

Arlington Woods Property Owners Association
Annual Meeting: Jan. 13, 7:30 PM
Ted Greene #5 Will host our meeting

We have had another good year:

- Water project started in January and completed in July
- Work Day in March eliminated many dead trees in north end of woods
- Purchased a water hog for the small pond. Another water hog was purchased in June for the large pond
- Had drainage tiles under road cleaned
- Spring clean-up conducted in April
- Lot #22 purchased by Alan and Ann King
- Jeri Cleland planted flowers in entrance
- Joan Bennett planted hostas and impatiens in Boulevard
- Ken and Ann Huner purchased #8
- Alan and Sally Schneibert purchased #30
- John Kretzchmar organized Golf Outing
- Mike Belefeld and Cindy Okin purchased #26
- Paul and Dee Valentine built house on #28
- Pat and Tracey Tracey purchased lot #14
- Fall Clean-up conducted in November
- Purchased trailer for Woods use
- Added street light to entrance
- Wonderful Christmas Party concluded year, hosted by Joan and Roger Bennett
- Christmas decorations were another huge success

Please review the Declarations of Restrictions and the Code of Regulations. We need 100% of owners to sign their approval so the documents can be filed and recorded as the official Association rules and regulations.

Elections will also be held. Terms that will expire for board members are Brad Hanna, Vicky Graf, and Eric Sommers.

See you all at Ted's Jan. 13, 1995.

Ed Cleland
President, AWPOA

Arlington Woods Property Owners Association Annual Meeting, 1/13/95

President Ed Cleland welcomed the members; the event was hosted by Ted Greene. Welcome was extended to new property owners, Huners, Tracys, Kings & Valentines.

Treasurer Ted Greene gave the annual report. (copy attached)
Tom Snyder moved and Marcia Frisbee second to approve.

Ed Cleland gave a summation of the past years' accomplishments.
(copy attached)

The Declaration of Restrictions was presented for approval. The copy must be signed by all owners and filed to make the revisions legal. A board member will be contacting each owner regarding the signing as well as answering any questions you may have.

Rachel Hanna suggested we have a Woods Garage Sale day in the spring. If you wish to volunteer your help or wish to participate, contact Rachel.

Discussion was held on Clean-up and/or Work Days. The members discussed whether to charge families who do not help. The suggestion was made to rebate back a portion of fees to those who volunteer their time as opposed to charging the non-working residents.

Lois Blinn suggested a recycling program. Stated she would look into possible ways to do this for residents.

A discussion was held on the restrictions on tree cutting in the by-laws. There have been many trees cut that are larger than the restrictions state that were not diseased or dead. Enforcement of the cutting of trees was discussed and the board stated that a complaint would be followed up by them.

Election of new board members was held. Those whose terms have ended were Brad Hanna, Eric Sommers and Vicky Graf. Nominated were Rachel Hanna, Ken Huner, Eric Sommers and Dee Valentine. After a tie vote between Dee and Eric, the new members were installed as follows: President Ed Cleland, Vice-President Eric Sommers, Secretary John Kretzschmar and Treasurer Ted Greene. Ken Huner is the sixth member of the board. Ed, Ted and John's terms do not expire until next year.

The meeting was adjourned after the new board was installed.

Respectfully submitted for the last time as your secretary,

Vicky J. Graf

John -
 "this goes in
 the" minute" book -
 29 of 30

Arlington Woods Property Owners Association
 January 13, 1995

- | | |
|--------------------------|-------------------------------|
| 1. Ed Cleland | 19. |
| 2. Ed Cleland | 20. Marsha Frisbie |
| 3. Fred Greene | 21. |
| 4. Fred Greene | 22. John & Ann King |
| 5. | 23. Jim & Vicki Big |
| 6. _____ | 24. Jan & Bob Neulth |
| 7. Lois Blinn | 25. |
| 8. Ken & Ann Humer | 26. |
| 9. Jane W. Clark | 27. |
| 10. | 28. Paul R. Valentine |
| 11. | 29. |
| 12. Jan & Bob Neulth | 30. Alan and Sally Schneiberg |
| 13. Tom & Jacqui Snyder | 31. |
| 14. Gene & Pat Tracey | 32. Brad & Rachel Hanna |
| 15. | 33. Virginia Peckey |
| 16. | 34. John & Sue Kretschmer |
| 17. Eric James Sammons | 35. |
| 18. Jan & Bob Neulth | 36. |
| | 37. Elaine Spence |
| | 38. |

