

Arlington Woods Property Owners Annual Meeting, January 13, 1994

The meeting was called to order by Ed Cleland. Thanks were given to Ted & Darlene Greene for hosting the meeting.

President Ed Cleland gave the following summary of 1993 events:

- Spring & Fall Cleanups were very successful. Thanks to all who participated. The great turnout of volunteers gave us the time and talent to accomplish a great deal; Boxley has trimmed trees in entrance and around drive.
- Repairs were needed on sprinkler system and pump including new intake screen. A reminder to all, sprinkler heads are being broken off by driving and parking along edge of entryway.
- Vicky Graf purchased NO HUNTING/NO TRESPASSING signs. Al Spence took care of posting them.
- Brad Hanna headed up the mosquito control committee and did an excellent job, along with his volunteer force. Brad also has been busy installing new globes and light fixtures in the entrance and has done a great job of generally maintaining the lights.
- Donations to Slippery Elm Trail were noted by a plaque from that group.
- The Association bought a chipper/shredder which has been a great help in general cleanup.
- Black Diamond has been cancelled as our lawn service and we have instituted a 4 step plan from Mid-Wood which we apply ourselves. We are getting more done for the same amount of money.
- Arlington Woods was featured in a Sentinel-Tribune article about wildflowers, thanks to Bob Neville's efforts.
- Pond treatment was not effective this year, too little too late. Next year heavier applications will be used. Ed Cleland is responsible for this. We are seeing about getting a beach area brought in for more use of the ponds.
- Ted Greene had chips hauled into the low area in front of his home. Looks great and should reduce the water problem in this low area. Makes for a better general appearance.
- John Kretzschmar was in charge of the annual golf outing; everyone who participated had a great time. Thanks to Roy & Jane Clark for hosting the party after. Jerry Greiner and Dan Wichard from Wood County Engineer's office came to the barbecue and answered questions about the water project.
- Jeri Cleland and Jan Neville deserve special mention for the great job on the flowers by the entryway. Marsha Frisbee also deserves thanks for the wonderful job of decorating the sign for the holidays.
- Lars Cleland is in charge of mowing this year and everyone agreed on what a great job he did.
- Ditches were cleaned by several property owners; very important for entire woods.
- Thanks to Jim & Vicky Graf for hosting the Christmas Party. The 1st Annual Woods Decorating Contest was announced and awarded at the party. Brad Hanna won 1st place and Buron's and Clark's were runner-ups. It made the woods look great this year thanks to everyone's efforts.
- Special welcome to new residents:

Joan and Roger Bennett	#5
Joann Kroll & Kathy Hoff	#11
Randy & Lisa Puckett	#8 (new house)
Virgil & Giselle Peachy	#33
Ed Markel	#16

Ted Greene gave the treasurer's report. (copy attached)

Ted also gave an update on the water situation; plans are going forward. Any trees that need to be taken down to allow for the water lines will be left on property. \$955 is the expected price for a tap fee.

Tentative projects for 1994-

- Aerator/fountain for ponds to reduce weeds
- Pavillion & hiking trails
- Building for equipment storage

Ed Cleland gave a thank you to the board members for the outstanding job in 1993. Thanks to all the residents who worked to improve their properties and also the areas around their properties. Special mention was made to Ted Greene's exceptional job and a great thanks for being and remaining as the driving force behind the water project.

Board Members whose terms expire: Ted Greene, John Kretzschmar and Ed Cleland. Roy Clark nominated Ted Greene and Ed Cleland; Sue Kretzschmar nominated Tom Snyder and Marsha Frisbee nominated John Kretzschmar. General second to nominations.

After general vote, Ted Greene, Ed Cleland and John Kretzschmar were returned to the board.

The board then met to elect officers for 1994. They are:

President, Ed Cleland  
V-President, John Kretzschmar  
Treasurer, Ted Greene  
Secretary, Vicky Graf

The Board set February 27 as the next meeting date, and the meeting was adjourned.



# Arlington Woods

P. O. Box 63 Rudolph, OH 43462 686-8902

## RECEIPTS AND DISBURSEMENTS FOR 1993

Starting Cash January 1, 1993	\$15,566.92
Outstanding Credit (Ruth)	(414.50)
Interest Received	538.41
*1 - Receipts	19,371.00
Less Credits for Lights	(468.00)
Less Credits for Treasurer	(276.00)
Late Fees	75.00
*2 - Expenses	(11,703.11)
Loan Principal Payments	( 6,062.58)
Ending Cash (December 31, 1993)	\$16,627.14
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## OUTSTANDING RECEIVABLES- As of December 1993

