

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
THURSDAY, JANUARY 11, 2001

Minutes from the last meeting were read by Rachel Hanna and accepted.

The meeting was called to order by President Roy Clark. Rachel Hanna read the Treasurer's Report: the ending balance for the year was \$15,016.11, compared to an ending balance last year of \$9,622.90. Thanks were offered to the Clean-Up Committee, to Ann King for the planting, and to the Board for its efforts during the year.

Old Business:

Light credits: four of the six board members had light credits and voted to do away with them.

For sale sign: The policy is to allow the approved Arlington Woods signs to be used with a telephone number. A \$30 deposit is required.

Signs: Other signs may be put out in front of the subdivision only on the day of the event (open house, garage sale, etc.)

Roy Clark discussed Ed Cleland's work and thanked him for his efforts.

Recycling: Did not work. Anyone knowing anyone in the business is encouraged to approach the Board with names.

Clean-Ups: Spring cleaning went very well. Clark reminded property owners that these times are set aside to work on common ground and ditches rather than individual lots and properties.

Annual Picnic: Went very well, although not enough people signed up in order to put together a golf outing.

Roads: Cracks in the road at the entrance have been filled in. A separate account has been set up in the budget for road repairs.

Naturalization: Ann King gave a report on naturalization efforts. Sharon Connelly and Ann King met with the designer, who assisted with no charge. JoAnn Kroll and Kathy Hoff donated plants from their yard. Sharon Connelly and Julie Coolidge distributed daffodils and other bulbs for individual plantings. This effort may be repeated next year.

Superintendent's Report: Ed Cleland reported that the sprinklers need to be repaired. The mosquito sprayer will be retrofitted rather than replaced. An extensive discussion of chemicals and spraying times and techniques followed.

Brochure: Don Shetterley and Julie Coolidge produced a brochure of Don's design. Chris Geib of Fast Company printed the brochure.

Covenants: Roy Clark reviewed the regulations regarding the cutting of trees, repeating the rule that "live trees more than six inches in diameter at the base and more than 10 feet from the house require approval to be removed."

Hunting and Fishing: A discussion regarding the regulations: hunting is allowed by residents only and no rifle hunting is allowed, and fishing is allowed by residents only. The Board will re-post the area soon.

Pests and domestic animals: A discussion took place regarding potential requirements for leash laws. There seemed to be no support for having a leash restriction. It was stated that there are 22 dogs in the subdivision, and that dog owners should be more responsible about letting their pets run free.

Storm warning siren: The question of a storm warning siren was raised but no action was taken.

Gas and oil rights: There was a discussion of gas and oil rights. No action was taken.

New Business:

The new budget was presented for comment. A comment was made that we should re-bid snow removal.

A letter from Jim and Vicky Graf to the Board was read protesting the elimination of light credits. Roy Clark asked for comments from other homeowners with lights in their yards and from the general attendance. There was little response, and no action was taken.

Signs: The concept of reflective signs for the lots was discussed. The general consensus appeared to be that the signs were a good idea.

Roy Clark announced that Rachel Hanna's, Sharon Connelly's and Ann King's terms on the board had expired. The following were nominated to fill the vacant board positions: Rachel Hanna, Ann King, and Don Shetterley. All three were voted onto the board unanimously.

Respectfully submitted,

Julie R. Coolidge
Secretary

AWPOA BOARD OF TRUSTEES

January 11, 2001 Minutes

The meeting of the New Board of Trustees for the year 2001 was held immediately following the Annual Meeting.

Present were Don Shetterly, Ann King, Andy Elliott, Roy Clark and Rachel Hanna. Julie Coolidge was absent.

Election of officers was held and they are as follows:

President, Roy Clark

Vice-President, Andy Elliott

Secretary, Julie Coolidge

Treasurer, Rachel Hanna

Proposal regarding an addition to Lot #33, Jeff and Kathy Houser, was reviewed and approved.

