Arlington Woods Property Owners Association Annual Meeting, January 13, 1999

- Agenda -

- 1. Call to Order/Establish Quorum
- 2. Reading/approval of the last year's annual meeting minutes
- 3. Treasurer's Report
- 4. Highlights of Last Year

5. Old Business

- a. Paving Update (Ed Markel)
- b. Mid-Wood Update (JoAnn Kroll)
- c. Ditch cleaning (Rachel Hanna)

6. New Business

- a. Presentation/discussion of budget for 2000.
- b. Nominations/election of new Board Members
- c. Propane Gas Proposal (John Powell)
- d. Other new business
- e. Houses/lots for sale include #19 (Antonio and Irma Buron), and Lots #29 (Chris Geib), #12 & 24 (Bob and Jan Neville)

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION ANNUAL MEETING JANUARY 21, 1999

The meeting was called to order by President Jo Ann Kroll at 7:45 PM. A quorum of attendees and proxies was established, with 27 properties represented. Roll call of officers found Jo Ann Kroll, Rachel Hanna, Alan Schneiberg, Ken Huner, Eric Sommers, and Ed Markel all present. Jo Ann expressed the Association's thanks to Dennis and Julie Coolidge for hosting the annual meeting. Ed Cleland moved to accept the minutes of the 1998 Annual Meeting, second Alan Schneiberg, passed. The Treasurer's report was presented by Rachel Hanna which showed our year-end bank balance at \$11,877.24. Don Shetterly moved to accept the report, second David Weekley.

Jo Ann highlighted 1998 activities and offered special thanks to all who helped in the spring & fall cleanups, Brad Hanna for his all summer and fall mosquito spraying efforts, Ken Huner for his work on the pumphouse, lighting projects and sprinkler systems, Sally Schneiberg, Ann King, Sharon Connelly, Lois Blinn and Don Shetterly for work on flowers and the entry, to Will Cleland for the great job on mowing and trimming the entry, and his Dad, Ed for all the general clean-up, grass seeding and leaf blowing this past year. And thanks to Ed Markel for work on the paving effort this past summer, and for preparation of the homeowners survey and budget preparation. The group also thanks Jo Ann for her work on the entry sign...it looks great! Thanks also to John Kretzschmar for organizing the golf outing (even though only three played!), and to Jo Ann Kroll and Kathy Hoff for hosting the summer picnic. Many thanks also to Ann and John King for hosting the Christmas party. A great evening was "had by all." Finally, thanks to Eric Sommers, Rachel Hanna and Ken Huner for serving on the Board, and a general "Thank You" to all for the care and concern shown to all during the high water period.

Old business was introduced. Road repair, which encompassed about one-third of all of the paved areas in the Woods was discussed. One soft area on the northwest section of the circle should have been included, and the seal-coating should have covered the full entry. We will try to do this work in 1999. Ditch cleaning has been on the agenda for three years; the Board will try to complete that work in 1999. Dennis Coolidge offered to check with the Corps of Army Engineers to see if any long-time fix could be negotiated. Ken Huner discussed the sprinkler system, and suggested we may have more repairs this spring due to the flooding and trucks & cars driving over the sprinkler heads. The aeration system is fully repaired following the flood, and will be put in service after the spring thaw. Tree removal was also discussed; with the warmer weather, we may be able to have Milt Boxley look at those in common areas for removal before they fall and damage property. Homeowners are responsible for the trees on their property. Jo Ann indicated there are two houses for sale in the Woods (Markel, #16 and Phillips, #21), and lots (Neville #12 & 24, and Geib #29).

Ed Markel reviewed the approved 1999 budget, which shows we project to spend just \$200 more for recurring items, and approximately \$9,500 for improvements to the Woods. Nominations for election of new Board members included Rachel Hanna for a renewal term, Ann King and Sharon Connelly. Ed Cleland moved and Andy Elliott seconded the nominations be closed. All voting members present and those by proxy affirmed the election of these nominees. All will serve a term of two years. Following the Annual Meeting a Board meeting was held to elect new officers for 1999. Jo Ann Kroll, President, Sharon Connelly, Vice President, Rachel Hanna, Treasurer, Ed Markel, Secretary, Ann King and Alan Schneiberg, both members at large. The next Board meeting will be Sunday, March 14th at 7:00 PM at Alan Schneiberg's home.

Al Spence moved and Dennis Coolidge seconded a motion to adjourn. The meeting concluded at approximately 8:45 PM.

Respectfully Submitted,

Ed Markel

Ed Markel, Secretary



PHONE (419) 354-9128

COUNTY OFFICE BUILDING, COURTHOUSE SQUARE BOWLING GREEN, OHIO 43402

PLANNING COMMISSION

Agenda Wood County Planning Commission February 2, 1999

The Wood County Planning Commission will meet in regular session on Tuesday, February 2, 1999 at the County Office Building in Bowling Green. Time of this meeting is 7:30 p.m. A suggested agenda follows.

Approval of the January 5, 1999 meeting minutes.

Old Business

New Business

Zoning - Portage Township

An application, submitted by Mid-Wood, Inc., optionee, Lance and Tina Coulter, owner, to rezone approximately 37.03 acres from "A" agricultural to "C" commercial will be reviewed. The property is located at the southeast corner of US Route 25 and SR 281, NW ¼, Section 30, Portage Township. The application states that Mid-Wood, Inc., would like "to establish a new fertilizer plant, agronomy services branch and corporate offices."

Chairman's Time

Director's Time

Please make plans to attend.

PLANNING COMMISSION MEETING WOOD COUNTY FEBRUARY 2, 1999

Alan Schneiberg called regarding a hearing to petition rezoning 37.03 acres of the southeast corner of SR 281 & SR 25 from Agricultural "A" to Commercial "C". Mid-Wood, Inc. and the property owners, Lance & Tina Coulter presented the petition. I attended the meeting.

Currently all land abutting this intersection is Agricultural (including our undeveloped woods behind AW); however, the trucking company south of SR 281 has their piece zoned Industrial "I", which permits several lawful uses, including manufacturing, processing of materials, and uses like the truck terminal now constructed there. Amends and J. D. Hydraulic are in a "C" zone, which just fits their adjacent properties.

Mid-Wood plans an agri business use for this property. Fertilizer mixing and storage, bulk propane, test farming plots, and although not in the first phase of development, a fuel center and tire store, along with a railroad siding complete their plan. It was obvious they had not done either final drawings or site use plans, as they were unable to put timetables together for completion of each part of the plan. There is no access from SR 25; the only ingress will be from SR 281. The cuts have not yet been requested, but are approved by the state highway.

They plan to bring water south from us; there is no sewer plan as yet. Apparently the clay here is not conducive to a good septic plan, and that yet needs to be worked out. Portage Twp. Suggested they are FOR this petition, and the Planning Commission finally made a motion to support rezoning of the most easterly 960' to "T", and the most westerly 360' to "C". This passed unanimously.

There will be two more hearings, one by the Zoning Commission and the final by the Portage Twp. Trustees. While today this zoning posts little threat to Arlington Woods today, there is more than a suggestion that selective zoning can continue north on SR 25, ultimately resulting in a revaluation of our residential properties. I believe this was the reason Woods' Trustees recommended the purchase of the 40 acres of woods to the west.

If you have questions, please call. There will be public notices of both of the future hearings.

Ed Markel February 3, 1999



MARCIN&DUNIPACE

PHONE 419-352-8222

FAX 419-352-8018

MARCIN & DUNIPACE

440 E. Pac Road Bowling Green, Ohlo 43402

CHESTER H. MARCIN JOHN M. DUNIPACE

MEMORANDUM

TO: Rachel Hanna

FAX: 686-7902

DATE: March 5, 1999

FROM: Chester H. Marcin

IN RE: Arlington Woods Owner's Association/Mid-Wood Zoning Issue

Dear Rachel:

Attached is the resume for Mr. Ben Chambers, P. E. He has agreed to assist us by preparing and presenting testimony Monday at the Township Zoning Meeting. As I related to Sally Schneiberg, Ben's hourly rate is \$75.00 and he estimates a time commitment of 10 to 12 hours through Monday's hearing.

I am enclosing my fee contract for review by your association. If you need to reach me over the weekend, my home number is 352-9231.

