance and meadow mowing	Two different issues. Front entrance yes. What is meadow expense?
Landscaping supplies	Depending on what supplies & necessity.
Snow removal and salting	
Trash removal	Different companies-different times---no no no
Superintendent salary	
Lighting	<ul style="list-style-type: none"> •1 Remember only blvd. Paid by AWPOA-circle pd. By individual owner •2 At blvd.
Pond maintenance	
Mosquito spraying	
Dead tree removal	<ul style="list-style-type: none"> •1 On common ground or trees on common ground that could hit a home. •2 On common ground only. •3 Around roadway and common ground.
Road maintenance	

Storage lot	<i>What storage lot. The current junkyard is a muddy mess.</i>
Maintenance building	<i>Is paid for-but must be maintained. It should be used only for AWPOA equipment and AWPC equipment should be stored there when not in use.</i>
Equipment for resident use (e.g., log splitter),	<ul style="list-style-type: none"> •1 <i>We should get out of the equipment business. Log splitter is prime example-not even we all pay for it.</i> •2 <i>Existing Only – don't buy new – convenient for neighbors, but we haven't use any</i>
Nature trails maintenance	<ul style="list-style-type: none"> •1 <i>What expense?</i> •2 <i>Don't know where these are – Good to have them if neighbors use them.</i>
Bus shelter	
Community events	<i>Very important-cost is outweighed by good will achieved. More effort could easily be put into</i>
Insurance	<i>Good idea to cover replacement of assets.</i>
Real estate taxes	
Professional fees	<i>Tax forms?</i>
Signage	
Volunteer fire department donation	<i>No harm done</i>
Post Office Box	
Liability Insurance	<i>An absolute must-would like to know what we have included in coverage</i>

Use of Resources

Place a check mark next to the following AW equipment, amenities, and services you used in the past two years? Please indicate how often (i.e., number of occurrences) have you have used this resource?

N = 21

Use of Resources	Number of responses	Percentage	Reported frequency of use			N
			1 - 5	6 - 19	>19	
Log splitter	7	33%	6			6
Burn pile	15	71%	3	5	3	11
Mosquito spraying	9	43%	1	5		6
Leaf blower	2	10%	2			2
Nature trails	9	43%	2	3	2	7
Bow hunting for homeowners and residents	1	5%	1			1
Bow hunting for invited family members	0	0	0			0
For Sale signs	0	0	0			0
Community events	16	76%	6	7		13
Services of Superintendent	11	52%	4	1		5
Arlington Woods website	3	14%	2		1	3
Promotional brochure	0	0	0			0
Tractor with mower	2	10%	0			0
Tractor with trailer	2	10%	1			1
School bus shelter	1	5%			1	1
Ponds	7	33%	3	2	1	6

Please share your comments or suggestions regarding the above list.

- 1 Did not realize there was a leaf blower.
- 2 Burn pile is safer than individual fires.
- 3 Mosquito spraying - What is done for community is all that is necessary-not individual requests.
- 4 Nature trails are enjoyable.
- 5 Have attended all available community events and have hosted.
- 6 Have only used the services of Superintendent as a member of the community; have requested nothing personally
- 7 Website is not well known and not regularly updated. Unless newsletters or activities are regularly updated it is of no use to residents.
- 8 Promotional brochure is outdated. Not sure enough benefit is obtained to redo.
- 9 Tractor is a disaster and can never be found in storage building. Why do we have it?
- 10 Ponds need to be maintained for aesthetics. I only look at them. (No swimming - remember.)
- 11 Mosquito spraying: No special requests - just benefited from regular spraying
- 12 Bow hunting for invited family members: Used to, but no longer
- 13 Community events: Annual meeting last year; plan to attend more now that Linda is retired
- 14 Services of Superintendent: Once for fallen tree
- 15 We have rules and regulations for the association that should be familiar with all members. If we abide with these rules it is for the good of all members therefore we must read and follow the rules. When individual members disagree with these rules there is a way to present the reasoning but that requires involvement and we are lacking in community involvement with many of our members.
- 16 While I appreciate all of the above named items, I do not utilize them often.
- 17 Due to recent events, I think all weapons (including BB guns) and all forms of hunting should be banned in all Arlington Woods common areas. Hunting accidents can result in serious injury or loss of life, and the events of the last few months have shown

that hunting mistakes, misunderstandings, and accidents on Association property are inevitable. Fortunately the mistakes made recently did not result in injury, but eventually, a hunting accident WILL produce a serious injury or loss of life on Arlington Woods Property: it is not a question of "if" this will happen, but "when." I hope the Association has the common sense to ban hunting before this happens. Even Arlington Woods residents who don't use the nature trails should find it in their best interest to ban hunting on Association property, because when a hunting accident occurs on Association property, the Association could be held legally liable given that the Association currently allows hunting. Residents of Arlington Woods who enjoy hunting have plenty of other options nearby where they can hunt without endangering the other residents (and especially children) who live in Arlington Woods, and where their actions do not subject the Association to potential legal action. One could argue that Arlington Woods residents who enjoy walking have other options for walking nearby, but I'd point out that walking does not endanger anyone, nor does it subject the Association to legal action. Because hunting has the potential to affect Arlington Woods residents to such a serious degree, hunting should only be allowed on Association property if all the residents in the Woods approve of allowing hunting by unanimous decision. E-mails sent recently among Arlington Woods residents demonstrate that I am not alone in thinking that all weapons (including BB guns) and hunting should be banned in all Arlington Woods common areas, so they should indeed be banned.

- 18 We used the little boat in the pond and loved it, we have also fished. Can we have him spray our yard with mosquito spray? We rented a tractor to grade our lawn. We would like limited bow hunting by residents and their family if with the resident for only limited times.
- 19 We shouldn't allow any type of hunting if "The Woods" is considered community property.
- 20 We don't understand the For Sale signs. Realtors might be more willing to sell property in the community if they are allowed to use their own signs.
- 21 We've never heard of the Arlington Woods website or the promotional brochure.
- 22 The log splitter, burn pile, and mosquito spraying makes sense as a community service. The problem with community sharing seems to be that no one ever knows where the equipment is because there is no way to sign it out or keep track of it. There is also no accountability for people to maintain it.
- 23 I think updating and maintaining a website for the AWPOA is a good idea and beneficial for attracting new homeowners as well.
- 24 We aren't sure what pest and wildlife control issues we've had in the woods – you all must be doing a good job – although Linda would be most pleased if you could get rid of the moles!!

Would you support the following?