The next Trustee Board Meeting will be held Sunday, March 18th. at 4:00 pm at the home of Roy Clark, #9.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Rachel Hanna
Treasurer

AWPOA
01/01/00 Through 12/31/00

BEGINNING CHECKBOOK BALANCE

9,622.90

INCOME

Assn Dues	17,748.40
Interest	76.58
Late Fees	67.60
Sign Deposit	<u>30.00</u>
TOTAL INCOME	17,922.58

+17,922.58

EXPENSES

Administrative	98.02
Assn Party	252.70
Bank Charges	1.50
Clean-up	350.56
Equip Repairs	169.66
Equipment	21.17
Flowers	208.43
Fuel	42.01
Insurance	293.00
Lawn Maint	85.49
Lawn Mowing	1,200.00
Lighting Maint	162.14
Miscellaneous	127.20
Mosquito Control	556.50
Pond Maint	42.39
RE Taxes	1,232.72
Recycling	208.56
Road Repairs	600.00
Snow Removal	1,610.00
Sprinkler Maint	113.17
Superintendent	2,400.00
Taxes	3.00
Trash Removal	2,223.60
Utilities	<u>527.55</u>
TOTAL EXPENSES	12,529.37

-12,529.37

ENDING CHECKBOOK BALANCE

15,016.11

NATURALIZATION & BEAUTIFICATION FUND

Balance Collected	3,700.00
Expenditures	<u>-1,112.25</u>
Current Balance	2,587.75

OUTSTANDING BALANCES

4th Qtr Assessments	390.00
3rd Qtr Assessments	140.00
Late Fees	<u>6.40</u>
Total Outstanding	536.40

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

INCOME & EXPENSE	1998	1999	2000 12/31/2000	AVG. 3 YR	APPROVED 2000	PROPOSED 2001	APPROVED 2001
STARTING CASH	\$15,708.47	\$11,877.24	\$9,622.90		\$9,622.90	\$15,016.11	\$0.00
SOURCES							
OWNER ASSESSMENTS	\$17,301.13	\$18,242.00	\$17,748.40	\$17,763.84	\$18,533.00	\$18,500.00	
INTEREST INCOME	\$181.71	\$122.26	\$76.58	\$126.85	\$100.00	\$75.00	
OTHER INCOME	\$0.00	\$151.48	\$0.00	\$50.49			
LATE FEES	\$65.00	\$6.25	\$67.60	\$46.28		\$40.00	
LIGHT CREDIT	(\$434.25)	(\$432.00)	\$0.00	(\$288.75)	(\$216.00)		
TREASURER CREDIT	(\$280.13)	\$0.00	\$0.00	(\$93.38)			
SPRAYER CREDIT	(\$71.75)	(\$199.00)	\$0.00	(\$90.25)			
PAVING ASSESSMENT	\$11,100.00	\$0.00	\$0.00	\$3,700.00			
SIGN DEPOSITS			\$30.00				
TOTAL SOURCES	\$27,861.71	\$17,890.99	\$17,922.58	\$21,225.09	\$18,417.00	\$18,615.00	\$0.00
TOTAL AVAILABLE	\$43,570.18	\$29,768.23	\$27,545.48	\$33,627.96	\$28,039.90	\$33,631.11	\$0.00
USES (EXPENSE)							
ELECTRIC UTILITY	\$449.00	\$516.67	\$527.55	\$497.74	\$600.00	\$550.00	
LIGHTING SUPPLIES	\$197.14	\$26.56	\$162.14	\$128.61	\$200.00	\$300.00	
TRASH REMOVAL	\$2,085.60	\$2,096.10	\$2,432.16	\$2,204.62	\$2,496.00	\$2,400.00	
LAWN MOWING	\$1,400.00	\$1,200.00	\$1,200.00	\$1,266.67	\$1,500.00	\$1,200.00	
LAWN TREATMENTS	\$305.73	\$394.32	\$85.49	\$261.85	\$400.00	\$200.00	
SNOW REMOVAL	\$100.00	\$1,120.00	\$1,610.00	\$943.33	\$1,200.00	\$1,500.00	
POND MAINT/REPAIRS	\$535.06	\$223.08	\$42.39	\$266.84	\$300.00	\$300.00	
SPRINKLER MAINT/REPAIRS	\$657.50	\$478.03	\$113.17	\$416.23	\$300.00	\$500.00	
EQUIPMENT MAINT/REPAIRS	\$60.17	\$5.00	\$169.66	\$78.28	\$300.00	\$900.00	
FUEL	\$43.89	\$39.55	\$42.01	\$41.82	\$50.00	\$50.00	
FLOWERS/PLANTINGS	\$196.98	\$99.12	\$208.43	\$168.18	\$300.00	\$100.00	
CLEAN-UP EXPENSE/LABOR	\$159.00	\$563.70	\$350.56	\$357.75	\$600.00	\$500.00	
INSURANCE	\$293.00	\$293.00	\$293.00	\$293.00	\$300.00	\$300.00	
IRS TAXES	\$72.00	\$28.00	\$3.00	\$34.33	\$100.00	\$100.00	
REAL ESTATE TAXES	\$1,183.46	\$1,241.72	\$1,232.72	\$1,219.30	\$1,300.00	\$1,250.00	
ADMINISTRATIVE	\$215.36	\$108.60	\$99.52	\$141.16	\$150.00	\$1,000.00	
LEGAL SERVICES	\$0.00	\$4,461.39	\$0.00	\$1,487.13			
ASSOCIATION PARTY EXP.	\$331.13	\$119.19	\$252.70	\$234.34	\$500.00	\$400.00	
MOSQUITO SPRAY	\$2,894.50	\$42.36	\$556.50	\$1,164.45	\$1,500.00	\$1,000.00	
CENTRAL FIRE DONATION	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	
CHRISTMAS LIGHTING PRIZE	\$100.00	\$0.00	\$0.00	\$33.33			
MISCELLANEOUS	\$63.12	\$110.70	\$127.20	\$100.34	\$200.00	\$100.00	
SUPERINTENDENT	\$0.00	\$0.00	\$2,400.00	\$800.00	\$2,400.00	\$2,800.00	
TOTAL RECURRING EXPENSE	\$11,342.64	\$13,167.09	\$11,908.20	\$12,139.31	\$14,796.00	\$15,550.00	\$0.00
EQUIPMENT PURCHASES							
EDGER	\$0.00	\$50.00	\$0.00	\$16.67			
SPREADER	\$0.00	\$0.00	\$21.17	\$7.06			
BUSH HOG	\$424.00	\$0.00	\$0.00	\$141.33			
TRACTOR	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
SIGNAGE	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
AERATION EQUIPMENT/PUMP	\$2,093.50	\$428.24	\$0.00	\$840.58		\$500.00	
SPECIAL CAPITAL ITEMS							
CLEAN DITCH/REPLACE CULVERT	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$650.00	
TREE REMOVAL & TRIMMING	\$1,674.80	\$0.00	\$0.00	\$558.27	\$700.00	\$900.00	
ROAD REPAIR	\$16,158.00	\$6,500.00	\$600.00	\$7,752.67	\$2,000.00	\$2,500.00	
STONE PARKING LOT	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
SPRAYER UPGRADE	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
TOTAL USES	\$31,692.94	\$20,145.33	\$12,529.37	\$21,455.88	\$19,996.00	\$20,100.00	\$0.00
CHECKBOOK BALANCE	\$11,877.24	\$9,622.90	\$15,016.11		\$8,043.90	\$13,531.11	\$0.00

