January 10, 1984

Mr. Milt Boxley 8420 South Dixie Highway Rudolph, OH 43462

Dear Milt:

This will confirm my (and Roger Rufener's) telephone conversations with you regarding your providing snow removal services for the main drive and service roads in Arlington Woods. It is our understanding that you will provide this service on the same basis that you have in past years.

Thanks for your help.

Sincerely,

Marsha Frisbie

Marsha Frisbie, Secretary Arlington Woods Property Owners' Association

mf

#### MINUTES

## ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION

#### February 14, 1984

President, John Kretzshmar, called the meeting to order.

Minutes of the last meeting were read and approved.

The following people were elected to the Board of Trustees for 1984:

Ted Greene Toby Baker Steve Boyd John Kretzshmar Roy Clark

Following discussion, the Code of Regulations and Declaration of Restrictions were amended as per the attached copies.

John reported that effective midnight February 14, the Portage Fire Department will handle fire protection for Arlington Woods.

The Treasurer's Report was approved (copy attached).

Homeowners were reminded to notify the County Engineer if either of the sewer station red lights are seen flashing.

Roy Clark presented the yearly report on the sanitary sewer operation (copy attached).

Roy also reported that he has had further discussions with Americable USA Cablevision regarding service to the woods. Basic costs would be as follows:

\$10 per household base installation \$15 per household deposit on converter box \$8.50 per month for 8 basic channels \$3.95 per month for extra satellite stations

The company would want at least 20 households to sign a letter of intent before service would be installed. They will also need an up front charge of \$150 per household signing up or \$100 per lot because of extra expense in burying the cable, etc. Following discussion, members agreed that a "poll" of interested homeowners should be taken to determine the extent of interest.

The meeting adjourned at approximately 10:00 p.m.

# TREASURE REPORT OF AWPOA

INCOME:	
HOMEOWNERS FEES (1/20/832/7/84)	\$ 13,000,91
EXPENSES:	
GROUND MAINTENANCE	5,037.75
ELECTRIC AND TRASH	1,441.95
ATTORNEY FEES	404,80
INSURANCE	143,00
MISC, (PO BOX, ENVELOPES, COPY SHOP, BANK CHARGES)	120,90
CUPT SHUP, DAINK CHARGES	7,148,40
BALANCES AS OF 2/10/84.	

BALANCES AS OF 2/10/84:

SAVINGS

CHECKING

10,272,52 1,118,24

RESPECTFULLY SUBMITTED, Rozu X. Rufenn ROGER K. RUFENER, TREASURER

			Ar	Sanitary Sew lington Woods Summary of O	Subdivision
Α.	Operation & Maintenance	1980	1981	1982	1983
/1.	1) Parts, Repairs and Supplies	\$ 482.56	\$ 391.61	\$3,513.68	\$2,508.00
	2) Sanitary Engineering Department	4,699.71	4,251.06	3,645.00	2,658.81
	3) Electricity	1,544.06	1,897.23	2,137.19	2,349.10
	TOTAL EXPENSE	\$6,726.33	\$6,539.90	\$9,295.87	\$7,515.91
Β.	Revenue				
	1) Sewer Billings	\$5,679.00	\$6,407.00	\$7,620.00	\$7,470.00
	<pre>2) Real Estate Settlements (Lot #1)</pre>	297.00	14.85	-0-	-0-
	TOTAL INCOME	\$5,976.00	\$6,421.85	\$7,620.00	\$7,470.00

# ARLINGTON WOODS

Kendall L. Baker	31	Indian	Creek	Dr.
Steven Boyd	11	Indian	Creek	Dr.
Antonio Buron	19	Indian	Creek	Dr.
Roy Clark	9	Indian	Creek	Dr.
Paul Evans	30	Indian	Creek	Dr.
James Fentress	10	Indian	Creek	Dr.
Gilbert Frisbie, Jr.	20	Indian	Creek	Dr.
Charles George	17	Indian	Creek	Dr.
Delmiro A. Ghia	26	Indian	Creek	Dr.
Theodore W. Greene	4	Indian	Creek	Dr.
Robert Hurlstone	33	Indian	Creek	Dr.
John Kretzschmar	34	Indian	Creek	Dr.
Larry D. LaPointe	36	Indian	Creek	Dr.
Jackson Miller	16	Indian	Creek	Dr.
James McKinstray	18	Indian	Creek	Dr.
Donald Pfeffer	1	Indian	Creek	Dr.
Sandy Rowland	38	Indian	Creek	Dr.
Roger K. Rufener	21	Indian	Creek	Dr.
Maurice Sevigny	2	Indian	Creek	Dr.
Thomas Snyder	13	Indian	Creek	Dr.
Kenneth Steffen	25	Indian	Creek	Dr.
Elaine L. Wichman	37	Indian	Creek	Dr.

Addresses Not Billed: 7 Indian Creek Dr. 15 Indian Creek Dr.