N = 21

	Yes responses	Percentage
Building a picnic shelter	9	43
Minimum of hours per year	10	48
Minimum payment	12	57
Community garden	13	62
Child and family friendly equipment and games	8	38

Comments:

Building a picnic shelter in the meadow for community use (estimated cost for 24x30 structure is \$4,000)

- 1 To be really useful it should have water, electricity, tables and restroom.
- 2 Could this be rented out to others as a revenue generating project?

Designating a minimum of hours per year to be donated by each household toward a list of specified community activities (e.g., clean-up, newsletter, committee service)

- 1 Not a good idea-great way to make enemies if you don't notice what they did.
- 2 Would be happy to help as we can, but would definitely support a minimum payment if neighbors can't or don't choose to help

Alternately, instituting a minimum payment in lieu of contributing volunteer hours

- 1 How do you determine number of hours and cost, just a good way to turn people off

Designating a space in the meadow for a community garden

- 2 How big, individual or community areas, water, fertilizer or sprays (some will want organic), fencing for pest control. Are you aware of more problems?

Purchasing child and family friendly equipment and games (e.g., horseshoes, cornhole game, badminton and volleyball nets, playground equipment)

- 3 We can't keep track of blade for tractor, the log splitter, the blower, the tractor- how do you expect to keep track of these things. Who is the keeper of the building keys want to handle this too?
- 4 If current dues or minimum payment from above would support this it is a great idea.
- 5 Where to keep it, access it, availability.

Concerns

Members of the Arlington Woods Board are interested in establishing priorities for allocating limited time and resources. To do this, we need to know what concerns you most.

Using the following scale, please indicate your level of concern for the following items:

Concerns	Very Concerned	%	Concerned	%	Somewhat Concerned	%	Not Concerned	
Snow Removal	9	45	8	40	3	15		
Lighting	4	20	6	30	6	30	4	
Road Paving	5	28	8	44	5	28		
Tree removal	2	11	10	55	5	28	1	
Grass mowing	5	25	6	30	9	45		
General appearance of woods	9	43	6	28.5	6	28.5		
Traffic	2	11	4	21	7	37	6	3
Mosquito control	10	50	8	40	2	10		
Trash services	8	40	8	40	1	5	3	1
Recycling pick-up	0		10	48	2	9.5	9	42
Pest and wildlife control	1	6	1	6	8	44	8	4
Volunteer obligations	2	10	7	35	6	30	5	2
Governance	3	16	6	32	6	32	4	2
Capital expenditures and reserve fund minimums	1	6	6	35	9	53	1	
Budget processes	2	11	7	39	7	39	2	1
Board communication	5	27	4	22	6	33	3	1
Community relations among homeowners	4	22	9	50	4	22	1	
External issues or trends	0		3	18	8	47	6	3
Liaison with local government entities	0		2	12	9	53	6	3
Hunting	10	48	1	5	6	29	4	1
Fishing in the pond	3	16	4	21	3	16	9	4
Pond safety in the Winter (thin ice)	2	10	5	25	9	45	4	2

Comments:

- General appearance of the woods: I like the rustic nature of our community, but at times have been concerned with individual properties' appearance.
- Volunteer and obligation are polar opposites. Volunteer cannot be made an obligation.
- Board communication has been very poor. We don't get all the details; we don't get all the facts. The sparse minutes are corrected without informing us what was corrected.
- No hunting means no hunting. Our outdated brochure states we are a nature preserve. Our declaration of restrictions state "discharge of guns of any type will not be permitted, and trapping will be allowed only with the written approval of the association." Clarifications on any type of hunting (remember guns, traps and bows all kill) has never made it into the restrictions and this will continue to be a problem until the entire issue is addressed by the community.
- The only true way to control pond safety in the winter is to have the ponds completely fenced. Is this not a parental control issue?
- Recycling pick-up: We don't use it – instead recycle on our own.
- Road paving – We need more speed bumps!
Traffic: Many residents and some non-residences ignore the speed limit. We have a large number of children in AW who ride bikes or walk on the road. Some drivers go 30 or 40 mph. Hope we don't wait until an injury forces us to act.
- Lighting- While working on my own landscape lighting I became aware that a light fixture nearly 50 yards away was pulling power from my meter. Is there any compensation from the association to offset the cost to run this light?
- Road Repair- With the Number of houses on the market in this neighborhood I feel we could improve the perceived value of living in this neighborhood, by investing in our road which will ultimately help sell these houses.

- 11 General appearance of Woods- *I feel there is a need to improve how our neighborhood appears during the "wet season" an effort needs to be made to clean up the waterways, and help our neighbors yards from becoming submerged. Options to consider are annual ditch and waterway clean-ups, Dredge the ponds out front and direct runoff water from the neighborhood to these ponds, develop a plan to create either underground retention systems or open air retention ponds.*
- 12 Mosquito control- *Ed and the rest of the neighborhood have done a great job over the past two summers keeping these pests at bay, but I feel there always should be a high concern with this matter. I feel improvements in regards to the current drainage situation in this neighborhood could help reduce our efforts in controlling Mosquitoes.*
- 13 Recycling- *I feel there is a need to get a new day established and to ask the current service provider to offer a notification of any delays of more than a day.*
- 14 Fishing in the pond- *I would spend more time fishing in the ponds if we could clean up the west bank to allow more access. As an adult I do not want to walk through someone's yard to fish, but if we opened up more access our ponds may be a nice feature to attract potential families to join our community. We could also consider changing the sign out front to say no PUBLIC fishing. Is there a catch and release policy established? I have considered making a financial contribution to restock the ponds each year and also to seek the advice of professionals about this matter, but would only consider after necessary changes are made to improve the quality of these habitats.*

Satisfaction

Please indicate your level of satisfaction regarding the following items:

Satisfaction	Very Satisfied	%	Satisfied	%	Somewhat Satisfied	%	Not Satisfied	%
Snow removal	8	38	12	57	1	5	0	0
Trash services	12	60	8	40	0		0	
Recycling pick-up	1	6	2	12	6	35	8	4
Road maintenance	3	14	10	48	6	29	2	9
Tree removal	5	24	14	67	1	5	1	1
Grass mowing	13	65	7	35	0		0	
General appearance of woods	7	33	10	48	3	14	1	1
Board communication	5	25	11	55	2	10	2	1
Mosquito control	1	5	17	81	3	14	0	
Pest and wildlife control issues	3	17	13	72	2	11	0	
Hunting enforcement	2	10.5	7	37	2	10.5	8	4
Pond Maintenance	3	14	13	62	4	19		
Governance (e.g., policies and procedures)	4	21	12	63	2	11	1	1
Board responsiveness to member concerns	5	26	10	53	3	16	1	1
Budget processes	6	30	12	60	2	10	0	
Board communication	7	33	9	43	2	9.5	3	1
Community relations among homeowners	3	15	11	55	4	20	2	1

Please comment on any areas of particular satisfaction or dissatisfaction.

