

Trustees present: John Kretzschmar, Jackson Miller, Chuck George, Tom Snyder

Guests: Shirley Miller, Sandy George, Gary Frail, Cheryl Frail, Frank Pace, Rosy Pace, Sue Kretzschmar, Larry LaPointe, Diane LaPointe, Dean Rowland, Sandy Rowland, Gerald Rigby, Barbara Rigby

Chuck George moved, Tom Snyder seconded motion to accept Milt Boxley's proposal for snow removal at \$25.00 per hour. Plowing will be done if 2 inches of snow accumulates. Snyder to communicate with Boxley. Motion carried.

The felled trees are not to be removed or cut-up by anyone outside the A.W.P.O.A. This is to be communicated to Joe Vedra, who had someone to remove them for the wood.

Larry LaPointe is to continue negotiations with firm that fixed the lawn mower. An additional bill of \$301.50 was received after paying original bill of around \$260.00. It appeared dual charges were made on the 2nd bill.

The entrance lights are still being checked on. Larry LaPointe has a California address, but Ross Barr is checking about a local firm to get lights from. Sue Kretzschmar and Sandy George are to report at the reorganizational meeting.

There was a general discussion in regards to the front end: condition of the hills, the grass (Chemlawn), commercial weed eater (we may have one) planting and an official clean up day. No official action was taken.

The billing from the County for the sewage plant was discussed and will be brought up at the reorganizational meeting.

Renaming Arlington Woods and Indian Creek Road was discussed. No official action was taken.

There was a general discussion about mosquito spraying. Tom Wilson from the County Health Department (he was at our August 23, 1979 meeting but was not given a chance to speak) and Dave Crandell from Bowling Green Pest Control is to be contacted to get information regarding safety and cost.

Gary Frail reported we have an electricial pump to work on the ponds.

Frank Pace is to check on a T.V. tower for the Woods.

The old mail boxes at the front are to be removed.

There was an open and frank discussion by everyone present about these many different tasks that concern us all. Although there are differing opinions on many of the subjects, it appears that A.W.P.O.A. is quite vibrant and things are going forward. The 80's look great.

The annual meeting will be January 10, 1980 at a time and place decided on by John Kretzschmar.

Tom Snyder moved, Chuck George seconded the motion for adjournment. Motion carried.



1-29-80

Annual Meeting of A.W.P.O.A.

Members present: Maurice Sevigny, Tom Snyder, Jackson and Shirley Miller, Chuck George, Gary Frail, Gerald and Barbaba Rigby, Paul and Shirley Evans, Frank and Rose Pace, John and Sue Kretzschmar, Larry LaPointe, Dean and Sandy Rowland, Joe Vedra

Vedra reported on the sewers: they are completed, working better than expected and being run by the County. Vedra also reported that real estate is moving slow, but that there is activity in the woods, with some success expected soon. There will be some clean-up of ditches to improve drainage.

The general consensus of the group was to set up the last two (2) weekends in April for a general clean up.

The election of the Board of Trustees followed. Joe Vedra, Tom Snyder, Jackson Miller, Rose Pace and John Kretzschmar were nominated. Paul Evans moved, seconded by Barbara Rigby to close nominations. Upon a voice vote, the above were properly railroaded.

1-29-80

Board of Trustees of A.W.P.O.A.

Kretzschmar moved, seconded by Pace to nominate Tom Snyder President. Passed  
Pace moved, seconded by Snyder to nominate Joe Vedra Vice-President. Passed.  
Kretzschmar moved, seconded by Vedra to nominate Rose Pace Treasurer. Passed.  
John Kretzschmar volunteered to be secretary. Passed.



Re: Wood County Main  
Sewer District  
S.S. # 9 - Arlington Woods Subdivision  
Sewerage

Mr. Floyd G. Schutte, P.E.  
Wood County Sanitary Engineer  
Courthouse Square  
Bowling Green, OH 43402

January 30, 1980

Dear Mr. Schutte:

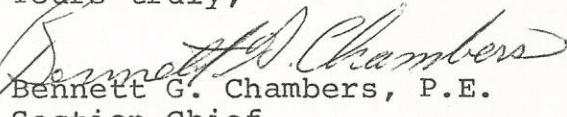
We were recently notified by Herb McMaster of your office that work at the Arlington Woods Subdivision has been completed to the satisfaction of your office. Reportedly, the facilities have been operated by your personnel since September, 1979. On January 28, 1980, I inspected the facilities in a cursory manner.