200

# 1	PFEFFER, Donald/Judith	686-6651
# 2	SEVIGNY, Maurice/Shirley	686-4542
<b>#</b> 4	GREENE, Ted/Darlene	686-8902
# 9	CLARK, Roy/Jane	686-8631
#10	FENTRESS, James	686-7997
#11	BOYD, Steven/Karen	686-5725
#13	SNYDER, Tom/Jacquie	686-2872
#16	MILLER, Jack/Shirley	686-6761
#17	GEORGE, Chuck/Sandy	686-3373
#18	MCKINSTRAY, James	686-7595
#19	BURON, Antonio/Irma	686-8098
#20	FRISBIE, Gil/Marsha	686-8781
#21	RUFENER,Roger/Cheri	686-7133
#23	CARRASQUEL, Rual/Milagros	
#25	STEFFAN, Ken/Louise	686-3365
#26	GHIA, Delmiro/Denise	686-5155
#29	BROWN, Mrs. June	
#30	EVANS, Paul/Shirley	686-6222
#31	BAKER, Kendall/Toby	686-8502
#32	WAGNER, Mrs. Chellie	
#33	HURLSTONE, Robert/Koneta	686-8144
#34	KRETZSHMAR, John/Sue	686-5511
#36	LAPOINTE, Larry/Diane	686-5061
#37	WICHMAN, Elaine	686-5161
#38	ROWLAND, Dean/Sandra	686-5573

#### CERTIFICATE OF LIEN

Roger Rufener, Treasurer of Arlilngton Woods Property Owners'
Association, hereby certifies that the monthly maintenance assessment on the
following described premises:
Lot number 37
of Arlington Woods Development, a subdivision in Liberty Township, Wood County, Ohio,
is in arrears in the amount of Two HUNDRED Four and
53/100
page 12 of the Declaration of Restrictions of Arlington Woods Development, the
Arlington Woods Property Owners' Association has a lien upon the premises owned
by <u>ECAINEL WIGH MAN</u>
in the above amount.
Signed this 14 day of FEB, 1984.
Signed and acknowledged in the ARLINGTON WOODS PROPERTY OWNERS' ASSOCIATION presence of:
presence of:
By ohk freene By ohk fretselm
Royant. Kuffin Its PRES
STATE OF OHIO
WOOD COUNTY, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named Arlington Woods Property Owners' Association, by  $\underline{\text{Tolln } R. \text{KRETZSHMAR}}$ , its  $\underline{\text{PRESIDENT}}$ , who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said Association, and the free act and deed of him personally and as such officer.

In testimony whereof, I have hereunto set my hand and official seal at Bowling Green, Ohio, this 14th day of FEBRUARY, 1984.

na Notary Public

DONALD R. HENTGES Notary Public, State of Ohlo My Commission Expires Sept. 13, 1987

#### MINUTES

#### February 14, 1984

New officers were elected at the annual meeting of the Arlington Woods Property Owners' Association, held Feb. 14 at Kretzshmar's home. Results are:

> President - John Kretzshmar (#34) Vice President - Ted Green (#4) Secretary - Toby Baker (#31) Treasurer - Steven Boyd (#11) At Large - Roy Clark (#9)

Following the general meeting, new Board members met briefly. President John Kretzshmar praised the diligence and dedication of the 1983-84 Board.

Roy expressed a desire to continue working with a cable television company with hopes of securing future and affordable installation in Arlington Woods.

It was discussed and agreed that enforcement of the restriction pertaining to "No commercial signs, including 'for rent', 'for sale', and other similar signs..." would begin. Due to the quantity of these signs now existing in the woods, it was decided that John would write a letter to all realtors notifying them that Arlington Woods would begin enforcement of this restriction. Realtors would be given a reasonable amount of time to remove signs now placed.

Alternatives to "For Sale" signs were discussed, with many nifty ideas surfacing, but no motion was made at this time.

In other business, papers were signed to establish a lien against one property delinquent by several months in AWPOA dues and to write a letter to owners of a second property delinquent by four months.

With a hearty "Goodnight," the meeting was then adjourned.

#### MINUTES

#### May 9, 1984

Present: Baker, Boyd, Clark, Green and Kretzshmar.

President John Kretzshmar called the meeting to order.

Treasurer Steve Boyd presented his report:

\$1,474.50 collected 345.00 ground maintenance 439.20 electricity and trash removal <u>138.23</u> misc. \$922.43 balance

Balance as of 5/9/84:	\$10,491.90	savings
	1,586.90	checking

#### Old Business

1. Members discussed actions taken against three properties delinquent in monthly AWPOA dues. Currently a lien has been established against one property with letters written to owners of the other two properties.

2. John agreed to write a letter to one property owner to clarify treatment of the two ponds located at the entrance of the woods. Due to complaints received by the Board last year (pertaining to color and non-treatment of the smaller pond), it was decided to have both ponds tested this year prior to treatment. In the letter, John will clarify that future expenditures made without Board authorization will not be paid or reimbursed.

3. Roy explained that Americable is definitely planning to lay cable in Arlington Woods as soon as it is dry enough for cable to be safely installed. Roy plans to meet with the chief engineer of Americable this Saturday (5/12/84) to discuss possible installation directions.

a. The Board signed an easement to permit construction of a cable line through the common ground and Dr. Shehata's lot (located behind the woods).

b. Cost for cable television will be as follows: \$3,800 from the general fund will be used as a down payment prior to installation. A motion was made and seconded for each lot to be assessed \$10 per month for 10 months to reimburse the general fund. Loan payments will not begin until cable has been installed.