- 1 Please see my comments above about why hunting should be banned on all Association property.
- 2 Hunting enforcement: See comments above.
- 3 Governance: Decisions made by the board never make it to the regulations so new homeowners are never really aware of any changes.
- 4 Why is this question (Board Communication) on here twice?
- 5 Community relations among homeowners: You can't make residents like each other, but you can promote community events that offer an opportunity to know each other.
- 6 We aren't sure what pest and wildlife control issues we've had in the woods – you all must be doing a good job – although Linda would be most pleased if you could get rid of the moles!!
- 7 We need speed bumps.
- 8 I do not use recycling I take mine to BG. Members often ignore rules and do what they feel is best for themselves. Many properties have brush and dead trees on their properties that make our community look bad. I am not a hunter and feel the hunting issue is divisive and another area that one or two set the stage for others.
- 9 Board communication – Unknown
- 10 Governance – Unknown
- 11 Community relations among homeowners – Unknown as a whole
- 12 I don't like seeing boats, campers, trailers, ATV's...setting out for extended periods. I realize a few days or a week is sometimes necessary but it looks kind of junky for months on end.
- 13 Recycling-Could we request a notification of any delays?
- 14 Road Maintenance- Lets continue to evaluate our options to invest in our neighborhood and improve its appearance.
- 15 Grass Mowing- Jim and his crew have done a great job over the past year keeping our entrance and roadways clean and presentable. Thanks for your efforts!
- 16 Hunting- We were not aware of the opportunity to hunt the back property until after the purchase of our house and it was an added perk. Bow Hunting is a safer alternative to hunting with firearms. Many members of this neighborhood are sportsmen/women and I would hate to see any changes to the current policies causing resentment towards the association or its members.

Trees that pose no danger to households or traffic interruptions should be handled by the homeowner association during the clean-up and not by the professionals. I feel that there should also be efforts to negotiate a rate for trees on individual's private property to help with the expense and well-being of the community and this rate should be considered during the bid process as well.

- 18 If I have a concern I feel the board addresses it as soon as I bring it up, but I don't feel that the board has had a good handle on what concerns were and didn't ask opinions at times until now, I am impressed with this survey, I didn't agree with canceling the campfire after clean up, or canceling the Christmas party. Husband wants a tractor with bucket attachment to dig a trench deeper for drainage or to move dirt and debris so we don't have to rent one each time, Appreciate all the shared equipment, could we donate equipment to shared use if we don't have room to store? Like a ladder? Love living here. Would like to see more or continued community events.
- 19 *Recycling is free so we can't really complain about that. We just don't like having recycling bins sitting out for days because he's inconsistent.*
- 20 *We've lived in a few other communities without associations. In every other community, there was more community "togetherness", we had more friends who we did activities with, and community members took more pride and responsibility in the neighborhood. This community seems to shrug responsibilities off onto the board and expect the association to take care of the neighborhood.*
- 21 Snow removal sometimes occurs when perhaps not necessary. Mowing was better this year. Prefer no hunting at all and better guidelines on who and when to call when gunshots are heard.

Community Involvement

N = 21

Involvement	yes	percentage
Home garden	9	43
Community orchard	8	38
Writing articles	4	19
Promoting AW to realtors	5	24
Website	3	14
Hosting an event	8	38
Welcoming committee	11	52
Revenue generation	7	33
AWOPA Board	4	19
Handbook committee	6	29
Liaison to local gov't	3	14

Please offer additional ideas for community involvement opportunities that you would find interesting and be willing to participate.

- 1 How about a "social chairperson"?
- 2 *I consider community involvement in the Woods to be very good, all things considered, so I can't think of any other areas to list here apart from the ones listed above. I'd be willing to participate in the activities checked above, if that's what this is asking. By the way, one revenue generating idea I had was to sell firewood rather than burning it in the meadow: that wouldn't be a major source of revenue, but I've seen some decent-quality firewood end up in the burn pile, and if we're looking for additional revenue, I think that would be a good source to consider.*
- 3 We have and had several vacant houses. It would be helpful to investigate ways to get these properties sold such as clearing brush or talking to realtors as to what would make the property move.
- 4 *Serving as a liaison to local government entities – if it is a strong issue (the homeowner is willing to serve)*
- 5 *Rather than giving fresh cut firewood away to people outside of the community, take donations to help with the tree cutting fund. A truckload of firewood sells for \$80-\$100. If you belong to the association your dues have already paid for the wood. The \$3000 spent to cut trees down could be offset by any money collected for the firewood and the savings could go to the neighborhood capital investment fund.*
- 6 *Welcome Committee- offer ideas on preferred utility providers, tours of the entire property, and arrange introductions to nearest neighbors. Another thing as a recent new resident to Wood County we would have enjoyed, is information on local restaurants and their weekly specials, service providers (seamstress, pet kennels) and various "things to do in BG" We feel the more the people in this community shares their thoughts on these topics, it may help relieve some of the stress of moving to a new location.*
- 7 *Walking group, Bunco, coupon group, ladies group in general, my old neighborhood also took meals to neighbors who had a death birth, etc (in addition to new residents) , fall harvest festival with trick or treat for kids of the woods, maybe garage sale days (was a lot of work and don't like strangers in the woods) open house day for all houses for sale, Maybe Easter egg hunt for kids (or adults ha ha) LOVE every potluck we have, bike trail around. More info on nature viewing, photo contest since it's so pretty here, stock the pond with more fish says hubby, kill the fish and swim in pond says wife. Or get a pool as a compromise. Ha ha. Maybe dig another pond just for swimming?*
- 8 Euchre nights, poker nights, bbqs, game nights

Demographic Questions

The Board would like to get an accurate picture of the current population of Arlington Woods in order to meet resident's needs and to better represent Arlington Woods to local government entities and realtors.

Total People	Children ages 10 and under?	Children ages 11 – 18?	Total Juvenile
55	8	6	14

Does not include visiting grandchildren

Reference Information

	yes	%	No	%	N
AW Covenant	2	25	6	75	8
AW Rules and Regulations	13	62	8	38	21
AW properties and boundaries	12	57	9	43	21
AW property owners addresses and contact information	15	71	6	29	21
AW Owners' Handbook	18	86	3	14	21

Comments:

- 22 Have copy of code of regulations and copy of declaration of restrictions. Nothing called covenants or rules and regulations.
- 1 Addresses and Contact Information: Last one I have is dated October 2010. I know it has changed.
- 2 AW Rules and Regulations - Not updated.
- 3 AW Rules and Regulations - Probably, but don't know where it is

What questions do you have about AW policies and procedures (e.g., percentage of homeowner vote to pass major assessments, dispute resolution)?