Yours truly,

MARCIN & DUNIPACE

Chester H. Marcin

Rev. 8-3-94

FEE CONTRACT

This agreement made at Bowling Green, Wood County, Ohio, on the date below between Marcin & Dunipace, attorneys-at-law, 440 E. Poe Rd., Bowling Green, Ohio, [herein, ATTORNEY], and the undersigned CLIENT, WITNESSETH:

In consideration of the mutual promises herein contained, CLIENT and ATTORNEY agree as follows:

1. CLIENT hereby retains and employs ATTORNEY to provide advice, counsel, and representation to CLIENT in the following matter: [Identify matter or case, case number, and court where case is pending, and specify services to be rendered]

Representation in matters related to Mid-Wood Zoning request at 281 and State Route 25

2. In consideration of the services to be rendered by ATTORNEY, CLIENT shall pay ATTORNEY the following [fees]:

a. <u>Retainer</u>. A lump sum retainer fee, which represents the minimum fee for services to be rendered, and which shall be paid in full on or before the date ATTORNEY begins representation of CLIENT, and from which ATTORNEY may withdraw funds as services are performed in the amount of: \$. Other conditions of the retainer fee and its application are as follows:

If CLIENT thereafter discharges ATTORNEY, CLIENT shall receive a refund of the retainer fee or the balance thereof after ATTORNEY'S earned fees, and expenses are deducted therefrom.

b. <u>Hourly Rate</u>. In addition to the retainer, and subject to the conditions thereof, a charge of \$125.00 per hour for services rendered. Time charges for services rendered will be billed in minimum increments of .10 hours.

Plus out of pocket including hiring a court reporter and a consulting engineer.

c. Expenses. Court costs, expert and appraisal fees, postage, copying charges [at 10¢ per page], long distance telephone, telecopier [fax] charges [\$1.00 per page in 419 area code, \$2.00 per page elsewhere], and other fees and expenses incurred, or advanced by ATTORNEY in connection with ATTORNEY'S representation of CLIENT will be paid by CLIENT, who shall remain liable for all expenses.

d. <u>Billings For Retainer Fees, and Late Charges</u>. Billings for retainers, services rendered and expenses are payable in full on the date thereof. ATTORNEY may charge, an CLIEN'I agrees to pay an additional late charge of one per cent (1%) per month on the unpaid balance of any billing from the date of the billing. 3. CLIEN'T shall (a) keep ATTORNEY advised of CLIENT'S present address and telephone numbers, (b) appear on reasonable notice at any and all meetings, and conferences with ATTORNEY, and all court related appearances, and (c) cooperate with all reasonable requests of ATTORNEY in connection with ATTORNEY'S representation of CLIENT. CLIENT agrees that ATTORNEY may withdraw from performance of this Agreement and from representation of CLIEN'T fails to pay ATTORNEY'S billings or to perform the other promises of CLIEN'T set forth herein.

4. This Agreement shall be (a) construed under and in accordance with the laws of the State of Ohio, and all obligations of the parties created hereunder are performable in Wood County, Ohio; (b) binding on, and inure to the benefit of the parties hereto, and Guarantors where applicable, and their respective heirs, executors, administrators, legal representatives, successors, and assigns, when permitted by this Agreement. In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the same shall not affect any other provision, and this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein. This Agreement constitutes the sole and only agreement of the parties, and supersedes any prior understanding, or written or oral agreement or agreements between the parties respecting the subject matter within. CLIENT, with full knowledge of and consent thereto, has requested that the below shown Guarantor be permitted to pay billings due ATTORNEY and payable by CLIENT hereunder, and consents to the same.

Date

Client

ATTORNEY

Marcin & Dunipace by:

Address of Client
Employment address of Client
Client Social Security Number

Client Date of Birth

CUARANTY

The undersigned, herein, "Guarantor," has agreed to pay all billings due ATTORNEY and payable by CLIENT as provided hereinabove in the event that CLIENT shall fail or refuse to pay the same in whole or in part when due.

Date

Guarantor

Address and telephone

A&DUNIPACE (EL:1-419-352-8018 Mar 05,99 17:01 N3:003 F.04 Mar-05-99 02:34P Bennett G. Chambers P.E. 419-833-2643 P.02

CMG Compliance Management Group

BENNETT G. CHAMBERS, PE

PROFESSIONAL SUMMARY

Over twenty-eight years of environmental experience in multiple program areas gained from employment as an owner/shareholder in consulting engineering companies and with a state regulatory agency. Hands on environmental compliance problem solving, detailed permit application and reporting activity preparation within large and small project management activities. Licensed as a Professional Engineer in Ohio and Michigan. Former Ohio certification as a Class 11 wastewater plant operator-in-training. Former Ohio Registered Sanitarian.

PROFESSIONAL EXPERIENCE

COMPLIANCE MANAGEMENT GROUP Dunbridge, Ohio

1995-PRESENT

- Initiated the startup of this environmental consulting business as owner/President
- Performed the lead, detailed cost analysis for a Northwest Ohio city as a subcontractor to an environmental consulting firm to evaluate the cconomic feasibility of that city remaining in the solid waste landfill/disposal business
- Assisted a multi-division corporation in Northwest Ohio in outlining assessment procedures and partial assessment of the current status of environmental compliance of their key facility; acted in an advisory role pertaining to regulatory settlement issues and pollution prevention protocol
- Performed on-going (two years) project management services for a local consulting company on solid waste disposal facility construction, reporting and compliance activities for a county and industrial landfill client
- Completed site-specific cost savings analyses for a manufactuer of a spray-on landfill daily cover product in support of regional sales staff in USA
- Coordinated and supervised the completion of a 50-state survey of solid waste landfill cover regulations to identify areas for specific marketing focus
- Completed all design and application materials to receive approval from Obio EPA for a local waste management company to apply food wastes on agricultural land for beneficial use

Post Office Box 97, Dunbridge, Ohio 43414

 N&DUNIPACE
 TEL:1-419-352-8018
 Mar U5,99
 17:02 NO.000 F.05

 Mar-05-99 02:34P
 Bennett G. Chambers P.E. 419-833-2643
 P.03

HULL & ASSOCIATES, INC. Toledo, Ohio

1986-1995

- Guided and directed growth of company as Vice President from seven employees to over eighty employees through interviewing, selecting key personnel, employee management and employee personal growth issues
- Supervised the successful return to compliance of a client landfill facility with a history of compliance problems
- Project manager for three successful landfill expansion projects, including designs, permit applications and regulatory agency interaction
- Aided small and medium sized companies compliance with SARA Title III by completion of chemical reporting requirements
- Utilized waste characterization protocol from another environmental program to identify the low-pollution potential of client company's waste stream to enable continued use of facility on-site landfill, resulting in considerable cost savings. A similar approach was later adopted by Ohio EPA in developing a special use landfill classification system in Ohio
- Managed and completed diverse environmental projects in the regulatory areas of RCRA, SARA Title III, CAA, NPDES, Ohio solid waste law, OSHA, and UST work for governmental and private clients

OHIO ENVIRONMENTAL PROTECTION AGENCY Bowling Green, Ohio

1977-1986

- Supervisor of the Division of Solid and Hazardous Waste Management for the 24 county area of northwest Ohio
- Managed the implementation of the most complex and challenging regulations of the time (hazardous waste), including the regulation and oversight of the Evergreen Hazardous Waste Landfill and the Fondessy (Envirosafe) Hazardous Waste Landfill; and the solid waste program for the district which had over 40 landfills at the time
- Ohio EPA representative on the Chemical Waste Management, Inc. citizens environmental advisory committee
- Key contact person for Ohio EPA district office on press contacts (including television, radio and newspapers) related to hazardous waste sites and issues

N&DUNIPACE TEL:1-419-352-8018 Mar 05,99 17:02 NO.000 F.00 Aar-05-99 D2:34P Bennett G. Chambers P.E. 419 833-2643 P.04

1970-1977

- Manager of NPDES permits application program for public facilities in the district to achieve water quality standards compliance
- District engineer with an assigned geographical area handling all public wastewater issues in the area, most drinking water issues and solid waste management activities
- Note: from 1970 to 1972 work was completed within the Ohio Department of Health prior to the creation of the Ohio EPA