Basic costs for Americable USA Cablevision would be:

\$10 per household base installation \$15 per household deposit on converter box \$8.50 per month for eight basic channels \$3.95 per month for extra satellite stations. c. It was further agreed that only homeowners current with AWPOA dues will be offered cable service. The three properties currently delinquent in payments will not be extended cable service, unless amounts owed are paid in full prior to cable installation.

4. Alternatives to the use of "for sale" signs were discussed. It was decided to meet with representatives of Mid Am Bank to discuss establishing a tasteful directory of AWPOA homeowners at the entrance to Arlington Woods. Space would be available for "for sale" information. It was also felt that such a directory would also prove helpful in finding specific locations/homeowners.

a. John added that his letter to area realtors was mailed 5/9/84 and enforcement will begin after a reasonable time has been given for realtors to remove the current "for sale" signs.

#### New Business

1. Members discussed cleaning the drainage ditches to help eliminate excess water experienced by some homeowners.

2. It was agreed that Spring Cleanup should include raking leaves, cleaning ditches and cutting the weeds on the hills located at the entrance of the woods. Roy will call Vince Messenger for a cost estimate for Spring Cleanup.

3. Since the "Arlington Woods" sign (on Highway 25) was damaged in a recent storm, it was decided to discontinue its use rather than to repair it. Roy offered to remove the sign.

4. It was agreed that another "Drive Slowly, Dears Crossing" sign would be reordered to replace the original sign that was stolen.

5. Because of complaints received pertaining to one homeowner who has been shooting woodpeckers, it was decided to write a formal letter of complaint to this homeowner pointing out that his actions are against Ohio State Law and AWPOA Restrictions.

6. Board members agreed to check prices for purchasing a new lawn mower. As an alternative, Roy agreed to check with Vince Messenger for a cost estimate in providing lawn mowing rather than purchasing a new mower. The Board also voted to increase the wage for lawn mowing from \$10 to \$12 per cutting. Lawn mowing this year will be done by Carlos Buron and Kraig Baker.

7. Replacement of globes on the entrance lights was agreed upon. It is estimated that each globe will cost approximately \$150 each and that two or more are needed.

8. Roy will check with ChemLawn to provide treatment to the entrance lawns following cleanup.

9. The next board meeting will be held Wednesday, June 6, at 7 p.m. at the home of John Kretzshmar.

10. With all members agreeing that time goes quickly when you're having fun, the meeting was adjourned.



# blako industries inc.

Extruders of Plastic Films & Manufacturers of Polyethylene Bags.

John R. Kretzschmar President May 9, 1984

TO: AWPOA Lot Owners

SUBJECT: "For Sale" Signs

At the February 14, 1984 meeting, we agreed to keep the restriction of  $\underline{no}$  "for sale" signs in the Code of Regulations. Consequently, we are asking that all "for sale" signs be removed immediately.

We plan the spring clean-up soon, and we want to do everything possible to insure "The Woods" keep looking as good as possible.

Sincerely, AWPOA

John R. Kretzschmar, President

JRK:aw



P.O. Box 86, Dunbridge, Ohio 43414

Phone: (419) 833-4491

May 22, 1984

MEMORANDUM

TO: AWPOA BOARD MEMBERS

FROM: "the property owner who treats the ponds"

SUBJECTS: RESPONSE TO THE AWPAO Board Meeting minutes (May 9) and Pond update

AWPOA has struggled for some time to establish a sense of community. In reading its minutes I can find insight as to why it has been less than successful. Item #2 came as a shock. I am angered, not so much by what was said, but by what was not said, what was not investigated and what might be misinterpreted.

Fot the past <u>seven</u> years, I have been under the impression that by taking on the responsibility for treating, testing and monitoring the algae control, I was providing a community service and helping the association. Treatment involves 4-5 hours of application initially. It begins after the spring "plumes" of algae surface. During the summer, smaller applications are necessary to keep the water clear and safe for use. Each year, following treatment, I have taken samples to the Board of Health for testing. Last year the pond tested safer and better than my tap water! Swimming helps to aerate the pond and, agitation keeps the algae-count down. Treatment must be within the safety margins for swimming and fishlife. As ponds age, treatment becomes more critical.

In the last two seasons, treatment was more difficult because we had experienced flooding of the Portage river. As part of the additional treatment that was made necessary (mid-summer) copper sulphate was recommended. Since I had not used that treatment, the blue was unexpected (half the recommended amount was applied). I would prefer a more natural color too, but also prefer clear to brown cloudy. Some of you joked about the blue, some of you expressed a preference for it. By the minutes, the board must agree with the "complaint". (Perhaps we need a survey as feedback is mixed.) The blue, like my motivation, has been dulled!

As an administrator, I am used to doing jobs which are acknowledged. However, I am not use to dealing with officers and boards who communicate issues indirectly and make assumptions without investigation. The recent minutes offered the first feedback of any problem in seven years. I have not yet received any "letter" from John. A simple phone call might have clarified the position. If the board has an alternative, I am happy to hear it. If the job can be done more efficiently by another or professionally that is fine. What did you have in mind? Certainly as a property owner who lives next to the pond, I have had more motivation to keep the pond from turning sour than someone who lives in the wooded lots. I also realize that four of the board members have been more recent residents of the woods and that the arrangements that have been continued for the past seven years were informal. If the board wishes a more formal approach...,fine. But I sure am unhappy with the way you have failed to address whatever may be unstated in the minutes.