One (1) Lot \$ 93.50

## OUTSTANDING RECEIVABLES- As of December 31, 1992

Three (3) Lots \$ 964.00

70 Acre Loan Balance *p/o 1995* \$ 7,413.39

## DECEMBER 31, 1993 ASSESSMENTS

		Collected	Paid
Taxes	37 lots @ \$9.00 per qtr. x 4 qtrs. Excess \$9.58	\$1,332.00	\$1,322.42
Trash	29 lots @ \$16.50 per qtr. x 4 qtrs. Excess \$18.00	1,914.00	1,896.00
Ground Maintenance	37 lots @ \$30 per qtr. x 4 qtrs.	4,440.00	
General Fund	37 lots @ \$39 per qtr. x 4 qtrs.	5,772.00	
Acreage Payment	14 lots @ \$76 per qtr. x 4 qtrs.	4,256.00	4,256.00



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P. O. Box 63

Rudolph, OH 43462

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\*1 RECEIPTS FOR 1993

Acreage Payments	\$ 5,451.00
Trash	1,986.00
Ground Maintenance	4,590.00
General Fund	5,967.00
Real Estate Tax Fund	<u>1,377.00</u>
Total	\$19,371.00

\*2 - EXPENSES FOR 1993

Electric	\$ 450.81
Trash Removal*	1,264.00
Lawn Mowing	1,000.00
Lawn Treatment	127.04
Pond Treatment	95.37
Sprinkler System Repair	419.00
Sprinkler System Winterizing	80.00
Blower Repair	98.12
Bactimos Briquets	66.25
Tree Trimming	1,500.00
Snow Removal	795.00
Chipper-Mulcher	846.94
Liability Insurance Premium	296.00
Taxes - IRS	130.14
Taxes - Real Estate	1,322.42
Loan Interest	817.48
Light Fixtures	774.31
Electrical Supplies	38.44
Friends of the Parks - Donation Slippery Elm Trail	500.00
Signs	45.19
Lien Fee	10.00
Postage - stamps	29.00
Post Office Box Rental	7.25
Mid-year Food and Beverage	296.29
Clean-up Food and Beverage	74.95
Christmas Lights and Sign Decorations	287.79
Christmas Party Beverages	115.19
Christmas Lights Prizes	100.00
Annual Meeting Food and Beverage	<u>116.13</u>
Total	\$11,703.11

\* Trash Removal - only eight (8) months of expense.  
Have not been billed since BFI purchased Lewis's Business

# ATTENDANCE AT ANNUAL MEETING OF AWPOA

January 13, 1994

Lot # & Name	Name(s) in Attendance	Phone Number
1 - Willis		
2 - Cleland	Ed & Jeri	686-2040
3 - Greene		
4 - Greene	Ed Greene	686-8902
5 - Bennett	Joan & Roger	686-8800
7 - Blinn	Low Blinn	684-4075
8 - Puckett		
9 - Clark	R. Clark	686-8631
10 - Burkett		
11 - Kroll		
12 - Neville	2 Neville	
13 - Snyder	Tom & Jacqui	
14 - Buron		
15 - Fetzek		
16 - Markel	Ed Markel	686-7001
17 - Sommers	Eric	686-0602
18 - Neville	2 Neville	686-3185
19 - Buron		
20 - Frisbie	Mardia Frisbie	686-8781
21 - Phillips		
22 - Newlove		
23 - Graf	Jim & Vicki Graf	686-3813
24 - Neville	2 Neville	
25 - Steffan	Kew Steffan	686-3365

## ATTENDANCE (Cont.)

Lot # & Name	Name(s) in Attendance	Phone Number
26 - Field		
27 - Frost		
28 - McCleary		
29 - McKee		
30 - Clair		
31 - Henry	<i>NH</i>	686 3445
32 - Hanna	<i>Braed</i>	
33 - <del>PEACHEY</del>	<i>Virgie &amp; Gerelle Peachey</i>	686-0016
34 & 1/2 of 35 Kretzschar	<i>Sue Kretzschar</i>	686-5511
1/2 of 35 & 36 Brandeberry		
37 - Spence	<i>Al Spence</i>	
38 - Greavu		

AWPOA Board Meeting, February 27, 1994

Meeting called to order by President Cleland. Present were Brad Hanna, Eric Sommers, Ted Greene, Vicky Graf and Ed Cleland.

Secretary's report had been mailed to all residents and owners.

Treasurer's report: Ted reported \$4097.12 in checking and \$14,107.20 in Super Passbook account. Snow removal will be higher than usual this year he noted, but we have probably all expected as much.

The water line project is underway; trimming is currently being done to take out trees that would lie in the way of the new line. All wood left by contractors is available to be cut and hauled away by anyone in the woods who chooses to do so.

This Saturday a work day is planned to cut out dead trees and wood at north end. VOLUNTEERS NEEDED!! If available, meet at Ed's house at 9 a.m. this Saturday.