EDUCATION

Bachelor of Science Civil Engineering, Tri-State College, 1970

PROFESIONAL DEVELOPMENT

- Biological Treatment Technology, 1970
- Ground Water Technology, 1971
- Environmental Engineering Chemistry, 1971
- Principles and Practices of Waste Incineration, 1980.
- Hazardous Materials Spills, 1980
- Basic Nuclear Response Course, 1980
- Hazardous Materials Chemistry, 1980
- Taking the Hazard Out of Hazardous Wastes, 1981
- Hazardous Waste Management, 1981
- Ground Water Monitoring, 1982
- Sanitary Landfill Maintenance and Management, 1983
- Radiological Monitoring for Incident Response, 1985
- Supervisor Safety Training, 1986
- OSHA 40-HR training
- OSHA 8-HR Refreshers
- Environmental Compliance in Ohio, 1996
- Small Business Management Series, 1996-97
- ISO/QS 9000 Team Building, 1997
- All in the Family/Business Seminar, 1998
- Implementing ISO 14000, 1998

PROFESSIONAL REGISTRATION

Professional Engineer, State of Ohio, 1975, No. 39678 Professional Engineer, State of Michigan, 1986, No. 32688
 N&DUNIPACE
 TEL:1-419-352-8018
 Mar U5,99
 17:02 NO.000 F.07

 Mar 05-99
 02:35P
 Bennolt G. Chambers P.L.
 419-833-2643
 P.05

ORGANIZATIONAL MEMBERSHIP

American Society of Civil Engineers Water Environment Federation Ohio Water Environment Association National Federation of Independent Business Bowling Green Chamber of Commerce

REFERENCES

Professional and personal references can be provided upon your request

AWPOA BOARD OF TRUSTEES MEETING Sunday, April 11, 1999 7:00 pm

The second meeting of 1999 was held with Trustees Kroll, Schneiberg, King, Connelly and Markel in attendance. Hanna was absent.

The minutes of the January 10th meeting were read and approved. During the reading of these minutes, it was determined the minutes of the annual meeting were not distributed; they will be sent along with these minutes.

The Treasurer's report was read, indicating a current checkbook balance of \$12,486.38. Three homeowners were in arrears as of March 31, 1999; as of April 11, two of the three had paid. All expenses are within projections excepting snow plowing, that is currently \$270 over our budget. Legal expenses incurred, but not paid regarding the zoning issues of the southeast corner of South Dixie & SR 281 approximate \$1000.

Old Business

Ditch cleaning on the west side of the Woods is budgeted, and President Kroll requested Rachel Hanna to have this work done when water recedes.

Paving work for both patching and sealcoating was discussed. Ed Markel was asked to secure bids and proceed with the work for 1999. \$5000 is authorized.

President Kroll asked Ken Huner (in absentia) to work on the sprinkler system for this spring. She will check with him. The ponds are continuing to improve with aeration; both systems are active now.

New Business

Issues regarding the zoning of the property at the southeast corner of South Dixie & SR 281 were discussed in detail. At this time, the petitioners (Mid-Wood) have suspended their application for rezoning. Points to consider include:

 $\sqrt{}$ Current legal expenses are approximately \$1000 with Chester Marcin. He has located an engineer, Bennett G. Chambers, who can work on our behalf.

 \sqrt{A} letter was received from an anonymous writer regarding incidents or occurances at Mid-Wood plants in several villages. The letter was not complementary of Mid-Wood's response to spills and leaks.

 $\sqrt{}$ Discussed meeting with Mid-Wood regarding our opposition to zoning the property; this suggests, however, we are willing to negotiate a solution, rather than continue to object to any use of the property for storage/distribution of agricultural chemicals, or alternate use of the property for a truck stop, etc. The alternative suggested

was to have Mr. Marcin write Mid-Wood a letter regarding our position. A motion by Markel, second by Connelly to have this letter written was introduced and passed.

 \checkmark Another alternative included determining the price of the property, and subsequently buying it as a Wood's asset, or a purchase by private owners in the Woods. President Kroll will determine if the property is for sale.

Spring cleanup was discussed and April 24 was selected as the date. Optional/rain date is May 1. Starting time will be 9 AM with completion ?, probably early PM. Work to be done includes flowers and flower beds in the entry, cleaning the small ditches, cutting trees and overgrowth in common areas, and hauling cut trees and debris to the burn pile. Owners are encouraged to stack their debris in front of their home and assist the work crew in loading their stack onto the wagon. All owners are encouraged to get their property cleaned up early. Those that work on the work-day will receive a \$25 credit on their association dues.

A discussion regarding the general condition of the Woods including both the common areas and the privately owned property was conducted. While the common areas have been generally well maintained, there is concern by the Trustees regarding certain private homes needing work on shrubbery and planting areas, and the general appearances of downed trees, etc. Property values will be maintained or improved if we can "dress up" the Woods. Schneiberg and King will be meeting with a Realtor to have an impartial evaluation of things that will help property values, and make our community competitive with other Bowling Green residential alternatives.

Parking of trailers and non-licensed autos at private residences was again discussed. President Kroll will discuss this issue with owners violating this by-law. Parking is available on the new parking area on the lane running to the sanitary plant. Trailers and vehicles are legal in this area.

The issue of burning leaves in the Woods was discussed. Although legal, owners are asked to consider others in the community regarding smoke, ashes, and the risk of fire.

Since the Woods are secluded, it was suggested by King those who are vacation, or gone from the Woods for extended periods ask Trustees or others to keep an eye on their home for security and safety reasons.

A summer party will be planned, probably for the month of August. Owners will be notified when a date is set.

Owners are reminded no real estate signs or offerings can be placed on individual properties. President Kroll will discuss this issue with individual owners.

President Kroll has volunteered to paint the bus stop shelter. Our thanks to her.

Current properties for sale include: 19, 21, 34, 29 and lots 12 & 24. Meeting adjourned at 9 PM.

Respectfully submitted,

Ed Markel, Secretary

Arlington Woods Property Owners Association 1/1/99 Through 4/11/99

4/11/99 AWPOA-KeyBank

BEGINNING CHECKBOOK BALANCE		11,877.24
INCOME		
Assn Dues Interest	4,010.00	
TOTAL INCOME	4,041.34	+4,041.34
EXPENSES		
Administrative	15.00	
Bank Charges	14.85	
Legal Services	973.60	
PO Box Rent	13.00	
RE Taxes	620.86	
Snow Removal	1,120.00	
Taxes	28.00	
Trash Removal	521.40	
Utilities	125.49	
TOTAL EXPENSES	3,432.20	-3,432.20

ENDING CHECKBOOK BALANCE

12,486.38

As of March 31, 1999 there were 3 homeowners that were due for the first quarter. I called them and two have paid. Those deposits are not reflected.

# 5	paid	4/1/99
#31	paid	4/7/99
#38		

AWPOA BOARD OF TRUSTEES MEETING Sunday, June 20, 1999 7:00 pm

The third meeting of 1999 was held with Trustees Kroll, Schneiberg, Connelly and Markel in attendance. Hanna and King were absent, and Julie Coolidge attended as a guest.

The revised minutes of the April 11, 1999 meeting were distributed, read and approved.

The Treasurer's report indicates a current checkbook balance of \$15,026.43. There are no homeowners in arrears as of June 21, 1999. There are no outstanding accounts at this time. The Treasurer requests homeowners pay quarterly statements in full; no deductions for "work credits" or for materials or services, including food or beverage should be deducted from your quarterly fees. Submit receipts and statements for any expense(s) to the Treasurer and she will write you a check for full reimbursement. If you worked on "Clean up day" submit your request for reimbursement in writing to the Treasurer. If you have any questions, please contact Rachel Hanna, 686-0016.

Old Business

Ditch cleaning on the west side of the Woods was again discussed. President Kroll will discuss with Rachel Hanna regarding this work and when it can be done. Cleaning of the small ditches were discussed, and work will be planned in July.

Paving work for both patching and seal-coating was discussed. Ed Markel has requested bids, but only Little & Son has responded, and will be submitting a quotation. \$5,000 is authorized.

President Kroll will discuss the sprinkler system with Ken Huner. Currently they are not working.