AWPOA ANNUAL MEETING

JANUARY 11, 2001

(SIGN-IN BY YOUR LOT #)

PROXY

- | | |
|----------------------|----------------------------------|
| #1 Proxy | #21 Proxy |
| #2 Ed & Geri Cleland | #22 John & Annette King |
| #3 John Parnell | #23 |
| #4 Don Saelteray | #24 Proxy |
| #5 Dennis Coolidge | #25 |
| #7 | #26 |
| #8 Ken Hunter | #27 |
| #9 Ry Clark II | #28 |
| #10 | #29 |
| #11 | #30 Alan and Sally Schneiderberg |
| #12 Proxy | #31 Cindy J. D |
| #13 | #32 Rachel Hanna |
| #14 | #33 JH Hunter |
| #15 C & F Etoch | #34 Jake Hinton |
| #16 | #35 Proxy |
| #17 Don & Doreen | #36 |
| #18 Amy Elliott | #37 Al Spence |
| #19 | #38 R. B. B. |
| #20 | |

PROXY

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

I hereby appoint Julie Coolidge, Secretary of the Arlington Woods Property Owners Association (AWPOA), OR _____ to cast my vote for any Trustee vacancy, and/or other matters that come before AWPOA owners at the Annual Meeting of the Association to be held on January 11, 2001, or any adjournment thereof.

SIGNED

Robert Neville by Janet Neville POA.

DATED

1/11/01

ADDRESS

LOTS 12 AND 24

If you are not attending the Annual Meeting, please return to:

Arlington Woods Property Owners Association (AWPOA)
PO Box 63
Rudolph, OH 43462

PROXY

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

I hereby appoint Julie Coolidge, Secretary of the Arlington Woods Property Owners Association (AWPOA), OR _____ to cast my vote for any Trustee vacancy, and/or other matters that come before AWPOA owners at the Annual Meeting of the Association to be held on January 11, 2001, or any adjournment thereof.

SIGNED

Donna Johnson

DATED

11/10/01

ADDRESS

LOT 35

LOT #35

Thank you!