Board moved to purchase and install (in spring) a fountain in the small pond to help with aeration and weed control.

Discussion on tile for drainage in area by entry and exit roads. Also, tile by Blinn's property needs re-done. Plan was made to rent power/auger/snake to clean out all tiles in Spring Cleanup.

April 9 set as Spring Clean-up. Please mark your calendar for this as volunteers are always needed. We need to all look at the upkeep of this community as the responsibility of everyone.

Mid-Wood is again to be used to lawn treatment at entryway. Ed stated he would check to see if we could use something extra for our ground mole problem.

Ed has also broadcast copper sulphate on the large pond as the first step in keeping ahead of our algae problem this year.

Discussion on backhoe work needing to be done to clear ditches on either side of Arlington Woods property. A building to house all our equipment was also mentioned, at a possible site on the lane to the sewer plant or between Clark's & Puckett's. As a part of Spring Cleanup, the bushes earlier voted on to replace guard rail by Puckett's will be replaced at that time.

Road patching will be done this spring after the water line project is completed.

Eric moved and Ted second to adjourn.

Respectfully submitted  
Vicky Graf, secretary=

AWPOA Board Meeting, 4/17/94

Meeting was called to order by Ed Cleland. Present at meeting were Eric Sommers, Brad Hanna, Ted Greene and Vicky Graf. Tom Snyder joined the meeting later.

Minutes of previous meeting were read and approved. Treasurer reported a balance of \$4041.39 in checking and \$14,208.08 in Super Passbook. All accounts are current.

Old Business: Work day had good turnout. Discussion was held regarding how to get participation in some form from each household.

Ted Greene stated he would be contacting the county regarding using pressure to blow out plugged tile pipes in front of Blinn's property.

The treatment for the lawn has been started as well as pond treatment.

Ted also commented he would be in contact with Poggemeyer's office to get the entryway finished and cleaned up.

New Woods Property owners: Lot 22 was purchased by John & Ann King who plan to build next year. Paul & Dee Valentine have purchased Lot 28 and plan to build as soon as possible. The Field's property has been sold also.

Flowers will be planted at entryway by Jeri Cleland. Vicky offered to help with project. The lights on the trees will be taken down when Milt Boxley comes to trim trees.

The Board discussed the water situation. The project's tentative completion day as far as the main water line is 4/30/94. We have been in contact with Gearhart Plumbing to provide bored lines to give access to the homes inside the circle for water. Ed & Ted to meet with the contractor to get a cost figure and reports will be forthcoming as they are available.

Pond trapping had been done with a number of turtles taken out. The season for muskrats is the fall and will be trapped then.

Council discussed an offer from an individual for oil leases for the Arlington Woods acreage: (both the 50 occupied and the 75 out back) The party is to attend the next meeting of the board.

Complaints have been made regarding a dog running free on the Woods property. The secretary will take care of phoning the owners and advise them the dog catcher will be called on the next complaint.

Meeting adjourned.

by-  
Vicky J. Graf, secretary

AWPOA BOARD MEETING, June 12, 1994

Present at the meeting were Ed Cleland, John Kretzschmar, Brad Hanna, Eric Sommers, Ted Greene and Vicky Graf. Tom Snyder also attended.

Jerry Greiner was present at the meeting to discuss ways to reach the middle lots in the woods. (see letter attached) take special notice of payment deadline to Wood County)

The cost to Arlington Woods will be \$100 per lot to make water accessible to 14 lots (\$1400 total) John moved and Ted second to make this expenditure. All say yes.

Complaints were discussed on BB gun usage within the residential areas of Arlington Woods. Damage has been done to lights. Parents are asked to monitor this with their children.

Board also approved to order another fountain for the large pond. Treatment on the ponds is an ongoing project but the fountain action makes this easier.

Jeri Cleland was thanked and complimented for the great job with the entryway flowers.

The golf outing has been tentatively set for August 7. More information will be coming on this later.

John moved and Eric second to adjourn.

by - Vicky J. Graf  
Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION BOARD, July 31, 1994

Meeting were Ed Cleland, Ted Greene, Vicky Graf, Eric Sommers, & Brad Hanna. The minutes of the previous meeting were discussed and approved.

The treasurer reported we had \$5898.04 in checking and \$14,310.81 in the Super Passbook account.

The water project is near completion with only a few homes still to tap in the Bowling Green water. Seeding and grading has been completed on right of way for water line. All residents are encouraged to clean up their own property after installation also. The Annual Golf Outing has been set for August 21. Tee times are 1 p.m. Please let Ed Cleland know if you plan to play. Roy & Jane Clark will again host the party after. More information will be coming later on the party.

A work night has been set for August 18 at 6 p.m.; all volunteers to meet at front entryway. YOUR HELP IS NEEDED!!!!