The ponds are continuing to improve, but the north pond has developed an odor. Markel will check with Ridgeville Fin Farm for corrective action.

Schneiberg discussed the Woods with Al Greene, Realtor, as to the impression, understanding of the amenities, and general rating of the Woods vs. other subdivisions in and around Bowling Green. It was Greene's opinion the Woods look good, but both the community and personal landscaping improvements would be beneficial to value improvement of our properties. "For Sale" signs at the entry does have a detrimental effect on the community, in his opinion. He suggested we meet with the various realtors in Bowling Green when they have their weekly meetings, to discuss the Woods and answer any questions. Schneiberg agreed to take this review on as a personal project, along with preparing a fact sheet with the help of King. As a side issue, the Woods cannot be listed in the Bowling Green MLS booklets; we are in the geography that includes North Baltimore.

Trailers on personal property was once again discussed. A parking area near the sanitary plant has been prepared and trailers and other infrequently moved vehicles are to be parked in that area.

The Mid-Wood relocation was discussed. It appears the southeast corner of SR 25 & SR 281 will not be developed as a fertilizer distribution facility; Mid-Wood has optioned property near North Baltimore.

New Business

Julie Coolidge presented a letter regarding the condition of the entry, capacity of the work that can be done by the group clean-ups, and sealing of the asphalt in the Woods. All are issues that affect home values in the Woods, and are a common obligation of all owners. Trustees agreed a review of these items was appropriate. Schneiberg asked what the collective cost could be to complete work in all three of these areas. The Trustees will try to determine financial requirements to have the Woods clean-up provided by a contractor, ponds cleaned and serviced, landscapers design and complete work at the entry, and seal-coating the entire Woods. These costs should be available by the summer party, in August. Markel will review the ponds and seal-coating, Connelly will work on the entry landscape and costs for Association services in other communities, and Schneiberg will work with a Forester regarding the condition of our woods. The Trustees will then consider adjustments to the quarterly assessments.

Violation(s) of the Declaration of Restrictions was discussed. Specifically discussed was the rule regarding trailers on private property for extended periods of time. Schneiberg moved any violation of any rule in the Woods would generate a complaint letter issued by the Secretary to the property owner, requiring corrective action in 30 days or less. If no corrective action is taken by the homeowner, a fine of \$100 will be charged to that homeowner's assessment. If the condition is still in violation at the end of 90 days, a fine of \$200 will be levied. A \$200 per quarter fine will continue until corrective action occurs. Unpaid fines and legal costs associated with the collection will become a lien on the property. Second by Connelly, passed unanimously. Trustees recommend owners review the Declaration of Restrictions or ask a Trustee regarding rules in the Woods.

Trash collection is Friday, unless a holiday occurs earlier in the week. Owners are encouraged to put trash out on Thursday evening, but not earlier.

Pet owners are again reminded to consider property owners when walking their pet in the Woods.

The Trustees authorized Schneiberg to engage a Forester, Steve Siam, to look at the Woods. His initial fee is \$30.

Comments on the summer clean-up were good. A lot of work was done. Compliments on the lawn mowing service were discussed; thanks to Will Cleland.

The summer party is planned for Saturday, August 14, and will be hosted by Brad and Rachel Hanna (#32). A special flyer will be sent with further details.

Owners are reminded no real estate signs or offerings can be placed on individual properties.

Current properties for sale include: 19, 21, 28, 36, and lots 12, 24 & 29.

Meeting adjourned at 8:15 PM.

Respectfully submitted,

Ed Markel, Secretary

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Arlington Woods Property Owners Association 1/1/99 Through 6/20/99

6/20/99 AWPOA-KeyBank

BEGINNING CHECKBOOK BALANCE

11,877.24

INCOME		
Assn Dues	8,802.00	
Interest	61.71	
Late Payment Fees	6.25	
TOTAL INCOME	8,869.96	+8,869.96
EXPENSES		
Administrative	51.00	
Bank Charges	25.75	
Clean-up	311.33	
Lawn Maintenance	98.58	
Lawn Mowing	400.00	
Legal Services	973.60	
Mosquito Control	42.36	
PO Box Rent	13.00	
Pond Maintenance	120.84	
RE Taxes	1,241.72	
Snow Removal	1,120.00	
Taxes	28.00	
Trash Removal	1,042.80	
Utilities	251.79	
TOTAL EXPENSES	5,720.77	-5,720.77

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ENDING CHECKBOOK BALANCE

15,026.43

Arlington Woods Property Owners Association Board Meeting, Agenda Sunday, October 10, 1999

- 1. Approval of Minutes of June 20, 1999 meeting
- 2. Treasurer's Report Rachel

Old Business

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- 3. Paving update Ed
- 4. Ditch cleaning update Ed & JoAnn
- 3 5. Image fact sheet update − Alan & Ann
 - 6. Woods clean-up/maintenance issues
 - Thanks to Julie, Ed Clelend, & JoAnn for painting entry buildings
 - Contractor services -
 - a. Entry landscape -- Sharon
 - b. Ponds -- Ed
 - c. Gardening/landscaping -- Sharon
 - d. Weed control -- Rachel
 - e. Forester evaluation of condition of woods Alan
 - 7. Recycling contract
 - Eco-Trash Recycling Services
 - 8. Property purchase front entrance, Lot #24, Neville
 - 9. Summer Party
 - 10. Mid-Wood update
 - 11. Additional Old Business

New Business

- 12. Fall clean-up
 - Date & rain date
 - Activities
- 13. Property sale signs
- 14. Elliott request for outbuilding construction approval
- 15. Annual Meeting date?, location?
- 16. Holiday party date?, location
- 17. Other
- 18. Adjourn

AWPOA BOARD OF TRUSTEES MEETING Sunday, October 10, 1999 7:00 pm

The fourth meeting of 1999 was held with Trustees Kroll, Schneiberg, Hanna and Markel in attendance. Connelly and King were absent.

The revised minutes of the June, 1999 meeting were read and approved; Hanna/Schneiberg.

The Treasurer's report indicates a current checkbook balance of \$12,844.15. Four homeowners are in arrears as of October 10, 1999. There are no outstanding accounts at this time, other than the paving contract.

Old Business

Ditch cleaning on the west side of the Woods was discussed, and the Board authorized Hanna to enter into a contract to have the work done. Cleaning of the small ditches was discussed, and work will be planned for spring, 2000.

Paving work was completed this past week, including all areas marked with one exception near #2. Work was completed for \$6,900, with the budget estimate of \$5,000.

Landscaping and beautification of the common areas were major topics of considerable discussion. The Board believes we need to compliment our volunteer labor with professional care for landscaping, weed and feed, and maintenance of the entry and common areas. The 2000 budget will include proposals for landscaping and periodic work. The Board will establish a position of "Superintendent" for the Woods to coordinate all maintenance and construction work, ask for bids, determine scope of work needed in the Woods, and also would be compensated for minor maintenance in the Woods. Kroll will explore whether this is viable.

Recycling was discussed. We have received a very attractive bid for collection, and will consider it for the 2000 budget.

The summer party was a great success! Thanks to Rachel and Brad Hanna for hosting.

The new owners of #34 (formally Kretzschmar) are Jake Hinton and Deborah Euler. Welcome them to the Woods!

Trailers and motor homes on personal property were discussed. A parking area near the sanitary plant has been prepared and trailers and other infrequently moved vehicles are to be parked in that area. Owners who are in violation are asked to move their equipment to another location, or the stoned area. Notices will be sent to those who disregard this note. Any violation of this rule would generate a complaint letter issued by the Secretary to the property owner, requiring corrective action in 30 days or less. If no corrective action is taken by the homeowner, a fine of \$100 will be charged to that homeowner's assessment. If the condition is still in violation at the end of 90 days, a fine of

\$200 will be levied. A \$200 per quarter fine will continue until corrective action occurs. Unpaid fines and legal costs associated with the collection will become a lien on the property.

The Mid-Wood relocation was discussed. Current status indicates Mid-Wood will continue their efforts to rezone and construct the facility they have planned. Kroll, Hoff and Coolidge have been circulating a petition in Portage Twp., and have already secured 45 signatures to have the rezoning placed on the March 7, 2000 ballot. This can serve to delay the construction until next year.