- 4 Seems to be in our rules and regulations but with the recent economic conditions especially regarding foreclosed properties this needs to be defined.
- 5 Would just like a new copy.
- 6 I imagine my questions would be answered if I had copies of the AW Covenant, AW Rules and Regulations, and AW Properties and Boundaries, all of which should be on the AW website, if they're not already. By the way, I wasn't aware that Arlington Woods had a website, so sending the URL to all residents might be a good idea. If the Woods is in need of a web developer to help put materials on the website, I have some web design experience and would be happy to volunteer my services if necessary.
- 7 How can we get trees around our house cut down if not technically on our property? But in the wild?
- 8 We're not familiar enough to know what we don't know!

Give us your ideas

What are your ideas for paying for essential capital improvements (e.g., road repair)?

- 9 Assessments but I would like to see some proactive planning. I.e. we know it needs to be done so I would like to see the assessment be made and set aside specifically for that purpose so we are not hit with it all at one time.
- 10 The road will need to be repaired on a regular basis; if not all at once, then specific parts at a time. In order to achieve this, each property owner will need to be assessed, or dues will need to be raised.
- 11 Limited time assessments to each homeowner rather than an increase in association dues.
- 12 My thoughts are that we keep current with maintenance instead of waiting until a large expenditure requires an assessment.
- 13 I do believe that part of our fee should be allocated toward capital improvements every year. If our dues only cover the current expenses, then I believe it would be wise to increase the dues, although that would not be a popular choice, I think it is wise financial practice so proper budgeting planning can be an automatic occurrence.
- 14 I've never found the roads in any part of the woods to be in such poor condition that I'd consider their improvement to be "essential." The roads certainly aren't in great shape, but I don't think they need to be resurfaced at this time. As far as ideas for new revenue should the need arise, please see my statement above about selling firewood.
- 15 Why doesn't the state pay for this? Just curious, do in small parts as we can afford.

Please share any ideas you may have for generating additional income with minimal capital investment. (Note: wind turbines require a substantial investment.)

- 5 As a home owners association, are we allowed to become a profit making organization?

- 7 Selling all or part of back woods and pasture for development.
- 18 *Wish I knew.*
- 19 Please see my statement above about selling firewood. I imagine if we decide to start a community garden and it's successful, we could potentially have some produce to sell as well, if we really need the revenue.
- 20 Quail habitat grant, other wild life grants? Can we sell the wood we cut down? I don't want a bunch of people running around out here, but you could do horse drawn carriage rides or hayrides, but I doubt this would generate much income? Do we have empty land to plant Christmas trees?

Please share your ideas for improving the community.

- 21 *All the above*
- 22 *Keep on doing what we are doing...I think it is great now.*
- 23 *I have heard comments which are not helpful in promoting the woods, i.e., that house is a mess or talking about an area of concern in a public place. If it is a concern then it should be addressed in our community.*
- 24 *Standardized mailboxes, paper boxes*
- 25 *I don't know that it is necessarily the board's responsibility, but just more casual gatherings. Promote friendliness and neighbor niceness. There are many times I can't even get people to wave. That's their right and probably can't do much about it but sometimes kindness is contagious.*
- 26 *I feel that the best way to get our community active is to establish committees to take on many of the improvements and concerns in this neighborhood.*
- 27 *Some ideas to consider-*
 - o *Tree removal team, anyone who is interested in helping neighbors remove trees, cut firewood.*
 - o *Beatification committee- Plant flowers, trees out front, along the roadways in the common areas.*
 - o *Financial advisory board- review the budget, find ways to invest our balance to earn more money while we wait for the decisions for major improvements.*
 - o *Utilities advisory board- develop group rates for various utilities, evaluate the water assessment, seek out information on natural gas and other money saving opportunities*
- 28 *As a way to add perceived value to the community and appeal to potential home buyers we could establish various Holiday events in our neighborhood throughout the year. These events would highlight the uniqueness of the woods and provide opportunity for community interaction. Not only for residents but also for friends and family:*
 - o *Holiday Lights in the Woods*
 - o *Halloween Trick or Treat*
 - o *Easter Egg Hunt in the Meadow*
- 2 *All things considered, I think the community here is great, so I don't see many areas needing improvement, apart from my statement above about why hunting should be banned in Arlington Woods common areas.*
- 2 *Really have to sell those houses that are empty, may need to allow a home for sale sign out front. Need to encourage the realtors to all have open houses on the same days. If many of us went there would be someone around most times to say how great it is to live here.*

What should the Board do to improve communications with homeowners?

- 29 *Just do it*
- 30 *Develop a schedule of events early in the year to allow homeowners plan around events and include the dates of all board meetings.*
- 31 *Provide any information on work contracted by the neighborhood, who is working and when will they be here.*
- 32 *We think the Board does a good job with sending out minutes and announcements of clean-ups and other events. Perhaps check and send out a notice when garbage pick-up day will be after holidays since it may not always be consistent.*
- 33 *I think it is the responsibility of the homeowner to communicate with the board. The board cannot be responsible for what they do not know.*
- 34 *Post when meetings will be held.*
- 35 *I believe that the communication is very satisfactory. I have no complaints.*
- 36 *The current communication is fine, except that I wasn't aware of the Arlington Woods website, so sending the URL to all residents might be a good idea.*
- 37 *Need to receive the emails after meetings, I didn't know we were allowed to attend meetings and wouldn't know when*

meetings were. Like receiving the minutes to know what was discussed. We have yet to receive any announcement that there would not be a December party I heard about this thru rumor at first until I personally talked to Joanne.

38 *Invite interested parties to attend board meetings? Are Board meetings open to any homeowner?*

39 We think the Board does a good job with sending out minutes and announcements of clean-ups and other events. Perhaps check and send out a notice when garbage pick-up day will be after holidays since it may not always be consistent.

Additional Comments:

1 *This is a great place to live, and I didn't see an area in this survey to express my thanks to all the other Arlington Woods residents for making this a wonderful neighborhood, so I'll do it here: thanks!*

40 We enjoy living within this community and enjoy the fact that it is maintained through community involvement.

41 *We would like the Board to consider:*

- o a decrease in Association fees by \$100 annually;
- o having the area evaluated for possible improvements to the drainage ditches and low lying areas between homes.