It appears that the sewerage facilities serving the subdivision are completed satisfactorily. Two obvious changes have been noted. These are; (1) the lift station formerly proposed to be located in the northeast section of the subdivision has been deleted. Wastewater from this area flows by gravity to the lift station located in the northwest section of the development and (2) an attractive metal-sided building has been constructed over the extended aeration part of the treatment facilities.

As you will recall, we previously requested the assistance of your office and the Wood County Building Department (letter of October 17, 1977) in not issuing new building permits until the sewerage system was completed satisfactorily and under the operation of the Wood County Sanitary Engineer. It now appears that these latter conditions have been met satisfactorily.

We appreciate the cooperation of your Department, the Building Department and Mr. Joe Vedra of Mid-Am Bank in the satisfactory completion of this project.

Yours truly,

  
Bennett G. Chambers, P.E.  
Section Chief  
Office of Land Pollution Control

cc: Wood County Commissioners  
cc: Arlington Wood Corporation  
cc: Wood County Health Department  
cc: Wood County Building Department  
cc: Mr. Joe Vedra, Mid-Am Bank, Bowling Green

jms



MINUTES OF THE MEETING

Arlington Woods Property Owners Association  
Board of Trustees  
February 2, 1980

Meeting was called to order by President, Tom Snyder, in his house.

All the trustees made a tour of the Woods to assay the present conditions. It was unanimously decided that we need to clean the ditches for better drainage. Joe Vedra reported that Palmer was to be here on Monday, February 4th to start this project.

Was agreed that the green pipe sticking up at the north side of the Woods are unsightly, and they should be cut off.

Discussion was held about the need for a school bus shelter., at the front entrance of the woods.

Discussion was held about the possible use of Chem Lawn, Joe Vedra will get quotes concerning this for this year.

Discussion was held concerning getting cable TV through the Woods. We will check on these costs.

Discussion was held concerning the status of the entryway lights. Rose Pace will go shopping and get these prices.

Next meeting we will have someone here to discuss the costs of mosquito control.

Discussion was held concerning a possible name change. No action was taken.

Next meeting will be February 26th, 8:00 p.m. at Tom Snyders house.

Respectfully submitted,

  
John R. Kretzschmar

# MINUTES OF THE MEETING

Arlington Woods Property Owners Association  
Board of Trustees  
February 28, 1980

Meeting was called to order by the President, Mr. Tom Snyder, with all Trustees present at 8:00 p.m. at the President's house.

Mr. Snyder introduced a guest, Mr. Dave Randall. Mr. Randall gave us a proposal for the mosquito control for 1980. Mr. Randall proposed that we use larvacide five times per year, for the months May, June, July, August, and September. The larvacide used would dissipate within one week, but control the larvae. It is environmentally safe. In September, he would use a slow-release capsule for the winter, which also has been proven effective against mosquitos, and environmentally safe. Cost for this would be approximately \$150.00 per month, or \$750.00 per year. During this time, the price would include a weekly check by Mr. Randall as to the status of the mosquitos.

In addition, Mr. Randall propped that we fog every other week, or approximately eight times this summer. He would use a truck-mounted fogging device, and use a bio-degradable insecticide. The insecticide is not toxic, listed as a class IV insecticide. It would have no harmful effects on any wildlife in the woods. Cost for this is approximately \$315.00 for a complete fogging.

The question was asked, if we could only afford the fogging four times a year, what it would cost. Mr. Randall answered it would cost approximately \$425.00 per fogging.

We thanked Mr. Randall for his presentation to the AWPOA Board of Trustees and no action was taken regarding this matter.

Mr. Joe Vedra reported that the ditch job was incomplete, and what was done was not satisfactory. Joe reported that Palmer should be here again the week of March 3rd to finish the job.

Joe Vedra reported that he will contact Mr. Jim Henry of Green Lawn concerning the grass weed control for the entryway. He will have a report for us before the end of March.

Mr. Joe Vedra recommended that we have an open house March 29th, this is a Saturday, and the open house would be 3:00 to 6:00 p.m. starting at homes on lots number 1 and 4. It is his intention to invite all realtors in the area and have several other homes open at that time to try to enlist interest for realtors to sell existing homes and lots in Arlington Woods.

Joe Vedra reported that lot no. 20 had been sold. He also reported there is some interest in another lot, and he has the loan application. However, nothing more definite to report on this at this time. There was considerable discussion concerning the names of the Woods.