Joan Bennett is to be thanked for the flowers in the middle of the road divider. They ad a great deal to the entryway.

The second fountain is in and will be installed as soon as wiring to the pond can be done.

The board discussed purchasing an older pickup truck or trailer for the mosquito sprayer as opposed to placing it in the back of a borrowed truck each time spraying needs done. Board also approved the plans for a garage at lot #26 by the new owners. Ted moved and Eric second to approve plans. All agreed.

Brad moved and Ted second to adjourn meeting.

by Vicky J. Graf, secretary

AWPOA GOLF OUTING

AUGUST 21, 1994

TEE TIMES START AT 1:00 P.M.

THOSE WHO WISH TO GOLF CONTACT ED CLELAND 686-2040

SOCIAL GATHERING AFTER GOLF AT APPROXIMATELY 5:00 P.M.  
ROY CLARK'S HOUSE #8 INDIAN CREEK DRIVE

MEAT AND BEVERAGES WILL BE PROVIDED  
BRING COVERED DISH OR DESSERT AND TABLE SERVICE

GOLF WILL BE A SCRAMBLE WITH THE USUAL RULES

JOIN US FOR A FUN ROUND OF GOLF  
SOCALIZE WITH NEIGHBORS AFTER GOLF OR ENJOY BOTH

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION Board Meeting, 10/2/94

President Ed Cleland called meeting to order. Attending were Brad Hanna John Kretzschmar, Eric Sommers, Ted Greene & Vicky Graf.

The treasurer reported \$2483.35 in checking; \$14,310.81 in Money Market and \$3,102.57 outstanding on our loan. Stated there are still some residents who are delinquent on their dues. John moved and Eric second to approve report. Secretary's report from previous meeting was reviewed and approved by majority vote.

The Golf Outing was a great success! Special thanks go to John Kretzschmar for organizing the event and to the Clarks for hosting the party after.

Our last work night was not very well attended; effort must be made on the part of all if our development is to continue to look as good as it does.

The Woods Assn. has purchased a trailer for \$195 for use; especially with the mosquito sprayer, but will also be very helpful in clean-up activities.

IMPORTANT DATES TO MARK ON YOUR CALENDAR:

Fall Cleanup: Nov 5, 9 a.m. Volunteers to meet at front entryway.

Christmas Party: Dec. 18, 7 p.m. at #5, Roger & Joan Bennett's home

Annual Meeting: Jan. 12, 7:30 p.m., at Greene's home.

Special welcome to new residents, #30, Alan & Sally Schneibert.

The board voted to donate \$150 to the Central Fire Dept. for the spring burning on a motion by John & second by Eric. All agreed.

Christmas light for entryway were approved to be purchased by Eric.

The wiring for the 2nd fountain is being looking into by Brad and possible new transformer by Ohio Power. Further report on this later.

A street light will be installed by the front, at the curve of the entryway for better light in the evening. Brad Hanna has been authorized to purchase 2; one for a possible replacement if needed. Ted moved and John second, all approved.

A mention was made on problems in water meter wells in woods. If dirt is needed notify Ed Cleland prior to work day stated above.

John moved and Ted second to adjourn meeting. All approve.

submitted by Vicky J. Graf, secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION Board Meeting, 12/8/94

President Ed Cleland called meeting to order. Attending were Brad Hanna, John Kretzshmar, Eric Sommers, and Ted Greene.

The treasurer reported \$5392.65 in the checking ; \$4444.30 in the super passbook ; and \$10,000 in Certificate of Deposit. It should be noted that due to low interest rates on the money market account \$10,000 was put in a CD and the balance was placed in the super passbook account. There are two residents who are delinquent as of December 1. Eric moved, and John second to approve the report.

Secretary's report from 10/2/94 meeting was read and approved by majority vote. There was no old business from 10/2/94 meeting to be acted on.

Ted reported that 10 homeowners are still paying on the acreage. If anyone would like to pay this off, the amount would be \$260.00 if paid by the end of December 1994.

The annual meeting will be held January 12, 7:30 pm at Ted Greene's house. Amended Declaration of Restrictions will be voted on at the annual meeting. This requires all homeowner and lotowner signatures. Please be prepared to approve Declaration of Restrictions dated January 1991. Also terms expiring for Board of Directors are Eric Sommers, Brad Hanna, and Vicky Graf.

The Christmas party being hosted by Joan and Roger Bennett is December 21, 7:30 pm. Voting on best Christmas decorations will be held at the party.

A special thanks to all who helped decorate the entrance. Everything looks very nice and is quite an attraction to our community.

John moved and Eric second to adjourn the meeting. All approved.

Submitted by Eric Sommers for Vicky Graf, Secretary.