Post-It Fax Note	7671	Date	
To	Rachael Hamm	From	Donna Johnson
Co./Dept.		Co.	
Phone #		Phone #	2-2892
Fax #	354-0919	Fax #	

If you are not attending the Annual Meeting, please return to:

Arlington Woods Property Owners Association (AWPOA)
PO Box 63
Rudolph, OH 43462

PROXY

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

I hereby appoint Julie Coolidge, Secretary of the Arlington Woods Property Owners Association (AWPOA), OR Ed Cleland to cast my vote for any Trustee vacancy, and/or other matters that come before AWPOA owners at the Annual Meeting of the Association to be held on January 11, 2001, or any adjournment thereof.

SIGNED

Clyde R. Willis

DATED

1/9/01

ADDRESS

1

LOT 1

If you are not attending the Annual Meeting, please return to:

Arlington Woods Property Owners Association (AWPOA)
PO Box 63
Rudolph, OH 43462

PROXY

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

I hereby appoint Julie Coolidge, Secretary of the Arlington Woods Property Owners Association (AWPOA), OR _____ to cast my vote for any Trustee vacancy, and/or other matters that come before AWPOA owners at the Annual Meeting of the Association to be held on January 11, 2001, or any adjournment thereof.

SIGNED

Julie Spence

DATED

1/10/01

ADDRESS

#37

LOT #37

If you are not attending the Annual Meeting, please return to:

Arlington Woods Property Owners Association (AWPOA)
PO Box 63
Rudolph, OH 43462

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
Board of Trustees Meeting
March 18, 2001

The meeting was called to order at 4:00 pm, by President Roy Clark.

Present: Roy Clark, Ann King, Rachel Hanna and Ed Cleland

Absent: Andy Elliott, Julie Coolidge and Don Shetterly

Minutes from the November and January meetings were reviewed. Ann King made a motion to accept. Roy Clark seconded. Motion carried.

Treasurer's report was presented by Rachel Hanna. Current checking account balance of \$10,285.21 and the Naturalization & Beautification Fund has a balance of \$2,410.87. Outstanding dues to be collected in the amount of \$145.00.

A separate account will be opened in the amount of \$4,500.00 for future road repairs. The board will be allocating monies each year to be added to the fund.

OLD BUSINESS:

Reflective Signs: Details and costs are being finalized on the reflective number signs to be placed at every home and lot. Rachel will check with the Fire Department to see if they have any suggestions as to size and placement. There will be a nominal assessment to all members.

Recycling: Mark Wolford has offered recycling services to the development. The cost for service per household will be \$2.00 per month or \$20.00 for the year. Recycling **will not** be part of the association fees. Homeowners interested in recycling services should contact Mr. Wolford at 686-0322, or you may initiate service by mailing your check, and pick-up will begin on the Friday following receipt of your payment. (information attached)

There has been concern regarding the number of vehicles at the business located at the corner of SR 25 and Mermill Rd. Roy has talked with a trustee of the township zoning board. He told Roy that the area is not zoned for a junk yard and cars may sit there as long as they have a valid license plate. The trustee is looking into the situation and will get back with Roy.

Superintendent Report: Ed reported that the street light by #23 has been moved and light sensors were replaced on two poles. The entrance needs asphalt patch in a few areas. The starter cable was replaced on the tractor and is now running. The pond aerators are working and one motor was repaired. Bluing has been put in both ponds. He is still waiting on information regarding the mosquito sprayer modification. Will be working on the sprinkler system to get it ready for the season and will be applying applications to the lawn.

Brochures and holders have been delivered to six Real Estate offices in Bowling Green. Any homeowner selling their home or lot should contact Julie Coolidge, at 686-8022, for brochures.

NEW BUSINESS:

New Home Plans: Roger and Tracy Schupp will be purchasing lot #24. They plan to build a 2400 square foot log home this summer. Plans were presented for approval. Exterior color and shingles are still needed for final approval.

Homes & Lots For Sale: #12, #16, #19, #26 and #29

Naturalization & Beautification: Will be looking at adding some trees at the west end of the boulevard at the end of the entrance. Ann King will be contacting the Sentinel-Tribune to due an article promoting spring beauty in the woods.

Spring Clean-up: Sunday, April 22nd. There will be two shifts from 10:00 to 1:00 and 1:00 to 4:00. **Volunteers are needed.** Join us for either shift. We will continue to clean the hillside at the entrance, clean the flower beds and mulch, continue cleaning the ditch on the west side of the woods and general clean-up of the common areas. **The clean-up will NOT include picking up leaves, trash, branches, etc., from individual yards. Please arrange to borrow the tractor and trailer to remove these items.** Rain date is scheduled for April 29th.