January 2012

	NAME	E-MAIL OR ADDRESS	HOME OR CELL PHONE
1	Clyde Willis	cwillis@bgsu.edu	419-686-8941
2	Ed & Jeri Cleland	edcleland@embarqmail.com	419-575-9865
3	John & Judy Powell	powelljo@oplin.org	419-686-7650
4	Rick & Nikki McGee	Rick - rmcgee@woh.rr.com Nikki - criscokid66@yahoo.com	Home: 419-760-6022 419-283-2611 (Rick) 937-441-4700 (Nikki)
5	Dirk & Dana Ward <i>PIES</i>	dirkw@lockreymanufacturing.com danaglad@yahoo.com	419-343-0875 (Dirk) 419-306-6929 (Dana)
7	John Blinn	1423 Devonshire B.G., OH 43402	419-354-7256
8	Ken & Ann Huner	akhuner@embarqmail.com	419-686-7600 419-260-3355 (Ann); 419-806-6157 (Ken)
9	Roy & Jane Clark	rclark53@hotmail.com jhclark@bgsu.edu	419-686-8631
10	Jeff Burkett	jburket@bgsu.edu	419-686-5333
11	Brad & Stacey Hufford	bhufford@woh.rr.com shuffor@bgsu.edu	419-494-2957
12	Tony & Michelle Wulff <i>VP</i>	anthonywulff@gmail.com	419-308-2456
13	Tom & Jacqui Snyder	tjsnyder13@embarqmail.com	419-686-2872
14	Scott & Kimberly Estep	pastorscott@dayspringassembly.org sestep3@woh.rr.com	419-686-0493 or 419-308-4751
15	Charles & Terry Fetzek	ctfetzek@wcnet.org	419-686-7940
16	James & Lorena Schwab	jhschwab@embarqmail.com	419-356-2097 (Jim) or 419-356-0285 (Lorena)
17	Eric & Joanne Sommers	eesjms@gmail.com	419-686-0602
18			
19			
20	Jo Ann Kroll & Kathy Hoff	jkroll@falcon.bgsu.edu khoff@bgsu.edu	419-356-8770 (Jo Ann) 419-356-8711 (Kathy)
21	Gary & Denise Bair	garybair@aol.com	419-686-0434
22	John & Ann King <i>TIERA</i>	jhking22@embarqmail.com	419-686-8601
23	Joseph & Karen Kuhlman	jkuhlman44@aol.com	419-722-8088
24	John & Linda Clegg	johnclegg@embarqmail.com lindaclegg@embarqmail.com	419-686-0911 or 419-260-3797
25	Ken Steffan	?	419-686-3365
26	Douglas King	dking2075@aol.com	419-308-4849
27	Thomas & Kelly Clark	tlclarktom@netscape.net poetess.kelly@gmail.com	419-308-0528
28	Charles Stelle & Wendy Watson <i>SEC</i>	cdstelle@hotmail.com wwatson@bgsu.edu	419-494-4358
29/30	Linda Smead	lksmead@aol.com	419-686-1475 or 419-575-8218
31	Gene & Jennifer Robinson	jlkgrobinson@yahoo.com	419-306-9333 or 419-722-6241
32	Chad & Julie Hanna	chad.hanna@ads-pipe.com juleserickson01@yahoo.com	419-389-7395 (Chad) 419-957-2237 (Julie)
33	Jeffrey Houser & Katherine Houser-Giesige Ted Eckmann - renter	P.O. Box 103 Glen Haven, CO 80532 Ted.Eckmann@gmail.com	970-685-7884 (Kathy Houser) 805-570-9079
34	Steve & Terri Bateson	sbateson@riw2000.com terricensebateson@yahoo.com	419-686-1165
35	Donna Johnson	platinumgildedlily@yahoo.com 508 Glenview Dr. Fostoria, OH 44830	419-619-5388
36	Bradley & Kimberly Bigelow	bbigelow96@yahoo.com	419-686-5115
37	Al & Elaine Spence	elspence@embarqmail.com	419-686-5161 or 419-308-3267 (Elaine)
38	Ron Greavu & Linda Long	rgreavu@gmail.com linda1126@embarqmail.com	419-686-3663 or 419-575-1010

Minutes of the AWPOA

January 19th, 2012

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held January 19th at the home of John King. Trustees Ed Cleland, Chad Hanna, John King, Jennifer Robinson, Charlie Stelle, Dirk Ward, and Tony Wulff were in attendance.

New Business: Election of Officers

The new board met and discussed board officers. The new board officers include:

President – Dirk Ward
Vice President – Tony Wulff
Secretary – Charlie Stelle
Treasurer – John King

Superintendent Report:

Drivers in the woods are reminded that driving slower under all conditions is warranted when in the Woods, but particularly during winter. Salting of the roads in winter is very expensive and while Ed salts in certain areas, rarely will salt be put around the entire drive. Please slow down when the roads are icy for both your own safety and that of others.

New Business:

The board discussed issues related to ongoing business and issues brought up from the AWPOA Survey and the annual meeting. One issue to be discussed at the upcoming board meeting is how to manage recycling for the community in a better way. Property owners who have ideas about how to manage recycling are urged to send ideas to the new president, Dirk Ward, or communicate with board members. Chad Hanna now has keys to the storage building and tractor should anyone want to check out equipment.

Charlie Stelle moved to adjourn the meeting, which was seconded by John King. The meeting adjourned unanimously at 8:14 PM

Submitted by Charlie Stelle, Secretary of AWPOA

Minutes of the AWPOA

March 29th, 2012

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held March 29th at the home of Chad Hanna. Trustees Ed Cleland, Chad Hanna, John King, Jenni Robinson, Charlie Stelle, and Dirk Ward were in attendance.

Secretary Report:

The minutes of the February 16th Trustees Meeting were read and approved. John King moved to approve the minutes as amended and this was seconded by Chad Hanna. The minutes were approved by the board unanimously.

Superintendent Report:

Ed Cleland provided the superintendent's report. The main issue of concern has been the ponds and keeping the outlet from the pond into the north ditch. The tractor is also currently running. The bush-hog will need to be serviced soon.

Treasurer's Report:

John King provided the treasurer's report. The current balance is \$18,036. All homeowners have paid first quarter dues. A deposit was made for 5,498.01.

Old Business:

The board discussed the cleaning of the north ditch. The expected cost of this process is \$1700. Chad Hanna moved to transfer \$2000 from the snow plowing funds to ground maintenance for this cost. Jenni Robinson seconded this motion. The funds transfer was approved unanimously. The contractor will be contacted to provide additional information for preparation for this process. Funds remain available for plowing for the remainder of the year.