Arlington Woods

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

* 1 RECEIPTS FOR YEAR - 1994

Acreage Payments	\$ 5,478.50
Trash	1,929.00
Ground Maintenance	4,470.00
General Fund	5,811.00
Real Estate Tax Fund	1,343.00
Total	\$ 19,031.50

* 2 EXPENSES FOR YEAR - 1994

Electric	\$ 609.41
Trash Removal **	158.00
Lawn Mowing	1,000.00
Lawn Treatment	238.23
Pond Treatment	94.27
Sprinkler System Repair	285.00
Sprinkler System Winterizing	50.00
Edger Repair	16.28
Tractor Repair	608.45
Flowers	118.86
Snow Removal	1,170.00
Water Hawg	995.50
Liability Insurance Premium	296.00
Taxes - IRS	129.05
Taxes - Real Estate	1,207.35
Loan Interest	411.91
Wood Light Pole	12.25
Electrical Supplies / Light	412.79
Certificate of Existence	5.00
Road Sealing	160.00
Postage - Stamps	14.50
Post Office Box Rental	7.25
Mid-year Food and Beverages	164.71
Christmas Decorations	299.15
Christmas Party Food and Beverages	0.00
Annual Meeting Food and Beverages	83.46
Water Service to Inside Circle and Line Under Entrance	1,688.41
Fish for Pond	88.00
Purchase of Trailer	195.00
Mosquito Spray Shipping Charge	127.73
Black Top Patch	15.75
Central Fire District Donation	150.00
Christmas Lighting Prize	100.00
Ditch Tile, Installation and Tile Cleaning	1,465.06
Total	\$ 12,377.37

Arlington Woods

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RECEIPTS AND DISBURSEMENTS FOR YEAR - 1994

Starting Cash January 1, 1994	\$ 16,627.14
Interest Received	434.63
*1 Receipts	19,031.50
Less Credits for Lights	(432.00)
Less Credits for Treasurer	(276.00)
Oil and Gas Lease	1,239.00
Easement WCRWSD	1.00
Sprinkler Repair Refund (WCRWSD)	195.00
Late Fees	20.00
*2 Expenses	(12,377.37)
Loan Principal Payments	(5,286.82)
Ending Cash (December 31, 1994)	\$ <u>19,176.08</u>

OUTSTANDING RECEIVABLES - As of December 31, 1994

Zero \$ 0.00

OUTSTANDING RECEIVABLES - As of December 31, 1993

One (1) Lot \$ 93.50

70 ACRE LOAN BALANCE \$ 2,126.57

ASSESSMENTS

		<u>Assessed</u>	<u>Paid</u>
Real Estate Taxes	37 lots @ \$9.00 per qtr. x 4 qtrs.	\$ 1,332.00	\$ 1,207.35
Trash	29 lots @ \$16.50 per qtr. x 4 qtrs. (Starting 1995 - 30 Lots)	1,914.00	158.00 **
Ground Maintenance	37 lots @ \$30.00 per qtr. x 4 qtrs.	4,440.00	
General Fund	37 lots @ \$39.00 per qtr. x 4 qtrs.	5,772.00	

Acreage Payment	Amount Received During Year	\$ 5,478.50	\$ 5,698.73
	9 lots @ \$76.00 per qtr. still owe (Will be paid in 1995)		(Includes Int.)

** Trash Removal - didn't pay from 9/1/93 through 11/30/94 because of not being billed since BFI purchased Lewis' Business. Total outstanding liability is \$2,370.00 as of 11/30/94. Paid December 1994.