> Maury Sevigny, "the property owner" mentioned in issue #2"

P.S. To Pond Users: Conditions this season have been ideal for algae growth. Everyone is having some difficulty. The pond had an initial treatment a month ago. Last Saturday a booster treatment was given and a modest amount of copper sulphate was added to both ponds. It takes seven days for treatment to be effective. I had planned to take a sample for testing after the pond clears. If there is a problem you will hear. Date: May 24, 1984

To: Maury Sevigny

cc: AWPOA Board Members

Subject: Pond Treatment.

My apologies for being late with this note to you.

We agree with you that communications are a problem. We had received several complaints from property owners on the ponds at the annual meeting last winter. For this reason, the Board was forced to follow up on the property owners' complaints. Most people seemed to tell us that one pond was treated and the other was not. One pond was blue in color and one was brown. It would really be a help if you would attend the annual meeting.

Yes, the Board was a little staggered at the amount of this year's bill (even though we do understand inflation)! With new board members and officers each year, we think we should ask that any and all expenditures have Board approval before we spend any AWPOA monies. We have to do this to be good stewards of all the property owners' monies.

We'll invite you to the next Board meeting to discuss test costs, treatment schedules, etc.

Sincerely, Keep John R. Kretzschman

P. S. You asked me to call you. I'll be out of town a couple days and will call you when I get back. In the meantime, if you need a Board member, please give Roy Clark a 'call.

#### MINUTES

#### June 6, 1984

Present: Baker, Boyd, Clark, Green and Kretzshmar.

President John Kretzshmar called the meeting to order.

#### Old Business

1. The Board welcomed Maury Sevigny, who agreed to give an update on the two ponds located at the entrance of Arlington Woods. For many years Maury has volunteered to treat both ponds for algae control. It was agreed, after hearing Maury's status report on the condition of the two ponds, that both ponds should be tested by the Wood County Health Department before initiating any long-range planning for the ponds. Steve agreed to take a sample of water to the Health Department for testing.

2. Maury also voiced a concern about drainage into the ponds of chemicals used in mosquitoe spraying. The Board agreed to check into the mosquitoe spraying conducted in Arlington Woods for precise information on how often and where chemicals are sprayed.

3. Treasurer Steve Boyd presented his report: \$10,565.90 savings 2,118.90 checking
He also noted that only two property owners are currently delinquent in AWPOA dues.

4. It was noted that "For Sale" signs not removed by the local realty companies would be picked up by members of the Board. The Board expresses its thanks to those property owners and realtors who assisted in removing the signs.

5. Because of difficulty encountered in obtaining an easement through property located behind Arlington Woods, the cable television crews plan to enter the woods through the east, front side sometime in July. When available, the company will utilize existing cable lines already installed in Arlington Woods. The Board authorized Roy to pay the company \$3,800 as a downpayment with monies from Arlington Wood's savings account.

6. After discussing alternatives to purchasing a new lawn mower, the Board agreed that a new mower was indeed a necessary piece of equipment for Arlington Woods. It was moved and seconded to authorize a total of \$2,000 for purchase of a new mower. It was also agreed that if Roy could patch up the old mower one last time, the old mower should be used as a trade-in.

#### New Business

- 1. The Board agreed to seek an estimate from Nature's Way in regards to:
  - a) planting new trees to replace trees that were recently cut down by mistake on the east side of the front hill by crews from the power company;

June 6, 1984

- b) planting a ground-cover with a strong root system on the west side of the front hill to prevent further mudslides; and
- c) replacing the dead shrubbery in the front entrance beds with attractive, low maintenance plants.

Toby agreed to check with Nature's Way.

2. The Board agreed to pay Tommy Snyder the same amount he received last year for mowing the area near the sewage plant.

3. John agreed to undertake the project to repair/replace the "Dears Crossing" and "Watch out for Indians" signs in the woods.

4. The Board authorized John to purchase three more globes as replacements for entrance lights.

5. Roy volunteered to check prices on a quantity of washed gravel to be used as a beach area for swimmers at the large pond.

6. The Board authorized Roy to check with a rotor-rooter company to clean the connecting tile between the two ponds that, if clean, would act as a balancing mechanism to help reduce future flooding.

7. While he was at it, Roy volunteered to have the existing sprinkler system in the entrance lawns checked for future use.

8. John introduced a concern made by Marsha Frisbie in regards to the distribution of plastic bags containing advertisements to Arlington Woods mailboxes. The Board agreed to seek having the distribution discontinue. John will write a letter to Consumer Communications Services asking that service be discontinued to Arlington Woods.

9. The next meeting is scheduled for June 27 at 7 p.m. at Kretzshmar's home.

P.S. 10. In a voice-vote conducted after the meeting was adjourned, the Board agreed to authorize Christian Handyman to clean out the dead shrubbery at the entrance to Arlington Woods.

34 INDIAN CREEK DRIVE

RUDOLPH, OHIO 43402

June 7, 1984

Consumer Communications Services 26675 Eckel Road Perrysburg, Ohio 43551

Dear Sirs:

The property owners in Arlington Woods do not want any advertising flyers distributed to our homes, mail boxes, newspaper boxes, or delivered in any unsightly manner.