The spoils from the cleaning of the ditch will need to be either removed or possibly used as a base for the community garden. A discussion of a community garden and its placement will be circulated among the members of the woods to gauge interest.

New Business:

The board discussed cleanup tasks and procedures.

- All brush for individual properties needs to be collected and placed at the drive.
- Community property adjacent to your home can also be picked up and placed on the roads.
- Raking out leaves in the front beds and remulching.
- Cleaning of drainage ditches.

Cleanup will begin at 9:00. Lunch @ 1:00. Wiener Roast/Pot Luck @ 5:00.
Postponed cleanup will be Saturday, 4/21.

Dirk Ward moved to offer the landscaping responsibilities AWPOA for 2012 to Jim Schwab at the cost of \$1700. The motion was seconded by John King. The motion was approved unanimously.

The next board meeting is 5/24 @ 7:00 at Jenni Robinson.

Chad Hanna moved to adjourn the meeting, which was seconded by John King. The meeting adjourned unanimously at 8:13 PM

Submitted by Charlie Stelle, Secretary of AWPOA

Minutes

From : JAMES AND LORENA SCHWAB <jhschwab@embarqmail.com>

Sun, May 27, 2012 08:52 PM

Subject : Minutes

To : Lorena Schwab <jhschwab@embarqmail.com>

**Minutes of the AWPOA
May 24th, 2012**

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held May 24th at the home of Jenni Robinson. Trustees Chad Hanna, John King, Jenni Robinson, Charlie Stelle, Dirk Ward, and were in attendance.

Secretary Report:

The minutes of the March 29th, 2012 Trustees Meeting were read and approved. Chad Hanna moved to approve the minutes as amended and this was seconded by John King. The minutes were approved by the board unanimously.

Treasurer's Report:

John King provided the treasurer's report. The current balance is \$21,353.64. Total expenditures to date are \$7,770.36. John King is stepping down as treasurer for the AWPOA after five years of service. The board noted his diligence in his work as treasurer and thanked him for his service to the community.

Superintendent Report:

Ed Cleland provided the superintendent's report. The tractor, bush-hog, and sprayer are all working well. The main issue of concern has been the ponds and keeping the outlet from the pond into the north ditch clean. Mosquito treatment began with treating stagnant water from spring rains. Fogging for mosquitos will also be conducted.

Old Business:

The cleaning of the north ditch still remains an issue for AW maintenance and proper drainage. Chad Hanna and Tony Wulff will be contacting the contractor to get specifics on the preparation of the ditch for cleaning (e.g. trees growing in the ditch need to be removed prior to the clearing of the ditch). The preparation for the ditch cleaning will need to be managed by the AWPOA members. This may be done at fall clean-up or a separate clean-up depending upon recommendations from the contractor and amount of work needed.

New Business:

The AWPOA Social Committee met April 21st for planning. The committee has welcomed new residents to AWPOA #19, Brad and Hannah Fisher. The committee also planned and delivered meals to Chad and Julie Hanna to welcome their new baby, Sadie Grace Hanna.

The Social Committee has proposed an annual garage sale for the Woods for June 22-23rd with a property owner's preview on the June 21st.

The summer picnic is currently being scheduled. Individuals interested in hosting the summer party can contact Jenni Robinson.

The board is seeking a new treasurer. Please consider volunteering your service to the betterment of the community. John King has offered to help the transition for the new treasurer.

The next board meeting is 6/21 @ 7:00 at Dirk Ward's home.

Charlie Stelle moved to adjourn the meeting, which was seconded by Dirk Ward. The meeting adjourned unanimously at 8:36 PM

Submitted by Charlie Stelle, Secretary of AWPOA

Minutes of the AWPOA
Thursday, June 21st, 2012

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held June 21st at the home of Dirk Ward. Trustees Chad Hanna, Jenni Robinson, Charlie Stelle, Dirk Ward, Tony Wulff, and Jim Schwab were in attendance.

I. Secretary Report

The minutes of the March 29th, 2012 Trustees Meeting were read and approved. Jenni Robinson moved to approve the minutes as amended and this was seconded by Chad Hanna. The minutes were approved by the board unanimously.

II. Superintendent Report

Ed Cleland provided an update via e-mail. Road repairs are being planned with Rutter & Dudley. The tractor required repairs of a front tire and battery terminals. In addition, spraying for mosquitoes and deer flies continues.

III. Treasurer Report

We are transitioning to a new treasurer and therefore did not have a treasurer report for this meeting.

IV. Old Business

- A. Ditch Cleanup - Tony Wulff updated the board regarding the clean-up of the north ditch. The board is considering coordinating the removal of trees for ditch clean-up and fall clean-up.
- B. Summer Picnic - The summer picnic will be at 5:00, July 28th at the home of Dirk and Dana Ward. You are asked to bring chairs, a dish to share, and table service.
- C. Garage Sale - The garage sales were June 22/23 and future AWPOA annual garage sales will be scheduled prior to Memorial Day weekend.
- D. Social Committee Update - Plans for parties and informal get-togethers are in process. Residents are encouraged to bring ideas for parties to the Social Committee members by contacting the committee.

V. New Business

- A. Welcoming New Treasurer Jim Schwab - Jim Schwab was voted in as AWPOA new treasurer and new member of the Board of Trustees.
- B. Discuss Treasurer Position and Duties - The board discussed the role of treasurer and the addressed questions and concerns posed by Jim Schwab. Jim Schwab has taken over the role of treasurer as an uncompensated position and has taken over this role and responsibility for the account as of June 21st, 2012.

. Announcements/Discussion for the Good of the Community

The board discussed the possibility of working on the pumps and sprinklers for the front lawn and median. This issue will be explored with the assistance of Superintendent Ed Cleland.

The next board meeting is 9/13 @ 7:00 at Jim Schwab's home.