New Business

Fall cleanup is scheduled for November 6, 1999, with rain date November 13. Cleaning ditches and debris cleanup are scheduled.

The Board will enforce the "no sign" rule in the Woods. No Real Estate offering signs are allowed on private or common property. Owners will be asked to remove all unauthorized signs promptly. Owners in violation are subject to the same penalty as provided for those who violate the vehicle policy.

The Annual Meeting will be held January 13, 2000. Location and time will be provided early in January.

The annual Holiday party will be held on Wednesday, December 8th. Don and Lynette Shetterly have graciously volunteered to host the party at their home, #4. Times and arrangements will be announced at a later time. Please put both the Annual Meeting and party dates on your calendar. There will be no lighting prize for 1999.

The Board approved an the location and design of an outbuilding to be placed on Andy and Deanna Elliot's property.

Next quarterly meeting for Trustees will be held December 5, 1999, 7:00 PM, at Ed Markel's house. 2000 budget and slate of Officers will be discussed. If you or anyone you know would like to run for one of the three vacancies on the Board, please notify Jo Ann Kroll.

A NEW ADDRESS LISTING IS ATTACHED.

Meeting adjourned at 9:15 PM.

Respectfully submitted,

Ed Markel, Secretary

AWPOA 1/1/99 Through 10/10/99

10/10/99 AWPOA-KeyBank

BEGINNING CHECKBOOK BALANCE

11,877.24

INCOME		
Assn Dues	12 580 00	
	12,580.00	
Interest	103.99	
Late Payment Fees	6.25	
TOTAL INCOME	12,690.24	+12,690.24
EXPENSES		
Administrative	51.00	
Assn Party	167.16	
Bank Chg.	26.25	
Clean-up	386.33	· 3000
Equip. Repairs	5.00	3
Equipment	50.00	0
Flowers	99.12	0
Fuel	27.55	
Insurance	293.00	
Lawn Maint.	197.16	
Lawn Mowing	1,200.00	
Legal Services	4,439.79 🔫	
Maintenance	110.70	
Mosquito Cont.	42.36	
PO Box Rent	13.00	
Pond Maint.	223.08	
RE Taxes	1,241.72	
Snow Removal	1,120.00	
Taxes	28.00	
Trash Removal	1,564.20	
Utilities	437.91	
TOTAL EXPENSES	11,723.33	-11,723.33

ENDING CHECKBOOK BALANCE

12,844.15

10/10/99

РΟ	A-l	Key	'B	anl	ĸ

Date	Num	Description	Memo	Category	Clr	Amount
	NICOM	E/EXPENSE				
	INCOM					
		n Dues				
3/26/99	DEP	Deposit	1st. qtr.	Assn Dues	x	4,010.00
6/18/99	DEP	Deposit	1st Qtr	Assn Dues	х	366.00
			2nd Qtr	Assn Dues	х	4,114.67
6/18/99	DEP		'98 clean-up credits	Assn Dues	x	125.00
			'99 clean-up credits	Assn Dues	x	125.00
			clean-up pizzas	Assn Dues	x	61.33
9/28/99	DEP	Deposit	3rd Qtr	Assn Dues	х	3,703.00
9/28/99	DEP		'99 clean-up credits	Assn Dues	x	75.00
	Tota	al Assn Dues				12,580.00
	Inte	rest				
1/1/99		Interest Earned	12/31/98	Interest	х	11.23
1/29/99		Interest Earned		Interest	х	10.82
2/26/99		Interest Earned		Interest	x	9.29
3/31/99		Interest Earned		Interest	х	8.7
4/30/99		Interest Earned		Interest	x	11.60
5/31/99		Interest Earned		Interest	х	10.00
6/30/99		Interest Earned		Interest	х	9.53
7/30/99		Interest Earned		Interest	х	11.3
8/31/99		Interest Earned		Interest	х	10.8
9/30/99		Interest Earned		Interest	х	10.57
	Tota	al Interest				103.99
	Late	e Payment Fees				
6/18/99	DEP	Deposit	1st Qtr	Late Fees	x	6.25
	Tota	al Late Payment Fees				6.25
	ΤΟΤΑ	L INCOME				12,690.24
	EXPE Adr	NSES ninistrative				
4/9/99	2158	Rachel Hanna	zoning maps and regulations	Administrative	x	-15.00
5/7/99	2162	Secretary of State of Ohio	Appointment of New Agent	Administrative	х	-3.00
5/7/99	2163	Rachel Hanna	roll of stamps	Administrative	х	-33.00
	Tot	al Administrative				-51.0
	Ass	n Party				
7/22/99	2178	Jo Ann Kroll		Assn Party	x	-47.9
9/27/99	2192	Rachel Hanna	summer party	Assn Party		-119.1
	Tot	al Assn Party				-167.1
	Bar	nk Chg.				

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10/10/99

POA-KeyBank

	Date	Num	Description	Memo	Category	Clr	Amount
	2/26/99		Service Charge	No.	Bank Chg.	x	-7.85
	3/31/99		Service Charge		Bank Chg.	x	-10.90
	6/30/99 9/30/99		Service Charge		Bank Chg.	х	-0.25
	9/30/99		Service Charge		Bank Chg.	х	-0.25
		Tc	otal Bank Chg.				-26.25
		Cl	ean-up				
	6/18/99			'98 clean-up credits	Clean-up	x	-125.00
				'99 clean-up credits	Clean-up	х	-125.00
	9/28/99			pizzas	Clean-up	х	-61.33
	9/28/99			'99 clean-up credits	Clean-up	x	-75.00
		То	tal Clean-up				-386.33
		Eq	uip. Repairs				
	9/30/99	2194	Ed Cleland	edger guard	Equip. Repairs		-5.00
		To	tal Equip. Repairs				-5.00
		Eq	uipment				
1	9/30/99	2194	Ed Cleland	edger	Equipment		-50.00
		Tot	tal Equipment			-	-50.00
		Flo	owers				
	7/22/99	2178	Jo Ann Kroll	entrance	Flowers	х	-29.95
	7/22/99	2179	Sharon Connelly	mulch	Flowers	x	-12.92
	7/22/99	2180	Companion Planting	consulting	Flowers	x	-56.25
		Tot	al Flowers				-99.12
		Fue	21				
	8/18/99	2184	Brad Hanna	gasoline	Fuel		-17.55
	9/30/99	2194	Ed Cleland	gasoline	Fuel		-10.00
		Tot	al Fuel				-27.55
		Insu	urance				
	9/27/99	2191	United Ohio Insurance Co.	yearly premium	Insurance	x	-293.00
		Tota	al Insurance				-293.00
		Law	vn Maint.				
	5/27/99	2167	Knickerbocker Building Servies	chemical application	Lawn Maint.	x	-98.58
	7/19/99	2175	Knickerbocker Building Servies	chemical application	Lawn Maint.	x	-98.58
			al Lawn Maint.				-197.16
		Law	vn Mowing				
	5/7/99	2161	Will Cleland	April	Lawn Mowing	х	-200.00

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10/10/99

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POA-KeyBank

Date	Num	Description	Memo	Category	Clr	Amount
6/11/99	2169	Will Cleland	May	Lawn Mowing	x	-200.00
7/14/99	2176	Will Cleland	June	Lawn Mowing	x	-200.00
8/18/99	2181	Will Cleland	July	Lawn Mowing	x	-200.00
9/27/99	2186	Will Cleland	August	Lawn Mowing	A	-200.00
9/30/99	2193	Will Cleland	September	Lawn Mowing		-200.00
	Tota	al Lawn Mowing				-1,200.00
	Leg	al Services				
4/5/99	2156	Marcin & Dunipace	Mid Wood zoning issues	Legal Services	x	-973.60
9/15/99	2185	Marcin & Dunipace	Mid Wood zoning issues	Legal Services	~	-1,916.50
9/27/99	2189	Compliance Management Group	Mid Wood zoning issues	Legal Services		
9/27/99	2190	Marcin & Dunipace	Mid Wood zoning issues	Legal Services		-1,469.15 -80.54
	Tota	l Legal Services				-4,439.79
	Main	ntenance				
7/22/99	2178	Jo Ann Kroll	shelter	Maintenance	x	-110.70
	Tota	l Maintenance			-	110.70
						-110.70
		quito Cont.				
5/15/99	2164	Ed Cleland	mosquito dunks	Mosquito Cont.	x	-42.36
	Tota	l Mosquito Cont.				-42.36
	PO E	Box Rent				
3/26/99	2155	Postmaster	annual box rent	PO Box Rent	x	-13.00
	Total	PO Box Rent				-13.00
	Pond	Maint.				
6/11/99		Ridgeview Fin Farm	fish	Pond Maint.	x	-120.84
7/22/99	2177	Ed Cleland	chemicals	Pond Maint.	х	-102.24
	Total	Pond Maint.				-223.08
	RE T	axes				
2/12/99	2148	Wood County Treasurer	1st half 1998	RE Taxes	х	-620.86
6/18/99	2172	Wood County Treasurer	2nd half 1998	RE Taxes	x	-620.86
	Total	RE Taxes				-1,241.72
	Snow	Removal				
2/16/99	2149	Milton R. Boxley	snow plowing	Snow Removal	×	-875.00
4/9/99	2157		snow plowing	Snow Removal	x x	-245.00
	Total	Snow Removal				-1,120.00
	Taxes					
		nternal Revenue Service				