Gypsy Moths: There was a recent article in the paper regarding the gypsy moths that are being reported in the area. There will be a seminar on preventative measures on March 28th. from 7 to 8:30 pm at the Veterans Building in the BG City Park. The most serious threat in the woods would be to the oak trees. The board will be looking into the problem and get information to all homeowners.

The next board meeting will be held Sunday, May 20th. at 4:00 pm at the home of Roy Clark.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Rachel Hanna
Treasurer

AWPOA
01/01/01 Through 03/18/01

BEGINNING CHECKBOOK BALANCE **15,024.63**

INCOME

Interest	<u>18.79</u>	
TOTAL INCOME	18.79	+ 18.79

EXPENSES

Administrative	803.34	
Assn Party	86.21	
Bank Charges	0.25	
Equip Repairs	13.42	
Fuel	8.00	
Lighting Maint	74.93	
Pond Maint	66.74	
RE Taxes	661.38	
Snow Removal	1,650.00	
Superintendent	700.00	
Trash Removal	579.90	
Utilities	<u>114.04</u>	
TOTAL EXPENSES	4,758.21	-4,758.21

ENDING CHECKBOOK BALANCE **10,285.21**

NATURALIZATION & BEAUTIFICATION FUND

Balance Collected	3,700.00
Expenditures	<u>-1,289.13</u>
Current Balance	2,410.87

NOTE: DECEMBER 2000 INTEREST WAS NOT INCLUDED IN THE YEAR-END STATEMENT. BEGINNING CHECKBOOK BALANCE HAS BEEN ADJUSTED.

ARLINGTON WOODS RECYCLING SERVICES

Below is a list of the materials I can pick up as your community's recycling service. I will pick up every Friday afternoon between 3:00 and 7:00 PM. The cost would be \$2 per month per household or \$20 for a twelve month period beginning the month of the initial payment. I will accept cash or checks payable to "Mark Wolford", and a receipt will be delivered to each customer's door with the next pick-up. Payments may either be made in person or mailed to the address below.

RECYCLABLE MATERIALS:

- All glass - rinsed, lids removed
- Aluminum cans
- Newspapers and magazines
- Corrugated cardboard - pizza boxes, moving boxes, etc.
- Plastic containers - #'s 1,2,5 (Milk, laundry/soap, pop bottles)
- Tin cans - rinsed

Thank you for support of local recycling needs. If you have any questions or comments, please feel free to contact me.

Mark Wolford
PO Box 115
Portage, OH 43451-0115
(419) 686-0322

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
Board of Trustees Meeting
May 20, 2001

The meeting was called to order at 4:00 p.m. by President Roy Clark.

Present: Roy Clark, Andy Elliott, Ed Cleland, Don Shetterley, Julie Coolidge
Absent: Sharon Connelly

Minutes from the March 18 were approved as read.

Rachel Hanna presented the treasurer's report. Current checking account balance stands at \$8,657.87; since last month, \$10,000 was moved from the regular checking account to a money market account in order to earn interest and to give access to Internet transfers. The Naturalization and Beautification Fund has \$2,410.87, and the Road Fund has \$4,500. Outstanding dues to be collected amount to \$355.55.

Old Business:

Vehicles at corner of SR 25 and Mermill: One of the trustees of Liberty Township called Roy Clark in response to his questions regarding junked vehicles on the lot. The trustee reported that the area is zoned commercial, the business has a vending license and may do business at that corner. The board will keep an eye on the situation there.

Reflective signs: Julie Coolidge brought in a new design from Stan Willett who quoted \$56 each for double-sided reflective signs on pre-made iron stands. Discussion was as follows: Each property owner will have a sign, and additional signs will direct to those homes hidden from the main road (Lots 2 and 3; Lots 24, 30, 31). Rachel Hanna will show the sample sign to the fire department to get feedback on placement. The signs will be installed by homeowners in order to maintain consistency for the fire department. Rachel Hanna moved to authorize Julie Coolidge to purchase signs for each lot at no more than \$60 per sign; homeowners will be billed in two installments of no more than \$30 each after the signs are installed. AWPOA will pay for two additional signs to be located on the two roads maintained by the subdivision. Julie Coolidge seconded the motion, which carried.

Recycling: A number of homes were missed May 19. Individual homeowners will call Mark Wolford to remind him of homes missed.