We would appreciate you immediately discontinuing your service to all residents of Arlington Woods.

Sincerely John R. Kret schmar President 4

JRK:aw cc: Marsha Frisbie Toby Baker

# 1	ARLINGTON WOODS PROPERTY OWNERS A Clyde Willis (Judy) - 686-8941 PFEFFER, Donald Judith	<u>SSOCIATION</u> <del>686-6651</del>
# 2	SEVIGNY, Maurice/Shirley	686-4542
非 4	GREENE, Ted/Darlene	686-8902
# 9	CLARK, Roy/Jane	686-8631
#10	FENTRESS, James	686-7997
<b>#11</b>	BOYD, Steven/Karen	686-5725
#13	SNYDER, Tom/Jacquie	686-2872
#16	MILLER, Jack/Shirley	686-6761
#17	GEORGE, Chuck/Sandy	686-3373
#18	MCKINSTRAY, James	686-7595
#19	BURON, Antonio/Irma	686-8098
#20	FRISBIE, Gil/Marsha	686-8781
#21	RUFENER,Roger/Cheri	686-7133
#23	CARRASQUEL, Rual/Milagros	
#25	STEFFAN, Ken/Louise	686-3365
#26	GHIA, Delmiro/Denise	686-5155
#29	BROWN, Mrs. June	
#30	EVANS, Paul/Shirley	686-6222
#31	BAKER, Kendall/Toby	686-8502
#32	WAGNER, Mrs. Chellie	
#33	HURLSTONE, Robert/Koneta	686-8144
#34	KRETZSHMAR, John/Sue David Cogdon 686-8231	686-5511
#36	LAFGINTE, Larry/Diane Kristen Conadon	<u>486-5061</u>
#37	WICHMAN, Elaine	686-5161
#38	ROWLAND, (Dean) Sandra	686-5573

September 11, 1984

Mr. Jim Fentress 10 Indian Creek Drive Rudolph, Ohio 43462

Dear Jim,

On behalf of the AWPOA Board, we would like to thank you for your letter that was discussed during our Board meeting Sept. 9, regarding the use of a "for sale" sign. It was decided to continue to enforce the AWPOA Rules and Regulations and thus deny your request. However, we understand your concern and are still working toward a multi-informational directory for Arlington Woods in which properties for sale would be easily identifiable. We would also like to emphasize that signs pertaining to open houses and other similar activities are allowed for short periods of time, such as a day or a weekend.

Best wishes.

Sincerely,

Toby Baker AWPOA Secretary

SINCE THE BOARD AT ITS LAST MEETING MAS FAILED TO APPROACH THE PLACING OF A SIGN TO INDICATO "FOR SALE" PROPARTIES I AM REQUESTING PRIMESSION TO PLACE A FOR SALE SIGN ON MY PROPERTY AS POR # 10 , PART I OF THE DECLARATIONS

OF RESTRICTIONS. MANY SALES OF PROPERTY in THE WOODS AND A RESULT OF "PASSERS BY". SINCE THIS THE BUYING SOASON I WOULD LING A RESPONSE AS SOON AS POSSIBLE. IF THE BOARD WISHES TO DESIGN A SIGN - I.E. MADE OF CEDAR, THEN DUT THIS IN YOOR RESPONSE. + I will DO THIS. MAND 100, Sim Frasterss

#### MINUTES

## July 9, 1984

Present: Baker, Boyd, Clark, Greene and Kretzshmar.

President John Kretzshmar called the meeting to order.

Old Business

Treasurer Steve Boyd gave his report: \$6,842.55 Savings \$1,654.92 Checking

The AWPOA Minutes of June 6, 1984 were read and approved with the notation by Ted that his last name is spelled with three "E's." (Greeen?)

1. Work continues on getting the underground sprinkler system located at the entrance to function as a sprinkler.

2. Roy reported that the new mower listed for a price of \$2,900, but Arlington Woods paid only \$1,995 by receiving a discount and a surprising \$650 trade-in price for the old mower.

3. Americable is laying cable throughout the woods and should be ready for hook-ups within two weeks. Repayment of the downpayment will begin by the property owners after cable is installed and working.

4. John explained that it will take two weeks to have the safety signs (Dears Crossing and Watch Out For Indians) built and repaired.

5. Because replacement smoke-colored globes for the entrance lights cannot be found, alternatives were discussed. No motion was made.

6. John and Roy reported that the "for sale" signs have been removed and response by property owners and realtors has been positive.

7. The Board approved the purchase of two truckloads of Size 9 crushed stone for use as a beach area on the North Pond.

8. It was agreed that an algae control and coloring should be put in both ponds following testing of the water.

9. Arlington Woods will receive a bi-weekly spraying for mosquitoe control by the Wood County Health Department.

10. It was approved for Roy to call Rotor-Rooter to clean out the tile connecting the North and South Ponds so that water levels and drainage can be improved.

2 - July 9, 1984

11. It was noted that following our letter to Consumer Communications Services, Arlington Woods has not received further plastic bags connected to mailboxes.

12. In a continuing effort to improve the attractiveness of the entrance, it was approved to contact Christian Handyman for re-mulching of current areas.