10/10/99

POA-KeyBank

1	Num	Description	Memo	Category	Clr	Amount
	A HERINA	ayBan)tri - Ir				
	Total	Taxes				-28.00
	Trash	Removal				
1/15/99	2146	BFI	trash	Trash Removal	x	-173.80
2/16/99	2150	BFI	trash	Trash Removal	х	-173.80
3/20/99	2152	BFI	trash	Trash Removal	х	-173.80
4/21/99	2159	BFI	trash	Trash Removal	x	-173.80
5/27/99	2166	BFI	trash	Trash Removal	х	-173.80
6/18/99		BFI	trash	Trash Removal	x	-173.80
7/19/99	2173	BFI	trash	Trash Removal	x	-173.80
8/18/99	2182	BFI	trash	Trash Removal		-173.80
9/27/99		BFI	trash	Trash Removal		-173.80
	Total	Trash Removal				-1,564.20
	Utiliti	es				
1/30/99	2147	AEP	electric	Utilities	x	-51.50
2/16/99	2151	AEP	electric	Utilities	x	-40.0
3/20/99	2153	AEP	electric	Utilities	х	-33.9
4/21/99	2160	AEP	electric	Utilities	х	-31.9
5/27/99	2165	AEP	electric	Utilities	x	-47.7
5/18/99	2170	AEP	electric	Utilities	x	-46.6
7/19/99		AEP	electric	Utilities	х	-43.9
8/18/99		AEP	electric	Utilities	x	-47.53
9/27/99	2187	AEP	electric	Utilities	x	-47.98
10/7/99	2195	AEP	electric	Utilities		-46.6
	Total	Utilities				-437.9
	TOTAL	EXPENSES				-11,723.3
	TOTAL IN	COME/EXPENSE				966.91

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AWPOA 1/1/99 Through 11/14/99

11/14/99 AWPOA-KeyBank

BEGINNING CHECKBOOK BALANCE

11,877.24

+12,700.37

INCOME

Assn Dues	12,580.00
Interest	114.12
Late Payment Fees	6.25
TOTAL INCOME	12,700.37

EXPENSES

Administrative Assn Party Bank Chg. Clean-up Equip. Repairs Equipment Flowers Fuel Insurance Lawn Maint. Lawn Mowing Legal Services Maintenance Mosquito Cont. PO Box Rent Pond Maint. RE Taxes Road Repairs Snow Removal Taxes Trash Removal Utilities

TOTAL EXPENSES

19,171.14

-19,171.14

ENDING CHECKBOOK BALANCE

5,406.47

51.00 Aducen
119.19
26.25 Adnen
463.70
5.002 EQ ECAMA
50.005
99.12 Mise
27.55
293.00
295.74
1,200.00
4,461.39
110.70 Misc
42.36
13.00 Adue
223.08
1,241.72
6,900.00
1,120.00
28.00 IRS
1,918.80
481.54

11/14/99

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POA-KeyBank

Date	Num	Description	Memo	Category	Clr	Amount
1/28/90		n ica Obarga		A Bash Chp.		
	INCOME/EX	(PENSE				
	INCOME					
	Assn Du	les				
3/26/99	DEP De	eposit	1st. qtr.	Assn Dues	x	4,010.00
6/18/99		eposit	1st Qtr	Assn Dues	x	366.00
		1	2nd Qtr	Assn Dues	х	4,114.67
6/18/99	DEP		'98 clean-up credits	Assn Dues	х	125.00
0/10/22	DLI		'99 clean-up credits	Assn Dues	х	125.00
			clean-up pizzas	Assn Dues	x	61.33
9/28/99	DEP De	eposit	3rd Qtr	Assn Dues	x	3,703.00
9/28/99	DEP	Sposie	'99 clean-up credits	Assn Dues	x	75.00
	Total As	ssn Dues				12,580.00
	Interest					
						11.02
1/1/99		terest Earned	12/31/98	Interest	х	11.23
1/29/99		terest Earned		Interest	x	10.82
2/26/99	In	terest Earned		Interest	х	9.29
3/31/99	In	terest Earned		Interest	х	8.77
4/30/99	In	terest Earned		Interest	х	11.60
5/31/99	In	terest Earned		Interest	x	10.00
6/30/99	In	terest Earned		Interest	x	9.53
7/30/99		terest Earned		Interest	х	11.37
8/31/99		terest Earned		Interest	х	10.81
9/30/99		terest Earned		Interest	х	10.57
10/29/99		terest Earned		Interest	x	10.13
	Total In	terest				114.12
	Late Pa	yment Fees				
6/18/99	DEP De	eposit	1st Qtr	Late Fees	x	6.25
	Total La	ate Payment Fees				6.25
	TOTAL I	NCOME				12,700.37
	EXPENSE					
	Admini	strative				
4/9/99		achel Hanna	zoning maps and regulations	Administrative	x	-15.00
5/7/99	2162 Se	ecretary of State of Ohio	Appointment of New Agent	Administrative	x	-3.00
5/7/99	2163 Ra	achel Hanna	roll of stamps	Administrative	х	-33.00
	Total A	dministrative				-51.00
	Assn Pa	arty				
9/27/99	2192 R	achel Hanna	summer party	Assn Party	х	-119.19
	Total A	ssn Party				-119.19
	Bank C	hg.				
	and the second sec					

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11/14/99

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VPOA-KeyBank

Date	Num	Description	Memo	Category	Clr	Amount
2/26/99	-	Service Charge	-	Bank Chg.	x	-7.85
3/31/99		Service Charge		Bank Chg.	x	-10.90
6/30/99		Service Charge		Bank Chg.	x	-0.25
9/30/99		Service Charge		Bank Chg.	x	-0.25
	Tota	al Bank Chg.				-26.25
	Clea	an-up				
6/18/99			'98 clean-up credits	Clean-up	x	-125.00
0/10/77			'99 clean-up credits	Clean-up	x	-125.00
			pizzas	Clean-up	x	-61.33
7/22/99	2178	Jo Ann Kroll	beverages	Clean-up	x	-47.97
9/28/99	2170	50 / Hill 14 011	'99 clean-up credits	Clean-up	x	-75.00
11/12/99	2203	Jo Ann Kroll	beverages	Clean-up		-29.40
				the barrel break tons		
	Tota	al Clean-up				-463.70
	Equ	ip. Repairs				
9/30/99	2194	Ed Cleland	edger guard	Equip. Repairs	x	-5.00
	Tota	al Equip. Repairs				-5.00
	Equ	ipment				
9/30/99	2194	Ed Cleland	edger	Equipment	х	-50.00
	Tota	al Equipment				-50.00
	Floy	wers				
7/22/99	2178	Jo Ann Kroll	entrance	Flowers	x	-29.95
7/22/99	2179	Sharon Connelly	mulch	Flowers	х	-12.92
7/22/99	2180	Companion Planting	consulting	Flowers	x	-56.25
	Tota	al Flowers				-99.12
	Fue	nt PC: New Heat				
9/19/00	2194	Brad Hanna	gasoline	Fuel	х	-17.5
8/18/99 9/30/99	2184 2194	Ed Cleland	gasoline	Fuel	x	-10.00
	Tota	al Fuel				-27.5
	Insu	irance				
9/27/99	2191	United Ohio Insurance Co.	yearly premium	Insurance	x	-293.00
		al Insurance				-293.00
	Lav	vn Maint.				
5/27/99	2167	Knickerbocker Building Servies	chemical application	Lawn Maint.	х	-98.5
7/19/99	2175	Knickerbocker Building Servies	chemical application	Lawn Maint.	х	-98.5
10/26/99	2197	Knickerbocker Building Servies	chemical application	Lawn Maint.	х	-98.5
	Tot	al Lawn Maint.				-295.7

Total Lawn Maint.