Gypsy Moths: Jeff Saffran, the greens superintendent from BG Country Club will be coming to inspect oak trees. One suggestion is to wrap burlap around the trees to see if larvae are caught. If people call the central number to report infestations, the area may qualify for free spraying. Rachel Hanna has materials with information, and Ed Cleland will accompany the inspector around the subdivision and check to see if the spray currently being used on mosquitoes may help keep the moths in check.

Superintendent's Report: The sprayer is working well; more spray needs to be ordered. He will buy mosquito rings to put in standing water as well. Clark Manufacturing is currently working on developing a spray head controller that we can use on our old sprayer. Seven new rotating sprinkler heads were purchased for \$18 each, as the others were damaged beyond repair. The ponds have not been treated lately as they are doing well without treatment. AWPOA has copper sulfate if needed, however. The culvert that drains Lot 34 is plugged. Ed Cleland will clean the

ditch on the other side of the road (outer) as much as possible, then clean up the inner side when the water goes down. Road patching will hold off until hotter weather. Ed Cleland will buy mulch to be used on the beds.

Spring Clean-up: The Spring Clean-up was rather sparsely attended, probably because of threatening weather. Ann King will be working on the beds the Sunday and Monday of Memorial Day Weekend (May 27 and 28). There is much to do in the area of weeding, planting, trimming, and mulching, as well as removing scrub growth from the hillsides on either side of the entrance. **AS MUCH HELP AS POSSIBLE IS NEEDED; PLEASE CONTACT ANN KING FOR TIMES. THIS IS YOUR CHANCE TO HELP BEAUTIFY YOUR NEIGHBORHOOD!!**

New Home Plans: Plans submitted for construction on Lot 24 were approved subject to exterior color conforming to other AWPOA structures. The motion was made by Julie Coolidge, seconded by Elliott.

New Business:

A letter from Linda Long was received requesting permission to remove four diseased and one dead walnut trees and replacing them with three maples. The motion to approve was made by Roy Clark and seconded by Julie Coolidge. The motion passed.

Trees: Andy Elliott has noticed that a number of trees bordering his property are suffering with leaves that blacken, curl up, and fall off. Any other homeowners noticing these same symptoms should call Andy Elliott, as he will be looking into possible causes.

Coyotes: Animal Control officers are trying to trap a coyote that has been seen around Lot 13.

Burn Pile: Residents are reminded to please NOT DUMP LEAVES in the burn pile. Leaves should be put at the end of the sewage treatment plant road on the east side, across from the sewage treatment plant. Leaves do not burn well. Other prohibited materials are rocks, nails, or building materials. The burn pile is ONLY FOR BRUSH.

Summer Picnic: Scheduled for Saturday, August 5, 2001. Nine holes of golf will be scheduled for 11:00 a.m. Call Rachel Hanna for information. The picnic will begin at Hannas between 2:30 and 3:00 p.m., followed by a meeting.

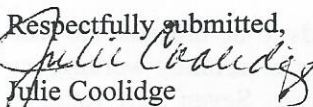
Homes and Lots for Sale: Homes on Lots #19, 26, 29, 30, and 36; Lot #12.

Bulbs: A motion was made by Julie Coolidge to authorize Ann King to purchase bulbs for up to \$300 for distribution throughout the subdivision. The motion was seconded and carried.

The next board meeting will be held after the picnic at the Hannas.

The meeting adjourned at 6:00p.m.

Respectfully submitted,


Julie Coolidge
Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

August 5, 2001

Annual Picnic

Fifteen homeowners played golf to begin the day of the annual picnic, and prizes were awarded to a number of participants. After the meal, property owners and board had comments and suggestions: Tom Snyder registered dissatisfaction with the lawn in the central island and the condition of the ponds. He also asked for homeowner response to his concerns about coyotes and vultures. President Roy Clark welcomed Linda Smead, new owner of #30, to the neighborhood. He also noted information available on various propane suppliers and read a letter from Scott Estep asking dog owners to keep their pets out of his pond and lawn or to clean up after their pets. Julie Coolidge offered to share information from the Wood County Citizens Opposing Factory Farms, who contend that the planned dairy farm will affect Bowling Green City water supplies. Ann King circulated a sign-up list for those wanting bulbs. If anyone wants bulbs but did not signed up, they should contact her.

Board of Trustees Meeting

President Roy Clark called the meeting to order at 6:30 p.m.

Present: Roy Clark, Andy Elliott, Ed Cleland, Don Shetterley, Julie Coolidge, Ann King, Rachel Hanna.