Jim Schwab moved to adjourn the meeting, which was seconded by Charlie Stelle. The meeting adjourned unanimously at 8:59 PM

Submitted by Charlie Stelle, Secretary of AWPOA

	NAME	E-MAIL OR ADDRESS	HOME OR CELL PHONE
1	Clyde Willis	cwillis@bgsu.edu	419-686-8941
2	Ed & Jeri Cleland	edcleland@embarqmail.com	419-575-9865
3	John & Judy Powell	powelljo@oplin.org	419-686-7650
4	Rick & Nikki McGee	criscokid66@yahoo.com	419-283-2611 (Rick) 937-441-4700 (Nikki)
5	Dirk & Dana Ward	dirkw@lockreymanufacturing.com danaglad@yahoo.com	419-343-0875 (Dirk) 419-306-6929 (Dana)
7	John Blinn	1423 Devonshire B.G., OH 43402	419-354-7256
8	Ken & Ann Huner	akhuner@embarqmail.com	419-686-7600 Emergency Only 419-260-3355 (Ann)
9	Roy & Jane Clark	rclark53@hotmail.com jhclark@bgsu.edu	419-686-8631
10	Jeff Burkett	jburket@bgsu.edu	419-686-5333
11	Brad & Stacey Hufford	bhufford@woh.rr.com shuffor@bgsu.edu	419-494-2957
12	Tony & Michelle Wulff	anthonywulff@gmail.com	419-308-2456
13	Tom & Jacqui Snyder	tjsnyder13@embarqmail.com	419-686-2872
14	Scott & Kimberly Estep	pastorscott@dayspringassembly.org sestep3@woh.rr.com	419-686-0493 or 419-308-4751
15	Charles & Terry Fetzek	ctfetzek@wcnet.org	419-686-7940
16	James & Lorena Schwab	jhschwab@embarqmail.com	419-686-1211 or 419-356-2097 (Jim) or 419-356-0285 (Lorena)
17	Eric & Joanne Sommers	jsommer@bgsu.edu	419-686-0602
18			
19			
20	Jo Ann Kroll & Kathy Hoff	jkroll@bgsu.edu khoff@bgsu.edu	419-356-8770 (Jo Ann) 419-356-8711 (Kathy)
21	Gary & Denise Bair	garybair@aol.com	419-686-0434
22	John & Ann King	jhking22@embarqmail.com	419-686-8601
23	Joseph & Karen Kuhlman	jkuhlman44@aol.com	419-722-8088
24	John & Linda Clegg	johncclegg@embarqmail.com lindaclegg@embarqmail.com	419-686-0911 or 419-260-3797
25	Ken Steffan	?	419-686-3365
26	Douglas King	dking2075@aol.com	419-308-4849
27	Thomas & Kelly Clark	tlclarktom@netscape.net poetess.kelly@gmail.com	419-308-0528
28	Charles Stelle & Wendy Watson	cdstelle@hotmail.com wwatson@bgsu.edu	419-494-4358
29/30	Linda Smead	lksmead@aol.com	419-686-1475 or 419-575-8218
31	Gene & Jennifer Robinson	jlkgrobinson@yahoo.com	419-306-9333 or 419-722-6241
32	Chad & Julie Hanna	chad.hanna@ads-pipe.com juleserickson01@yahoo.com	419-389-7395 (Chad) 419-957-2237 (Julie)
33	Jeffrey Houser & Katherine Houser-Giesige Ted Eckmann - renter	P.O. Box 103 Glen Haven, CO 80532 Ted.Eckmann@gmail.com	805-570-9079
34	Steve & Terri Bateson	sbateson@riw2000.com terricensebateson@yahoo.com	419-686-1165
35	Donna Johnson	platinumgildedlily@yahoo.com 508 Glenview Dr. Fostoria, OH 44830	419-619-5388
36	Bradley & Kimberly Bigelow	bbigelow96@yahoo.com	419-686-5115
37	Al & Elaine Spence	elspence@embarqmail.com	419-686-5161 or 419-308-3267 (Elaine)
38	Ron Greavu & Linda Long	rgreavu@gmail.com linda1126@embarqmail.com	419-686-3663 or 419-575-1010

Minutes of the AWPOA
Thursday, September 13, 2012

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held September 13th at the home of Jim Schwab. Trustees Ed Cleland, Chad Hanna, Jenni Robinson, Jim Schwab, Charlie Stelle, Dirk Ward, and Tony Wulff were in attendance.

I. Secretary Report

The minutes of the June 21, 2012 Trustees Meeting were read and approved. Jim Schwab moved to approve the minutes as amended and this was seconded by Chad Hanna. The minutes were approved by the board unanimously.

II. Superintendent Report

Ed Cleland provided a report. Lights within the community have been checked and bulbs have been replaced as needed. The burn pile was burned on the weekend of September 8th. Tractor maintenance is planned before Fall Cleanup.

III. Treasurer Report

Jim Schwab provided a treasurer's report. The AWPOA current balance is \$22,612.17 2 homeowners have outstanding balances for unpaid dues.

IV. Old Business

- A. Ditch Cleanup - At this time, the board has decided to forego a full cleanup of the north ditch. The decision to have two clean-ups in Fall around the ditch and regular Fall cleanup.
- B. Trees - We currently have a number of trees to remove this year. Jim Schwab moved that \$2000 be moved from grounds maintenance to tree removal. Dirk Ward seconded the motion. The motion was passed unanimously. Ed Cleland will be contacting Amos for additional tree removal quotes and one additional quote will be sought.
- C. Road Resurfacing - The board is looking into the cost and financing of resurfacing the entire circle.
- D. Website Expenditure - The AWPOA website is being currently being developed with the assistance of Ted Eckmann and Jenni Robinson. We look forward to having a new website to share information within and outside the community.

V. New Business

- A. Fall Clean-up - Fall clean-up is scheduled November 3rd and 10th. The first date is scheduled for a clean-up for the north ditch. The second date will be our regular cleanup for debris from the woods and cutting down of trees.

B. Lot with Trailer – The former Neville property has been recently sold and Dirk Ward will make contact with the owner to inform them of agreements with the AWPOA.

C. New Residents – The AWPOA welcomes Kurt and Shelly Joseph and their kids Drake and Heyden to property #11.

D. Propane – The board discussed issues around current underground tanks for propane. The potential for underground tanks to leak and need to be replaced. The board is considering inviting a representative from Cherry's Propane Service Ltd. to discuss these issues.

E. Well Service – Tony Wulff will look into getting the well running at the front of the property. This well could be used to fill the ponds in the summer and potentially used to run the sprinklers for the front flowerbeds.

Announcements for the Good of the Community:

A. Hunting Season – Just a reminder to all that hunting season will start soon. Please be advised that people going into field and deeper woods should take precautions such as wearing orange clothing and being aware of potential hazards. Arlington Woods allows bowhunting only. Permits are required to hunt on Arlington Woods property. Permits can be obtained from Tony Wulff.

B. Volunteers for the Holiday Party - Plans for the holiday party are getting underway. If people are interested in hosting the holiday party or the annual meeting, please get in touch with the social committee chair Jenni Robinson at jlkgrobinson@yahoo.com

C. AWPOA Safety – The board would like to remind drivers to slow down while in the Woods as there are adult walkers and children at play in the neighborhood.

The next board meeting is 11/8 @ 7:00 at Jim Schwab's home.

The annual meeting is January 10th. Location to be determined.