#### New Business

1. It was decided to remove the cattails in both ponds for cleanliness and algae control. Before using chemicals, it was approved to pay \$100 for the cattails to be removed in the South Pond by youth labor.

2. The next meeting will be scheduled when needed.

3. The meeting was adjourned and members cheered because the meeting was concluded and the night was still young.

Wood County Department of Health

541 West Wooster St. . Bowling Green, Ohio 43402

419-352-8402

TOLEDO AND NORTHERN WOOD COUNTY 419-244-1610

JAMES M. RYDER, M.P.H. HEALTH COMMISSIONER



July 17, 1984

Steve Boyd 11 Indian Creek Drive Rudolph, Ohio 43462

Dear Mr. Boyd;

Fecal coliform samples were taken on the north and south pond in Arlington Woods on July 12, 1984. The results are as follows:

NORTH POND = 56 fecal coliform per 100 ml water

SOUTH POND = 11 fecal coliform per 100 ml water

Both ponds are within the state acceptable limits for use as bathing areas. (State limit is less than 200 fecal coliform per 100 ml water). Please don't hesitate to contact this office if you have any further questions.

Sincerely,

Dethi Shilley

Debbie Shelley, R.S. Registered Sanitarian

DS/cr

Enclosure

Dear Arlington Woods Committee,

At Cycle Werks we are trying to create interest in cycling amoung the students by putting on events, such as bicycle races. Finding a good location to put on a race is difficult.

Here is how you can help. Your circular road is very well suited to bicycle racing becuase of the limited traffic and lack of stop signs. We are asking your permission to use your circle two evenings a month for about an hour and one-half. These things would be done to insure the success of the races:

-We would maintain traffic by stationing a person at the entrance, controlling traffic.

-We would take all necessary safety precautions, including sweeping debris from the road, putting hay bails infront of obstacals close to the road, and requireing all participants to sign waiver forms that would release you from any liability.

-We would be riding in the correct direction, so you could come and leave as you would want.

-Plus, you get to see the best bicycle racers from the area, right outside your home.

Thank you very much for your consideration. Please contact me at 352-8578 if you have any other questions.

David L. Prikeing

David Pickering

#### MINUTES

#### September 4. 1984

Present: Baker, Clark, Greene and Kretzshmar.

President John Kretzshmar called the meeting to order.

Old Business

In Steve's absence, John gave the treas<sup>u</sup>rer's report: \$4,878.01 Savings \$1,732.53 Checking It was also noted that all property owners are current with AWPOA dues.

The AWPOA Minutes of July 9, 1984, were discussed and approved.

1. Arlington Woods received three bills for mosquitoe spraying for 6/28/84, 7/10/84 and 7/16/84.

2. According to a letter from the Wood County Department of Health, both North and South Ponds are within the state's acceptable limits for use as bathing areas. The state limit is less than 200 fecal colliform per 100 ml water. Results of samples taken on July 12, 1984, showed that the North Pond had 56 fecal colliform per 100 ml water and the South Pond had 11 fecal colliform per 100 ml water.

3. Progress is being made in regards to getting the sprinkler system working.

4. Everyone who wants Americable and has been home has now been hooked up. The four homes that are not hooked up can make arrangements for installation by calling Americable at 257-3722. That is also the number to call if you should experience any problems with the cable reception.

Beginning Sept. 1, Arlington Woods homeowners will be assessed \$10 per month to repay the \$3,800 from the AWPOA savings account for use as a downpayment to Americable.

Roy noted that there is no installation charge for homeowners opting to get cable because of the large downpayment already made.

Feedback thus far indicates that homeowners are pleased with cable and report good reception.

5. Discussion continued concerning the globes on the entrance lights. It was decided that no new globes would be purchased at this time. Roy and John volunteered to try to repair existing globes.

6. Roy reported that the gravel has been used as a beach area for the North Pond.

7. It took 45 hours for two young men to pull the cattails from the South Pond. Although they experienced many unsavory adventures, they did such a good job, a voice-vote was taken by the Board to approve paying them an additional \$100 to pull cattails from the North Pond. (In addition to better algae control and improved aesthetics, Roy reported improved fishing in both ponds.) 2 - Sept. 4, 1984

8. Algae control and coloring were applied this summer to both ponds.

9. Rotor-Rooter was unable to clear the debris from the tile connecting the North and South Ponds so the Board approved a motion to work with a contractor from Perrysburg in efforts to clean the tile.

10. Christian Handyman is re-mulching areas at the entrance and will fill in ruts with gravel.

11. The Board discussed various options regarding an attractive entrance to Arlington Woods. Ted volunteered to work with Klotz regarding an easily maintained entrance that would be attractive year-round.

12. John offered to pick up the safety signs he forgot.

13. John also volunteered to call Joe Vedra at Mid Am Bank to continue efforts toward establishing a multi-informational directory at the entrance of Arlington Woods. This directory would be useful in pointing out which homes/property are for sale.

#### New Business

1. John read a letter from Jim Fentress regarding the use of a "for sale" sign. It was decided to continue enforcement of the AWPOA Rules and Regulations and deny his request. It was emphasized that work would continue on the establishment of the Arlington Woods Directory.