Minutes from the May 20, 2001 were read and amended to read as follows: Sharon Connelly should not have been marked "absent," as she is no longer serving on the board; Ann King and Rachel Hanna should have been noted as present. The discussion regarding the reflective signs should have read that the "AWPOA will install signs [not homeowners] to ensure consistency," and should have noted that the design for the signs was returned to the bidder for a price for longer legs on the signs. Hanna wanted to clarify that the \$10,000 noted as having been moved to a money market account was not just from checking but from total funds. Motion to approve as changed was made by Elliott, seconded by Shetterley. Motion passed.

Old Business:

Vehicles at J& M Detailing: Clark spoke to Cory Johnson, the zoning inspector for Liberty Township, about the vehicles at that corner. Clark pointed out that though this is advertised as an auto detailing business, the cars are obviously not being moved; Johnson stated that he would keep an eye on the situation there.

Reflective signs: The new price for signs with longer legs/frames, two-sided reflective letters and numbers and AWPOA installation was given as \$75 per sign. King motioned to bill homeowners in three quarterly payments of \$25 each. The motion was seconded by Shetterley and passed. Installation will begin as soon as the signs are received.

Blackened Leaves: Elliott reported that he and Joanne Sommers made a number of contacts in trying to find the source of the blackened leaves on trees in the subdivision. They contacted Dr. Neville, who owns the farmland near their lots, as well as Sheeline, who farms the property. They also brought in an OSU agronomist. The investigation concluded that Mid-Wood sprayed herbicide on the wheat on the SE corner of the subdivision using a crop duster. Drift apparently occurred, affecting AW trees. The agronomist recommended against legal action because of complications and expense, and because the trees appear to have recovered at this point. Clark

suggested writing a letter to Mid-Wood, with copies sent to Sheeline and Neville. Elliott made a motion to write the letter from the board, recapping the incidents and requesting greater care when spraying. Clark seconded; the motion passed.

Gypsy Moths: Jeff Saffran, the greens superintendent from BG Country Club came to inspect oak trees and reported no problems; BG has not had any problems either. AW will continue to watch for infestations.

Superintendent's Report: Cleland reported that he cleaned out the culvert on Lot 34 on the outside of the road. He has also cold patched the spots on the entrance. Palmer Excavating will be paying to replace four sprinkler heads damaged when materials for the new home were delivered. The north pond is cleaned up; the south pond needs to be cleaned out. Considerable discussion followed on how to clean up the south pond: Clark would like to see more applications of copper sulfate, while Cleland contends that killing with copper sulfate kills the plants, which then fall to the bottom, creating further problems. Cleland argued in favor of the aerating, which is a slow, long-term solution. Because of a desire for a speedier solution, the board agreed that copper sulfate should be applied to the ponds as necessary while continuing with the aeration process.

Cleland also reported that there is plenty of mosquito spray left because the dry weather has made frequent spraying unnecessary. There was also considerable discussion regarding the north island in front of Lots 5 and 26. It was decided to try to have all stone removed and fill dirt moved in by the end of September. At that time, hostas and pachysandra will be planted.

Cleland also contacted the Regional Water authority regarding repairs on asphalt areas where the water lines went in. Morlock Asphalt gave an estimate of \$700 to fix the area, and the Water Authority has given AWPOA that \$700, which will be added to the repaving fund, bringing the total to \$5,200.

New Home Plans: Hanna submitted five possible colors that Schupps (#24) will choose from in finishing their home and roof. The five colors submitted were approved.

New Business:

Letter: The board discussed the need for dog owners to show consideration in keeping pets confined to uncultivated areas.

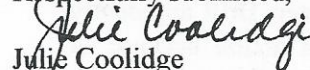
Board members discussed the large oak tree in the main boulevard island, which appears to be dying. Clark believes that the tree is undergoing a natural process of losing lower branches and leaves. No action was taken.

The next board meeting will be held Thursday, November 8, 2001, at 6:30 p.m. at Roy Clark's.

FALL CLEAN-UP WILL BE HELD SUNDAY, NOVEMBER 18, 2001, AND FALL BULB PLANTING WILL BE SUNDAY, OCTOBER 28, 2001. ALL PROPERTY OWNERS ARE INVITED AND ENCOURAGED TO WORK AT ONE OR BOTH OF THESE EFFORTS!

The meeting adjourned at 8:00 p.m.

Respectfully submitted,


Julie Coolidge
Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

November 8, 2001

Board of Trustees Meeting

President Roy Clark called the meeting to order at 6:50 p.m. Present: Roy Clark, Andy Elliott, Ed Cleland, Don Shetterley, Julie Coolidge, Rachel Hanna.