It was the concensus of opinion that we would all benefit if the name of the Woods was changed.



Some of the possibilities discussed were:

1. The Woods
2. The Wildwoods
3. Wild Wood
4. Indian Woods

John Kretzschmar moved, Rose Pace seconded, that we rename the development "Indian Woods." Motion was passed unanimously.

Tom Snyder reported that he had contacted the Portage Fire Department concerning burning of trash piles in front and back. Jackson Miller moved and Joe Vedra seconded that we pay the Portage Fire Department \$200.00 to burn the trash on the two piles. Motion was passed unanimously. Tom Snyder will ask the Portage Fire Department to burn on Saturday, March 1st.

Jackson Miller recommended that we talk to the Mid Am Bank concerning the lots south of the yellow house adjoining the Portage Road. It is his recommendation that we talk to Mid Am about swapping these lots for development with land in the back to Arlington Woods. This is only a recommendation for consideration at this time, and no action was taken.

Recommended that we take out the old Arlington Woods mailbox in the entryway immediately and tell Bristol.

Recommended that the secretary write Elaine Wichman concerning the two old cars in the driveway at her house. Recommended that these are unsightly and degrading to the woods, and they should be removed within two weeks, or we will have them towed out.

Discussion was held concerning a shelter house for the school children at the entryway. Was decided that AWPOA would build this shelterhouse to be acceptable and yet provide good protection for the children. Joe Vedra will arrange to get a carpenter to do this.

Considerable discussion concerning the lighting at the entryway and lights for each lot's driveway. It is agreed that we should buy new lights for the entryway, as the fixtures for the present entry are unavailable, and too difficult to maintain. As the AWPOA is not overly endowed with money, it is our intention to bill each property owner for the lights. At this time, it is our best estimate that this will cost each lot owner approximately \$65.00. However, this is subject to getting the final cost on all the lights. It was agreed that the entryway lights would be a sphere, made of polycarbonate plastic, smoke colored, and placed on a 12 foot wood pole. Each globe would be 16" in diameter.

Rose Pace reported that she had received another letter concerning the tractor repairs. Secretary is to write Toledo Turf Equipment concerning the irresponsible repairs, and what we will pay of the bill. Toledo Turf and Equipment wants us to pay \$301.50 and based on Larry LaPointe's appraisal of repair work, we will agree to pay only \$121.50.

Respectfully submitted,

John R. Kretzschmar  
Secretary



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

123 East Court Street, Bowling Green, Ohio 43402  
Phone: Off. 352-1885, Res. 352-1750

AWPOA Board Meeting

3-25-80

Jack Miller moved, Rose Pace seconded to contract with Lawn Specialist to four (4) applications to grass area at the entrance at the cost of \$402.50. Motion Passed.

Rose Pace moved, Joe Vedra seconded: to contract for a bus shelter at the entrance for a cost of no more than \$500.00. ~~\$500.00~~ <sup>\$585.00</sup>  
To pay for new entrance and driveway lights at the cost of \$3,576.03 (including installation). Each of the 15 homeowners are to be assessed at \$100.00. \$2,102.54 to be paid by the Arlington Woods Development Co., Inc. The AWPOA is to pay \$473.49. Motion Passed.

Joe Vedra moved, Rose Pace seconded: to contract with BG Pest Control to larvacide standing water at the cost of \$750.00. Motion Passed.

The next meeting is 4-22-80 at Tom Snyders house.





## Mid American National Bank & Trust Co.

Bowling Green Banking Center, Bowling Green, Ohio 43402 352-5271

April 28, 1980

Mr. Tom Snyder  
President  
Arlington Woods Property Owners Association  
#13 Indian Creek Drive  
Rudolph, Ohio 43462

Dear Tom:

In lieu of my absence at the last Trustees Meeting, I would like to give you a written update of the status of activities in Arlington Woods.

In the matter of home and lot sales there has been no signed offer on the Glasgo residence. I had a telephone conversation with a prospect for the property. This is the same gentlemen that was at the open house and expressed a great interest in the Glasgo home. The first conclusion I received from him was that he and his wife were concerned about being too close to the pond as it related to the safety of their children. He also expressed concern about some of the financing details and we discussed them in greater detail. After that discussion, he indicated that he would discuss it further with his wife. I am to receive an answer from him sometime before May 1, 1980.