Arlington Woods

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

RECEIPTS AND DISBURSEMENTS FOR 1ST SIX MONTHS OF 1994

Starting Cash January 1, 1994	\$16,627.14
Interest Received	242.02
*1 - Receipts	10,090.50
Less Credits for Lights	(216.00)
Less Credits for Treasurer	(138.00)
Oil and Gas Lease	1,239.00
Easement WCRWSD	1.00
Late Fees	5.00
* 2 - Expenses	(4,521.99)
Loan Principal Payments	(3,119.82)
Ending Cash (June 30, 1994)	\$20,208.85
	=====

OUTSTANDING RECEIVABLES - As of June 30, 1994

Three (3) Lots \$ 419.00

OUTSTANDING RECEIVABLES - As of December 31, 1993

One (1) Lot \$ 93.50

70 Acre Loan Balance \$ 4,293.57

ASSESSMENTS

	<u>Collected</u>	<u>Paid</u>
Real Estate Taxes 37 lots @ \$9.00 per qtr. x 2 qtrs.	\$ 666.00	\$ 603.67
Trash 29 lots @ \$16.50 per qtr. x 2 qtrs.	957.00	0.00**
Ground Maintenance 37 lots @ \$30 per qtr. x 2 qtrs.	2,220.00	
General Fund 37 lots @ \$39 per qtr. x 2 qtrs.	2,886.00	
Acreage Payment 14 lots @ \$76 per qtr. x 1 qtr.		
12 lots @ \$76 per qtr. x 1 qtr.	\$1,976.00	

** Trash Removal - has not been paid for ten (10) months due to not being billed since BFI purchased Lewis's Business. Total outstanding liability is \$1,580.00 as of 6/30/94.



Arlington Woods

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*** 1 RECEIPTS FOR 1ST HALF OF 1994**

Acreage Payments	\$ 3,223.50
Trash	939.00
Ground Maintenance	2,280.00
General Fund	2,964.00
Real Estate Tax Fund	<u>684.00</u>
Total	\$10,090.50

*** 2 EXPENSES FOR 1ST HALF OF 1994**

Electric	\$ 242.29
Trash Removal **	0.00
Lawn Mowing	0.00
Lawn Treatment	238.23
Pond Treatment	68.88
Sprinkler System Repair	195.00
Sprinkler System Winterizing	0.00
Edger Repair	16.28
Tractor Repair	556.82
Flowers	118.86
Snow Removal	1,170.00
Water Hawg	510.00
Liability Insurance Premium	0.00
Taxes - IRS	129.05
Taxes - Real Estate	603.67
Loan Interest	255.68
Wood Light Pole	12.25
Electrical Supplies	102.10
Certificate of Existence	5.00
Road Sealing	160.00
Postage - stamps	14.50
Post Office Box Rental	7.25
Mid-year Food and Beverage	0.00
Christmas Decorations	32.67
Christmas Party Beverages	0.00
Annual Meeting Food and Beverage	<u>83.46</u>

Total \$4,521.99

RESIDENTS OF ARLINGTON WOODS

REVISED 12/11/94

#1	Clyde Willis.....	686-8941	
#2	Ed & Jeri Cleland.....	686-2040	
#4	Ted & Darlene Greene.....	686-8902	
#5	Roger & Joan Bennett.....	686-8800	
#7	John Blinn & Lois Blinn.....	686-4075	
#8	Ken & Ann Huner.....	686-7600	
#9	Roy & Jane Clark.....	686-8631	
#10	Jeff & Laura Burkett.....	686-5333	
#11	Joann Kroll & Kathy Hoff.....	686-2100	
#13	Tom & Jackie Snyder.....	686-2872	
#14	Jene & Pat Tracy.....		X
#15	Charles & Terry Fetzek.....	686-7940	
#16	Ed Markel.....	686-7001	
#17	Eric & Joanne Sommers.....	686-0602	
#18	Bob & Jan Neville.....	686-3185	
#19	Antonio & Irma Buron.....	686-8098	
#20	Gil & Marsha Frisbie.....	686-8781	
#21	Barbara Phillips.....	686-7555	
#22	John & Ann King.....	354-2248	X
#23	Jim & Vicky Graf.....	686-3813	
#25	Greg Steffan.....	686-3365	
#26	Michael Bielefeld & Cynthia Okin.....	686-6206	X
#27	Mary Ann Frost.....	686-1724	
#28	Paul & Dorothy Valentine.....	686-0615	X
#29	Owen Mckee.....		X
#30	Alan & Sally Schneibert.....		
#31	Cindy Henry.....	686-3445	
#32	Brad & Rachel Hanna.....	686-0016	
#33	Virgil Peachey.....	686-0205	
#34	John & Sue Kretzshmar.....	686-5511	
#36	Edward & Barbara Brandeberry.....	686-0575	
#37	Al & Elaine Spence.....	686-5161	
#38	Ron Greaver.....	686-3663	

* Please call Ed Cleland with any changes to this list.