11/14/99

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Date	Num	Description	Memo	Category	Clr	Amount
	Law	n Mowing				
5/7/99	2161	Will Cleland	April	Lawn Mowing	х	-200.0
6/11/99	2169	Will Cleland	May	Lawn Mowing	X	-200.00
7/14/99	2176	Will Cleland	June	Lawn Mowing	x	-200.00
8/18/99	2181	Will Cleland	July	Lawn Mowing	x	-200.00
9/27/99	2186	Will Cleland	August	Lawn Mowing	x	-200.00
9/30/99	2193	Will Cleland	September	Lawn Mowing	x	-200.00
	Tota	l Lawn Mowing				-1,200.00
	Lega	ll Services				
4/5/99	2156	Marcin & Dunipace	Mid Wood zoning issues	Legal Services	Y	-973.60
9/15/99	2185	Marcin & Dunipace	Mid Wood zoning issues		Х	
9/27/99	2189	Compliance Management Group	Mid Wood zoning issues	Legal Services	х	-1,916.50
9/27/99	2190	Marcin & Dunipace		Legal Services	x	-1,469.15
11/12/99	2202		Mid Wood zoning issues	Legal Services	х	-80.54
11/12/99	2202	Marcin & Dunipace	Mid Wood zoning issues	Legal Services	_	-21.60
	Total	Legal Services				-4,461.39
	Main	itenance				
7/22/99	2178	Jo Ann Kroll	shelter	Maintenance	x	-110.70
	Total	Maintenance				-110.70
	Mosc	quito Cont.				
5/15/99	2164	Ed Cleland	mosquito dunks	Mosquito Cont.	х	-42.36
	Total	Mosquito Cont.				-42.36
	PO B	ox Rent				
3/26/99	2155	Postmaster	annual box rent	PO Box Rent	x	-13.00
	Total	PO Box Rent			_	-13.00
	Pond	Maint.				
5/11/99	2168	Ridgeview Fin Farm	fish	Pond Maint.	x	-120.84
7/22/99	2177	Ed Cleland	chemicals	Pond Maint.	x	-102.24
	Total	Pond Maint.				-223.08
	RE Ta	axes				
2/12/99	2148	Wood County Treasurer	1st half 1998	RE Taxes	x	-620.86
5/18/99		Wood County Treasurer	2nd half 1998	RE Taxes	x	-620.86
	Total	RE Taxes			_	-1,241.72
	Road	Repairs				
0/26/99	2199	Morlock Asphalt Ltd.	road maintenance	Road Repairs		-6,900.00
	Total	Road Repairs				-6,900.00

0

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11/14/99 POA-KeyBank

Date	Num	Description	Memo	Category	Clr	Amount
	Sno	ow Removal				
2/16/99	2149	Milton R. Boxley	snow plowing	Snow Removal	x	-875.00
4/9/99	2157	Milton R. Boxley	snow plowing	Snow Removal	х	-245.00
	Tot	al Snow Removal				-1,120.00
	Tax	Kes				
3/15/99	2154	Internal Revenue Service	98 1120-H Tax Return	Taxes	x	-28.00
	Tot	al Taxes				-28.00
	Tra	sh Removal				
1/15/99	2146	BFI	trash	Trash Removal	х	-173.80
2/16/99	2150	BFI	trash	Trash Removal	x	-173.80
3/20/99	2152	BFI	trash	Trash Removal	x	-173.80
4/21/99	2159	BFI	trash	Trash Removal	х	-173.80
5/27/99	2166	BFI	trash	Trash Removal	x	-173.80
6/18/99	2171	BFI	trash	Trash Removal	х	-173.80
7/19/99	2173	BFI	trash	Trash Removal	х	-173.80
8/18/99	2182	BFI	trash	Trash Removal	x	-173.80
9/27/99	2188	BFI	trash	Trash Removal	x	-173.80
10/26/99	2196	BFI	trash	Trash Removal		-177.30
11/12/99	2201	BFI	trash	Trash Removal	-	-177.30
	Tota	al Trash Removal				-1,918.80
	Util	ities				
1/30/99	2147	AEP	electric	Utilities	x	-51.50
2/16/99	2151	AEP	electric	Utilities	x	-40.01
3/20/99	2153	AEP	electric	Utilities	х	-33.98
4/21/99	2160	AEP	electric	Utilities	x	-31.90
5/27/99	2165	AEP	electric	Utilities	х	-47.72
6/18/99	2170	AEP	electric	Utilities	х	-46.68
7/19/99	2174	AEP	electric	Utilities	x	-43.98
8/18/99	2183	AEP	electric	Utilities	х	-47.53
9/27/99	2187	AEP	electric	Utilities	х	-47.98
10/7/99 11/12/99	2195 2200	AEP AEP	electric electric	Utilities Utilities	х	-46.63 -43.63
		al Utilities				-481.54
		enses - Other			*	101.5
10/26/99	2198	Voided				0.00
	Tota	al Expenses - Other			-	0.00
		L EXPENSES			-	-19,171.14
	101A	L BALENSES				-17,1/1.14
	TOTAL	INCOME/EXPENSE				-6,470.77

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AWPOA BOARD OF TRUSTEES MEETING Sunday, December 5, 1999 7:00 PM

The fifth meeting of 1999 was held with Trustees Kroll, Schneiberg, King, Connelly and Markel in attendance. Hanna was absent. Tom Snyder was a guest.

The revised minutes of the October, 1999 meeting were read and approved.

The Treasurer is report through November 14, 1999 indicates a current checkbook balance of \$5406.47. There are no arrears as of November 14, 1999. There are no known outstanding accounts at this time.

Old Business

Ditch cleaning on the west side has not been done. The Board authorized Hanna to enter into a contract to have the work done in 2000. Cleaning of the small ditches was completed during the past fall cleanup.

Landscaping and beautification of the common areas were topics of considerable discussion. King & Connelly have obtained estimates from area landscape firms, with prices ranging from design costs of \$400-\$500 to complete contractual completion in a range of \$3000. The issue of the extent of this type work will be discussed at the annual meeting, when the 2000 budget is presented. A discussion regarding the scope of the Woods Superintendent ensued, and will also be discussed at the annual meeting.

The alternatives for the 2000 budget were presented and discussed. Inflation "creep" has taken a toll, along with the need to maintain the Woods in a professional manner. Initial projections of income and expense suggest we cannot operate the Woods at the 1999 expenditure level without reducing the reserve in our bank account. Our current Association dues structure is \$500 per owner per year. Other similar communities currently have dues income of \$1200 or more to maintain the common areas. The ownership of the Woods will be called upon to decide whether we continue to "poor boy" work in the Woods, or, alternatively, begin to transfer the responsibility for cleanup, and routine maintenance to contractors. Attached is a proposed budget "A" and "B", suggesting the alternatives for 2000. Please plan to attend this important meeting; this is a decision that should be supported by all owners. The Board strongly recommends "B", which will require a \$50 per quarter dues increase. A motion to present two alternatives. "A" and "B" was presented by Markel and seconded by Schneiberg; passed unanimously.

Discussion regarding the Mid-Wood proposed use of the southeast corner of SR 25 & SR 281 considered all options the Woods holds at this time. Total legal and environmental costs to date are approximately \$4500. The proposed zoning changes will be on the ballot for Portage TWP on March 7, 2000 (no cost to AWPOA) due to efforts by Dennis Coolidge, JoAnn Kroll & Kathy Hoff to personally lobbying residents in Portage TWP. A Political Action Committee (PAC) has been formed to finance future lobbying of this zoning issue. Tom Snyder registered his concerns regarding future expenditures and potential liability issues for the Woods. Neither are threats to AWPOA at this time. Since we are rural, and in an agricultural area, we may continue to have property being presented for rezoning, and we must consider detriments to our owners that can result.