2. It was decided to plan a Welcome To Arlington Woods Party for all families to meet and get to know each other. The Board selected Saturday, Oct. 13 as the grand date for a pre-game party, block-seating at the Western Michigan vs. BGSU football game, and post-game progressive dinner. An invitation with specific details will be forthcoming and property owners are invited to participate in any/all activities.

3. It was decided to repair the weed-whip for general trimming purposes.

4. The next AWPOA Board Meeting will be held Monday, Sept. 24, at 7 p.m. at John's home.

5. The meeting was adjourned and those who did not ride their bikes were left to stumble home in the evening mist.



Irlington Woods

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	mo. Burning 3 122	17.95	89.25
	Las Vicary Prince	10.95	43.80
	andora Secretar	8.95	35.80
	Durg. Brozamore Terrier	8.95	17.90
	himan line much	39.95	39.95
	Rolls Plastic Edgeire	12.95	38.85
	60 Crocus Bulles	10/1.79	10.74
	tulip Bullo	10/2.79	22.32
100	Dapporio Bullo	10/5.29	26.45
00/44	Hyacind Bulle	10/5:29	31.74
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		597.75	.75

Estimated By Larry Germann Klotz Flower Farm Bowling Green, Chio

353-8381

## MINUTES

September 24, 1984

Present: Baker, Boyd, Clark, Greene and Kretzshmar.

President John Kretzshmar called the meeting to order.

Old Business

Treas<sup>u</sup>rer Steve Boyd gave his report: \$4,954.85 savings \$1,461.82 checking

He added that all residents are current with AWPOA fees.

The AWPOA Minutes of September 4, 1984 were read and approved.

1. It was decided that since cable-TV had not yet been hooked-up to all property owners choosing to have cable TV, the \$10 payments would begin with the October AWPOA fees.

2. Ted distrib<sup>u</sup>ted designs for the entrance of Arlington Woods proposed by Klotz Flower Farm. The estimate incl<sup>u</sup>ded plants that would enhance the entrance area all fo<sup>u</sup>r seasons. It addition to shr<sup>u</sup>bs and b<sup>u</sup>shes, the garden area wo<sup>u</sup>ld incl<sup>u</sup>de croc<sup>u</sup>s, t<sup>u</sup>lip, daffodil and hyacinth b<sup>u</sup>lbs for spring. After disc<sup>u</sup>ssion, it was moved and seconded to accept the design and estimate. Ted will act as liason with Klotz Flower Farm.

3. Roy reported that he had repaired his globe 4sed on the entrance lights. John is working on his globe.

4. Work continues on cleaning the tile between the North and South Ponds.

5. John contacted Joe Vedra and will contin<sup>u</sup>e work on establishing an informational sign at the entrance of Arlington Woods.

#### New Business

1. It was moved and seconded for Toby to order a n<sup>u</sup>mber of Largemo<sup>u</sup>th Bass to stock in both the North and So<sup>u</sup>th Ponds. Delivery will occ<sup>u</sup>r mid-October.

2. Due to scheduling conflicts, plans were streamlined and finalized for the "Trick or Treat -- Meet Your New Neighbor Party." The evening of fun and merriment is scheduled for Sunday, Oct. 21, at 7:30 p.m. Drinks and munchies will be provided at three progressive stops: 7:30-8:30, Kretzshmars; 8:30-9:30, Snyders; and 9:30-10:30, Greens. An invitation will be sent to all AWPOA members! Sept. 24, 1984 - p. 2

3. Toby vol<sup>u</sup>nteered to write a letter to the Wood Co<sup>u</sup>nty Sanitation Department informing them of new families to the Woods.

4. After some disc<sup>u</sup>ssion, it was moved and seconded to ref<sup>u</sup>se permission for Cycle Werks to cond<sup>u</sup>ct bicycle races thro<sup>u</sup>gh Arlington Woods.

5. The meeting was adjourned at 8:59 p.m. --  $j^{u}st$  in time to see kick-off of Monday Night Football.

It was disclicitly that since only . Wy has it's you been

# 1	Willis, Clyde/Judy	686-8941
# 2	Sevigny, Ma <sup>u</sup> rice/Shirley	686-4542
# 4	Greene, Ted/Darlene	686-8902
# 9	Clark, Roy/Jane	686-8631
#10	Fentress, James	686-7997
#11	Boyd, Steven/Karen	686-5725
#13	Snyder, Tom/Jacquie	686-2872
#16	Miller, Jack/Shirley	686-6761
#17	George, Ch <sup>u</sup> ck/Sandy	686-3373
#18	McKinstray, James	686-7595
#19	Buron, Antonio/Irma	686-8098
#20	Frisbie, Gil/Marsha	686-8781
#21	Rufener, Roger/Cheri	686-7133
#23	Carrasquel, Rual/Milagros	
#25	Steffan, Ken/Lo <sup>u</sup> ise	686-3365
#26	Ghia, Delmiro/Denise	686-5155
#29	Brown, Mrs. June	
#30	Evans, Paul/Shirley	686-6222
#31	Baker, Kendall/Toby	686-8502
#32	Wagner, Mrs. Chellie	
#33	Hurlstone, Robert/Koneta	686-8144
#34	Kretzshmar, John/Sue	686-5511
#36	Congdon, David/Kristen	686-8231
#37	Wichman, Elaine	686-5161
#38	Rowland, Sandra	686-5573



#### Arlington Woods Property Owners' Association Minutes

December 17, 1984

Present: Baker, Boyd, Clark, Greene and Kretzshmar.