The prospective purchaser for the Glidden residence stopped by and saw me Friday. I am not sure whether the offer to purchase has a contingency clause in it concerning the sale of his present residence. All indications I get are that he is intending to purchase the property.

The prospective purchaser for the Bandy house has withdrawn at this point. I had some discussion with him and suggested the possibility of his purchasing the lot and considering building at some future date. He expressed some interest to possibly pursue that route. I will follow up with him on a timely basis to see if we can get that accomplished.

I have had discussions with Jim Frank of Quality Homes concerning the building of a house in the Woods. He is to provide me with a contract for the construction of the home. I have a set of plans which I would like to review with some of you and get your input as to the style of the home and also some prospective lot locations within the Woods.

I also have another prospective purchaser who has submitted a set of plans to me. These also should be reviewed with you to at least give you an idea of the type of home he desires to construct and its location. Tentatively he has spoken of lot 10 as the possible site for this construction.



Mr. Tom Snyder  
Arlington Woods Property Owners Association

Page 2,

I have spoken with Gary Frail concerning the purchase of lot 23. He is speaking to his wife to make the final decision as to whether or not they purchase. He also indicated that he is trying to put together some drawings on the proposed home. As soon as I have his drawings I will share those with all of you.

The Frisbie's who purchased lot 20 have indicated to me that they would be coming up with some plans and a proposed starting date for construction very shortly. As soon as I have that information I will also review those things with you.

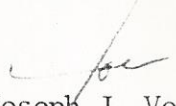
Under the by-laws an Architectural Committee consisting of two members from the Development Corporation and one member from the Property Owners Association would meet to review all plans of proposed construction within the Woods. I would hope that I could have plans and information together by the 1st or 2nd of May so that we may review them and get everyone brought up to date. Just as soon as I have those together, I will be in touch with you to set up an appropriate meeting time.

I have had some further discussion with regards to the cleaning of the north ditch. The elevation in the ditch is approximately 18 inches higher than what it should be for adequate and proper drainage. Preliminary estimates of cost to clean and properly slope the ditch are approximately \$750.00. I think this is a topic we need to discuss at our next meeting.

It is my understanding that because of the clean up activity we sponsored before the open house, the weekend cleanup which was to be scheduled for April 26 was cancelled. If that is the case, then I suggest that we make plans towards a second open house to be held sometime during the month of May. The approach on this would be a general public, advertised open house. I would also suggest that we discuss this when we meet to review the plans within the next two weeks.

This basically brings all of the activities up to date as of this point in time. As soon as I can I will be in touch with you to set up a tentative meeting date to review the architectural plans of these proposed homes and also discuss the other topics which we presently have undertaken. If you have any questions, please feel free to call me.

Sincerely,

  
Joseph J. Vedra  
Vice President/Loans

JJV/cae

cc: Mrs. Rose Pace, Mr. John Kretzschmar, Mr. Jackson Miller, Arlington Woods Credit File



**Mid American National Bank & Trust Co.**

Bowling Green Banking Center, Bowling Green, Ohio 43402 352-5271


May 2, 1980

Mrs. Chellie Suddath  
6552 Kingsbridge  
Sylvania, Ohio 43560

Dear Mrs. Suddath:

Effective May 1, 1980, Arlington Woods Development Corporation will no longer be paying your monthly assessment to the Property Owners Association for lot 32. Your payment should be directed to the Arlington Woods Property Owners Association, c/o Mrs. Rose Pace, 31 Indian Creek Drive, Rudolph, Ohio 43462.

Sincerely,

  
Joseph J. Vedra  
Vice President/Loans

JJV/cae

cc: Mrs. Pace





**Mid American National Bank & Trust Co.**

Bowling Green Banking Center, Bowling Green, Ohio 43402 352-5271


May 2, 1980

Mrs. June E. Brown  
6513 Coppersmith  
Sylvania, Ohio 43560

Dear Mrs. Brown:

May this letter serve as official notice that effective May 1, 1980, Arlington Woods Development Corporation will no longer be paying your monthly assessment from the Property Owners Association for lot 29. You will be billed directly by the Property Owners Association for that amount. Your payment should be remitted to Arlington Woods Property Owners Association, c/o Mrs. Rose Pace, 31 Indian Creek Drive, Rudolph, Ohio 43462.

Sincerely,

  
Joseph J. Vedra  
Vice President/Loans

JJV/cae

cc: Mrs. Pace