Kroll has joined a group that has a goal of cleaning up the Portage River. The County Engineer has funds, but has not progressed with the work to clean several portions of the river that has a reduced flow due to debris, etc. Hopefully, we will have our section of the river cleaned, which will reduce the possibility of flooding in the future.

Three Trustees terms will expire at our January meeting: Schneiberg, Kroll and Markel. Attached to these minutes is a self-nomination form for you to complete and forward to Jo Ann Kroll if you are interested in serving as a Trustee. We need people who are committed to the future of the Woods who are willing to serve in this important role. Please consider nominating yourself.

A Proxy for the Annual Meeting is also attached. If you will be unable to attend this meeting, please complete the Proxy, and have the Secretary or someone you select to vote for you on the important issues that will be discussed at the annual meeting.

Current for-sale properties include # 19, 24, 28 & 29.

The fall cleanup on November 6, 1999 was very successful. Thanks to all of you that helped that day.

The annual meeting will be held on January 13, 2000 at Coolidges (#5) at 7:00 PM. Please plan to attend.

A NEW ADDRESS LISTING IS ATTACHED.

Meeting adjourned at 9:15 PM.

Respectfully submitted,

Ed Markel, Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

INCOME & EXPENSE	1996	1997	1998	AVG. 3 YR	A CONTRACTOR OF CARE	TO DATE '99	PROPOSED	PROPOSED
	Contractor (Second		(actual)		1999	thru Nov. 14	2000 "A"	2000 "B"
STARTING CASH	\$19,101.64	\$13,329.09	\$15,708.47		\$11,877.24	\$11,877.24	\$5,000.00	\$5,000.00
SOURCES								
OWNER ASSESSMENTS	\$14,074.50	\$13,798.51	\$17,301.13	\$15,058.05	\$18,236.00	\$12,580.00	\$18,236.00	\$25,636.00
INTEREST INCOME	\$719.59	\$249.21	\$181.71	\$383.50	\$100.00	\$114.12	\$100.00	\$100.00
LATE FEES	\$0.00	\$15.00	\$65.00	\$26.67		\$6.25		
LIGHT CREDIT	(\$441.00)	(\$423.00)	(\$434.25)	(\$432.75)	(\$432.00)	(\$432.00)	(\$432.00)	(\$432.00
TREASURER CREDIT	(\$276.00)	(\$292.50)	(\$280.13)	(\$282.88)		(\$281.50)		
SPRAYER CREDIT	(\$138.00)	(\$149.00)	(\$71.75)	(\$119.58)	(\$199.00)	(\$199.00)	(\$199.00)	(\$199.00
PAVING ASSESSMENT	\$0.00	\$0.00	\$11,100.00	\$3,700.00		\$0.00		
TOTAL SOURCES	\$13,939.09	\$13,198.22	\$27,861.71	\$18,333.01	\$29,582.24	\$23,665.11	\$17,705.00	\$25,105.00
TOTAL AVAILABLE			\$43,570.18	\$43,570.18	\$29,582.24	\$23,665.11	\$22,705.00	\$30,105.00
USES (EXPENSE)								
ELECTRIC UTILITY	\$579.35	\$577.92	\$449.00	\$535.42	\$700.00	\$481.54	\$700.00	\$700.00
LIGHTING SUPPLIES	\$98.31	\$0.00	\$197.14	\$98.48	\$400.00		\$400.00	\$400.00
TRASH REMOVAL	\$1,990.80	\$2,085.60	\$2,085.60	\$2,054.00	\$2,100.00	\$1,918.80	\$2,100.00	\$2,100.00
LAWN MOWING	\$1,000.00	\$1,000.00	\$1,400.00	\$1,133.33	\$1,500.00	\$1,200.00	\$1,500.00	\$1,800.00
LAWN TREATMENTS	\$185.00	\$358.16	\$305.73		\$350.00	\$295.74	\$400.00	\$400.00
SNOW REMOVAL	\$885.00	\$710.00	\$100.00		\$850.00	\$1,120.00	\$1,000.00	\$1,200.00
POND TREATMENTS/REPAIR	\$349.64	\$144.11	\$535.06		\$300.00	\$223.08	\$300.00	\$300.00
SPRINKLER REPAIR/MAINT.	\$230.00	\$75.00	\$657.50		\$500.00	<i>\</i>	\$300.00	\$300.00
EQUIPMENT REPAIRS	\$804.94	\$1,451.90	\$60.17		\$300.00	\$55.00	\$300.00	\$300.00
FUEL	\$64.38	\$57.38	\$43.89		\$50.00	\$27.55	\$50.00	\$50.00
FLOWERS/PLANTINGS	\$194.80	\$250.12	\$196.98		\$300.00	ψ21.00	\$300.00	\$2,500.00
CLEAN-UP EXPENSE/LABOR	\$133.04	\$0.00	\$159.00		\$1,000.00	\$463.70	\$500.00	\$2,500.00
INSURANCE	\$296.00	\$293.00	\$293.00		\$300.00	\$293.00		\$2,500.00
IRS TAXES	\$296.00				\$100.00	\$293.00	\$300.00	
REAL ESTATE TAXES		\$516.05	\$72.00		\$1,200.00		\$100.00	\$100.00
	\$1,283.29	\$1,183.48	\$1,183.46			\$1,241.72	\$1,300.00	\$1,300.00
ADMINISTRATIVE LEGAL SERVICES	\$191.98	\$89.55	\$215.36		\$150.00 \$0.00	\$90.25	\$150.00	\$150.00
	\$320.00	\$0.00	\$0.00				\$0.00	\$500.00
ASSOCIATION PARTY EXP.	\$565.28	\$281.76	\$331.13		\$500.00		\$500.00	\$500.00
MOSQUITO SPRAY	\$2,748.75	\$0.00	\$2,894.50		\$3,000.00	\$42.36	\$3,000.00	\$3,000.00
CENTRAL FIRE DONATION	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00		\$100.00	\$100.00
CHRISTMAS LIGHTING PRIZE	\$100.00	\$100.00	\$100.00		\$100.00	0000.00	\$0.00	\$0.00
MISCELLANEOUS	\$0.00	\$0.00	\$63.12		\$100.00	\$209.82	\$200.00	\$200.00
TOTAL RECURRING EXPENSE	\$12,020.56	\$9,174.03	\$11,342.64	\$10,845.74	\$13,900.00	\$12,271.14	\$13,500.00	\$18,700.00
EQUIPMENT PURCHASES			and all the ball	Construction of the	Contract Product			
TRAILER				0070.00				
LOG SPLITTER	\$979.60			\$979.60				
BUSH HOG			\$424.00					1
AERATION EQUIPMENT			\$2,093.50	\$2,093.50				
SPECIAL CAPITAL ITEMS								
WATER SVS TO CENTER	\$0.00			\$0.00				
DITCH, TILE, CLEANING	\$0.00			\$0.00			\$2,500.00	\$2,500.00
CATCH BASINS	\$3,271.78			\$3,271.78				
TREE REMOVAL & TRIMMIN	\$3,439.70	\$911.00	\$1,674.80				\$1,000.00	\$1,000.00
ROAD REPAIR	\$0.00		\$16,158.00		\$5,000.00	\$6,900.00	\$2,000.00	\$2,000.00
STONE PARKING LOT		\$550.00		\$550.00			\$600.00	\$600.00
REBUILD PUMP HOUSE		\$205.65		\$205.65	and the second se			
TOTAL USES	\$19,711.64	\$10,840.68	\$31,692.94	\$20,748.42	\$23,400.00	\$19,171.14	\$19,600.00	\$24,800.00
CHECKBOOK BALANCE			\$11,877.24		\$6,182.24	\$5,406.47	\$3,105.00	\$5,305.00

12/13/99

NOTE: COLUMN TOTALS FOR PREVIOUS YEARS (1996 & 1997) DO NOT ADD, DUE TO THE DELETION OF EXTRANEOUS ENTRIES