Minutes of the
Meeting

AWPOA

Sunday 3-5-95
3:00 PM

Meeting Called to order 3:05 PM Ed C

with All Members Pres

Board reviewed plans for the King
or Feb 8, 1994 for lot 22. Plans ^{were} accepted
as presented. Ed C will write letter to King

Rockel reported need 9 signatures
for Dec of Restrictions

Bennetts

Blinn

Barone

Mary Ann Frost

Owen McKee

Hanna

Brandeberry

Shane Spence

Larry R

#4

Treasurer Report Feb 28,
checking \$ 5479.07
MM 4473.81
Cash 10,092.47

Four lots got paid as of Feb 28,
received two checks this past week

Old Business -

- 1) Need to take down Xmas lights
- 2) talk to Bopley that he needs to
talk to Board before any more trees
are cut down
- 3) ^{May} Request for cutting down live
trees should ~~and written~~ be in
writing to Board per Part 7 No 16
- 4) Ask Bopley to chip piles of brush
- 5) Ask Bot's Roadside Recycling
Service to explore possibility
for collecting paper cans & plastic
in AW. Yes, Yes to do

Discussed having a garage sale for
Wood. Most Board members feel that we
should not do this and invite people in
wood at this time. Discussed

Discussed lots 34-35-36 ^{Code of Reg} ~~Part 7~~ Sect 7
need 2/3 majority to change common grounds
members to vote

New Business

April 8th Spring Clean Up Date is
Clear Entrance - Women told
brush out to front porch
Dig up & clear drain lot 29
Clear dump area - back
Please do not dump anything

in back near sewage treatment. This area
will be cleared up for and should not be
used a dump area.

Discussed putting pump in well to
near entrance for water for sprinkling and
pools. Pump house needs repairs & will
need pressure tank, too.

Fish put in ponds to eat algae & weeds.
If anyone catches one of these animals fish
make sure they are returned live to ponds.

Meeting adjourned 7:35 PM
JRK

Spring Clean-up

Saturday, April 8

*Meet in entrance at 9:00 A.M.

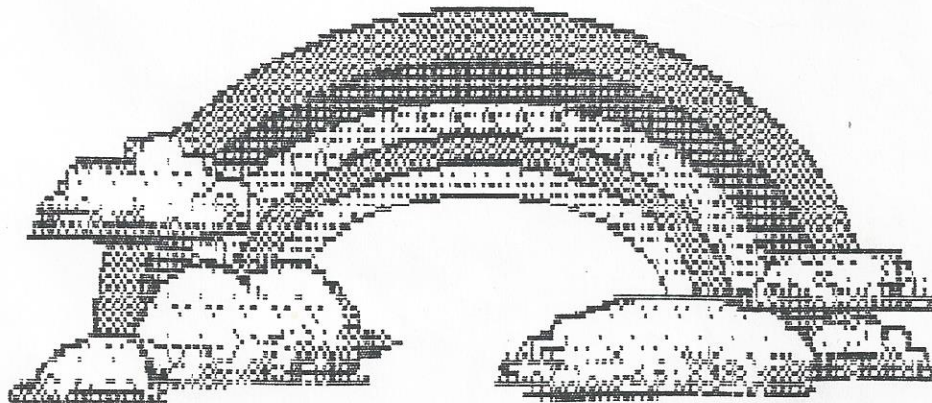
*Entrance will be cleaned

*Brush will be hauled away

*Tile & drainage ditch at £29 needs opened

*Bring rakes, shovels, & wheelbarrows

A good turnout is needed to make the job quicker & easier for everyone.



SPRING CLEANUP

SAT. APRIL 22

MEET IN FRONT ENTRANCE

9:00 A. M.