President John Kretzshmar called the meeting to order.

#### Old Business

Treasurer Steve Boyd gave his report: \$5,030.52 in savings and \$2,864.28 in checking.

He added that all residents are current with AWPOA fees.

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The AWPOA Minutes of September 24, 1984 were read and approved.

1. It was agreed to send a bill for \$100 to cover cable costs to Joe Vedra at Mid-Am bank for #7 in Arlington Woods since the new homeowners did not incure these costs themselves.

2. John discussed the directory for Arlington Woods with Joe Vedra, who seemed agreeable to the idea. Toby agreed to continue working with Mid-Am for a permanent directory.

3. Both signs, "Watch out for Indians" and "Dears Crossing" are completed and ready for installation.

4. Roy reported that the tile connecting the South and North Ponds has been cleaned, although it is suspected that a portion of this tile has collapsed and will require fixing next year. However, after cleaning, both ponds have had good water levels.

5. The Board has been made aware of some existing problems experienced by some homeowners with cable TV. Toby agreed to write a letter pointing out that there is frequently poor reception with the higher-numbered channels. We will ask for a check on all signals.

6. Yes, John does have his globe cleaned and promises to have it repaired by the Annual Meeting.

7. It was reported that the stock of Largemouth Bass were delivered in both ponds and are alive and happy.

8. The "Trick or Treat -- Meet Your New Neighbor" party was a success and enjoyed by all who attended.

9. The Christian Handyman was asked to rake and clean the front entrance and do some mowing. It was decided to ask Kraig Baker to clean out the ditches leading to the ponds for \$4 per hour.

10. Roy explained that the lights frequently are out in the

entrance because of sudden temperature changes. He promised to change the bulbs pronto.

#### New Business

On behalf of all the homeowners in Arlington Woods, we would like to welcome new neighbors Greg and Bonnie Jackson into #7.

1. The landscaping to the front entrance has received favorable comments. It was decided to look into the possibility of using small spotlights to highlight "Arlington Woods" for clearer identification at night. Roy will check now on what will be involved.

2. Since all of the pine trees in the small island south of the entrance were recently run over and damaged, it was decided to replace the critically damaged trees in spring.

3. It was agreed for AWPOA to host a Holiday Party Thursday, December 27 at 7 p.m. Residents would be asked to bring munchies and AWPOA would supply the beverages. John agreed to ask Shirley and Jackson Miller, #16, if they would act and ag hosts and open their home for the event.

4. The 1985 Annual Meeting will be January 10 at 7 p.m. at Sue and John Kretzshmar, #34. The business meeting will be held first with socializing following.

5. To have your driveway plowed this year will cost \$10 regardless of the size of the driveway. Those who had driveways plowed last year will be assumed as customers this year, unless notice is given to Milton Boxley. New customers are asked to call him at 686-5855 to establish service. Bills for this service are mailed separately.

6. Since Amends offers a free check-up for the new mower, it was agreed to take advantage of this offer while the mower is in winter storage.

7. Because everyone had Christmas commitments and little time, the meeting was efficiently conducted and was adjourned at 6:30 p.m.--the most concise meeting held to date.

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## BI-ANNUAL FISH SALE

The Wood Soil and Water Conservation Auxiliary offering new and established pondowners the opportunity to stock their ponds more conveniently and at a low cost. Anyone considering stocking their pond in the near future should take advantage of this opportunity.

A tank truck with aerator from Fender's Fish Hatchery, Baltic, Ohio, will distribute fish one day during the 3rd week of October at the Wood County Fair Grounds. Pick up time will be from 1:00 p.m. thru 3:00 p.m. Bring your own container filled with pond water. A 5-10 gallon can is adequate for 100 fish.

When the delivery date is set all participants will be notified by mail for day and time of pickup. An order blank is attached below.

Fish species and sizes that will be available are: Largemouth Bass 3 - 4" Bluegill 2 - 3"

Channel Catfish 3 - 5"

Stocking rates recommended for new ponds: (From the Soil Conservation Species Number / Acre\*

100

500

100

<u>Species</u> Large mouth Bass Bluegill Channel Catfish

\* These rates may be increased or decreased to accomodate your pond size. Anyone desiring fish for stocking should fill out the order form below and return it to our office by October 1, 1984.

NAME	Joby Baker		none 686-8502
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Please res	serve for me: Species		Cost
1.00	Largemouth Bass @ .45¢ each	Tax included	#15.00
weekeerdaan oo jegaalaa kareen eedaa aadaa	Bluegill @ .30¢ each Channel Catfish @ .45¢ each	Tax included Tax included	
, conservation and a second state of the second	DO NOT ADD TAX!!	TOTAL	

Tte: Orders are subject to refund if insufficient orders are obtained. Fish are guaranteed to be delivered in good condition; however, we cannot guarantee survival after stocking in your pond.

Enclose check or money order payable to - WOOD S.W.C.D. and mail to 280 S. Main St. Rm. 104 Bowling Green, Ohio 43402