Chad Hanna moved to adjourn the meeting, which was seconded by Dirk Ward. The meeting adjourned unanimously at 9:52 PM

Submitted by Charlie Stelle, Secretary of AWPOA

Trick or Treat in the Woods

Sunday October 28th at 6pm



This event is open to the residents of
Arlington woods, their friends and
family.

*Please turn off your porch light if you do not
wish to participate*

Hope to see everyone, young and old, or
4 legged out in costume!

REMINDER: Neighborhood clean up days November 3rd and November 10th. There will be a
potluck/campfire at 6pm in the meadow on November 3rd weather permitting.

Minutes of the AWPOA
Thursday, November 8, 2012

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held November 8th at the home of Jim Schwab. Trustees Ed Cleland, Chad Hanna, Jenni Robinson, Jim Schwab, Charlie Stelle, and Tony Wulff were in attendance.

I. Secretary Report

The minutes of the September 13th, 2012 Trustees Meeting were amended to read "At this time, the board has decided to forego a full cleanup of the north ditch by an outside contractor. The board has decided to have two clean-ups in Fall with one cleanup for the north ditch and one for the regular Fall cleanup.

II. Superintendent Report

Ed Cleland provided a report. The tractor has been serviced (oil, antifreeze, lubrication). Trees that have been marked by the community will be cut down in the coming weeks.

III. Treasurer Report

Jim Schwab provided a treasurer's report. The AWPOA current balance is \$22,230.92 . Outstanding revenue of farm rent has been collected for the 2nd half of the year. The treasurer's report was moved for approval by Chad Hannah and this was seconded by Jenni Robinson. The report was approved unanimously.

IV. Old Business

- A. Fall Cleanup - At this time, the board has decided to forego a full cleanup of the north ditch. The decision to have two clean-ups in Fall around the ditch and regular Fall cleanup.
- B. Road Resurfacing - Morlock is going to be at Arlington Woods on Saturday, November 10th at 9:00 AM.
- C. Christmas Party - We are looking for volunteers to host the Christmas Party early in December. If interested please contact jilkgrobinson@yahoo.com
- D. Pump House and Well - The board has decided to lock the pump house for safety. Tony Wulff will be looking into getting the well running at the front of the property. This well could be used to fill the ponds in the summer and potentially used to run the sprinklers for the front flowerbeds.

V. New Business

- A. Trailers, Campers, and Boats - Residents are reminded that there is storage for trailers, campers, and boats by the shed in the southwest corner of the property. In addition, all vehicles should be in running condition and titled. AWPOA is not held liable for any damage to stored property.

After much discussion, the Board has decided to issue an official letter of complaint outlining penalties to a resident concerning an ongoing trailer storage issue. The penalties are described as requirements for corrective action and monetary penalties for failure to do so.

B. Annual Meeting – The annual meeting for the AWPOA will be January 10th. We are currently looking for interested parties to host the meeting. If interested, please contact jlkgrobinson@yahoo.com

B. Trailers, Campers, and Boats – Residents are reminded that there is storage for trailers, campers, and boats by the shed in the southwest corner of the property. In addition, all vehicles should be in running condition and titled. AWPOA is not held liable for any damage to stored property.

After much discussion, the Board has decided to issue an official letter of complaint outlining penalties to a resident concerning an ongoing trailer storage issue. The penalties are described as monetary assessments against a property, requirements for corrective action, and increasing monetarily for failure to take corrective action."

Announcements for the Good of the Community:

A. Hunting Season – Just a reminder that hunting season is ongoing. Please be advised that people going into field and deeper woods should take precautions such as wearing orange clothing and being aware of potential hazards. Arlington Woods allows bowhunting only. Permits are required to hunt on Arlington Woods property. Permits can be obtained from Tony Wulff.

B. Halloween – 15 houses participated and 15-20 children participated in the year's Halloween activity. The social Committee encourages your suggestion for next year's festivities. Contact Jenni Robinson at jlkgrobinson@yahoo.com

C. Facebook Page – be aware that AWPOA has a Facebook page.

The next board meeting is 12/6 @ 7:00 at Jim Schwab's home.

The annual meeting is January 10th. Location to be determined.

Jenni Robinson moved to adjourn the meeting, which was seconded by Chad Hanna. The meeting adjourned unanimously at 9:32 PM.

Submitted by Charlie Stelle, Secretary of AWPOA

Minutes of the AWPOA
Thursday, December 6, 2012

A meeting of the Board of Trustees of the Arlington Woods Property Owners Association was held December 6th at the home of Jim Schwab. Superintendent Ed Cleland, and Trustees Chad Hanna, Jenni Robinson, Jim Schwab, Charlie Stelle, and Dirk Ward were in attendance.

I. Secretary Report

The minutes of the November 8th, 2012 Trustees Meeting were read and approved. Jim Schwab moved to approve the minutes as amended and this was seconded by Chad Hanna. The minutes were approved by the board unanimously.

II. Superintendent Report

Ed Cleland provided a report. 21 trees have been removed by the community to date. We are looking into the removal of a few additional trees and quotes on stump removal for community purposes. The Christmas lights have been strung around the light poles. The pump house has been locked for safety. The tractor will need a new battery and possible maintenance for the new year.

III. Treasurer Report

Jim Schwab provided a treasurer's report. The AWPOA current balance is \$24,035.⁷¹. We had two donations to the Beautification Fund for absence from the cleanup day. The treasurer's report was moved for approval by Jenni Robinson and this was seconded by Chad Hannah. The report was approved unanimously.

IV. Old Business

- A. Trailer Removal - The AWPOA board has sent a registered letter requiring the removal of a trailer from the storage area.
- B. Road Quotes - The board asked for quotes from three companies for three different approaches to repaving the circle. The approaches include adding an additional 2" repaving; a milling out of 2" of asphalt and addition of 2"; and a complete milling of the existing asphalt and repaving.

V. New Business

- A. Natural Gas - The board discussed bringing natural gas into the community.
- B. Budget - The board created the budget for 2013 which will be presented at the annual meeting for approval by the community.

Announcements for the Good of the Community:

A. Facebook Page – be aware that AWPOA has a Facebook page.

<http://www.facebook.com/index.php#!/pages/Arlington-Woods/228701817231482>

B. Webpage Development – AWPOA is working on the creation of a new webpage.

The annual meeting is scheduled for January 10th. Location to be determined.

The next board meeting will be determined by the members of the 2013 board.

Dirk Ward moved to adjourn the meeting, which was seconded by Chad Hanna. The meeting adjourned unanimously at 10:12 PM.

Submitted by Charlie Stelle, Secretary of AWPOA