BRING RAKES, WHEELBARROWS

SHOVELS & ENTHUSIASM

FRONT ENTRANCE WILL BE CLEANED

BRUSH HAULED AWAY

GENERAL CLEANUP

THE WEATHER WILL BE MUCH BETTER

LET'S HAVE A GOOD TURNOUT

AWPOA BOARD OF TRUSTEES
June 19, 1995 Minutes

The meeting of the Board of Trustees of Arlington Woods Property Owners Association was called to order by President Ed Cleland on June 19, 1995 at approximately 8:00 p.m.

Present were: Ed Cleland, Ted Greene, Ken Huner, Eric Sommers and Rachel Hanna. John Kretzschmar was absent.

Treasurer's report was presented by Ted Greene.

Balances as of 5/31/95	\$ 3,493.23	checking
	4,501.28	money market
	<u>10,231.21</u>	certificate
	\$ 18,225.72	

All bills have been paid as of 6/19/95. There are two outstanding quarterly dues owed.

OLD BUSINESS:

Construction on lot #22, John & Ann King, is well underway and we are all looking forward to having them as new neighbors. Plans were submitted and approved for Lot #14, Tracey (Gene) and Pat Tracey. Construction should begin in the near future.

Al & Elaine Spence requested approval for the removal of trees that were over-hanging their roof. Approval was granted.

Rachel reported on the Declaration of Restrictions project. We are still awaiting the signatures of 4 lots, (7, 27, 35 & 36). Please contact her at #686-0016 if you have any questions or are ready to sign. It is in the best interest of our community to have the new declarations signed and recorded, otherwise, we are still legally bound by the original restrictions recorded in 1974. She would like to thank everyone for their time and cooperation in this matter. It was greatly appreciated.

NEW BUSINESS:

We would like to thank Joan Bennett, Marsha Frisbie and Jeri and Ed Cleland for planting the flowers in the entrance. Looks great!!

Mosquito spraying has begun and Brad has been out five times. Keep your eyes open for the slow moving vehicle in the early morning or late evening.

John Kretzschmar is planning another summer golf outing on Sunday, July 30th. We will also have an informal mid-year meeting as we have in the past. Information will be forthcoming.

Information was given on recycling. The containers are free and no sorting is involved. Fees were given for the Rural Road Recycling Company. Pick-up twice a month, \$6.00 monthly or pick-up weekly, \$10.00 monthly. If you are interested in recycling, please contact Eric or Joanne Sommers at #686-0602.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Rachel Hanna

Rachel Hanna
Board Member

FALL CLEAN-UP

Most of the leaves are now down and time has slowly slipped away from us. We would like everyone to have any limbs, leaves, etc. from you properties along the road for pick-up on Saturday, December 9th. Remember, the Association does have for your use a chipper, blower, tractor and trailer.

Where equipment is usually stored:

Tractor & Trailer #32 Hanna 686-0016

Chipper #23 Graf 686-3813

Blower #13 Snyder 686-2872

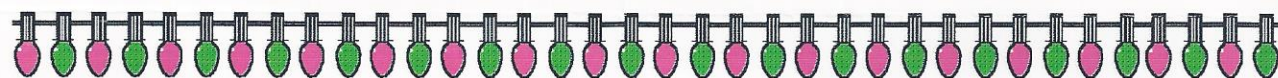
Everyone has been so busy lately and the weather may not hold up for us until the 9th., so anyone who has an extra hour of free time to rake leaves, sweep or general cleaning in the entrance would be greatly appreciated.





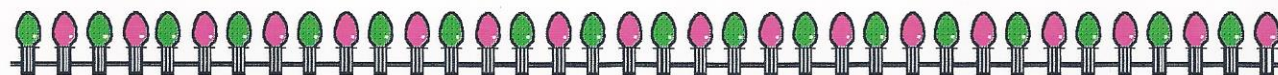
CHRISTMAS PARTY!

*The Arlington Woods Annual Christmas Party will be held Friday, December 15th. at the home of Roger and Joan Bennett, #5. The party will begin at 7:30 pm. and continue until ???.
A buffet will be served.*



3RD ANNUAL DECORATING CONTEST

Don't forget to decorate for christmas, you could win some CASH! \$100.00 in prize money to be given. You will be voting at the christmas party for your favorite three homes.



SPECIAL NOTICE:

What: AWPOA Annual Meeting
Date: Thursday, January 11, 1996
Time: 7:30 PM
Place: #4 - Ted and Cathy Greene