Minutes from the August 5, 2001 were read. Hanna moved to accept the minutes as read; Elliott seconded. Approved.

Old Business:

Zoning: Although there has been no further discussion with Cory Johnson, the zoning inspector for Liberty Township, regarding J&M Detailing, the board decided to make Johnson's phone number (669-4012) available in case anyone in AW had any more questions or concerns. Because some AW construction has been undertaken without the required AWPOA Board approval, it was decided during the discussion that any such construction (fences, outbuildings, additions, etc.) not cleared through the Board will be referred to the Liberty Township Zoning Inspector.

Reflective Signs: The two remaining signs (for properties not visible from the road) are on order. Coolidge will contact the sign maker to see when they will be completed.

Blackened Leaves: Elliott reported that he has not written the letter to Mid-Wood regarding overspray from spraying crops. He still plans to write a letter asking Mid-Wood to be careful during future spraying.

Superintendent's Report: Palmer has paid for the damaged sprinkler heads. Five gallons of mosquito spray are left for spring. The sprayer will be worked on between now and spring. Cleland removed the stone from the north island and put in dirt. Hostas, bulbs and pachysandra were planted on the bulb planting date. The oak tree in the front boulevard island may be dead. Hanna and Clark will talk to Jeff Saffran regarding oak mold and possible infection of other oak trees in the spring.

Bulb Planting: Only three people showed up for the bulb planting date. *A number of bulbs remain to be planted, possibly on clean up day, November 18, or any time that anyone is able to work. Please contact Ann King if you are able to plant bulbs.*

Building Approval: It was mentioned that although the plans for the fence on Lot 28 were approved, the fence was not completed according to the plans. Clark volunteered to contact the property owner to see when the fence will be completed so that it is consistent with what was presented and approved.

Brochures: Anyone selling their home needs to ask their realtor to distribute AW brochures to prospective buyers. Hanna will call realtors to see if they need any, and let them know what houses are for sale.

Tractor: Cleland replaced the water pump. Will check anti-freeze.

New Business:

New Property Owner: The Board welcomes Doug King, #26 to Arlington Woods.

Street Light: A street light will be installed on the lane at the front of the Woods. Cleland has bought the light, box, and sensor, and will buy the pole. The cost will be approximately \$60 for the light; Schupps have agreed to get the electricity to the pole.

Snow Plowing: The Board authorized Cleland to get bids for snow removal.

Equipment: **AWPOA will change the policy on equipment use: AWPOA will no longer provide fuel for equipment. Property owners should expect that equipment will require fuel when they check it out. If users borrow the leaf blower, please check the oil, as it has been using oil.**

Billing: *Third quarter bills (July through September, 2001) have just gone out* and are due November 20. *Fourth quarter bills* will come out in early December, and will be due December 20. The *first quarter bills* (2002) will be coming out in January and will be due February 10. Hanna apologized for the late billing. Property owners should check bill titles and dates carefully. **THESE ARE ALL SEPARATE BILLS; YOU WILL NOT BE RECEIVING DUPLICATE BILLS.**

Cable: Shetterley has called Americable several times regarding cable strung on trees that are due to be cut down. There has been no response. It was also discussed that the phone company has not buried Powell's phone line as required by AW codes. Clark will call Americable to get them to bury the TV cable; Cleland will call the phone company and Public Utilities Commission of Ohio to have the phone cable buried.

Letter: A letter received from Gary Wickman (Elaine Spence's son) was read. Wickman has noticed increasing numbers of hunters and others trespassing on AW property, and suggests posting more *no trespass* signs and offers to help post them [Wickman helped posted the signs originally put up]. He also suggested that *property owners seeing trespassers should contact Martin Baer, the Wood County Wildlife Officer (686-0295) or the Sheriff's Department.* It was decided that AWPOA will buy the signs and Wickman and Cleland will post them. Board members are interested in working with Wickman in contacting property owners adjacent to the Woods to clarify boundaries. Clark moved that POA press charges against anyone caught on AWPOA property. Hanna seconded the motion, and the motion passed. AW property owners are permitted to bow hunt on AW property.

FALL CLEAN-UP WILL BE HELD SUNDAY, NOVEMBER 18, 2001.

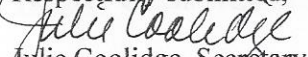
A budget meeting will be held December 6. Anyone with concerns or questions to be addressed should call a board member before that date.

The Christmas Party has been scheduled for Wed., Dec. 12 from 7:00 until 10:00 at Coolidges, #5.

The annual meeting is scheduled for January 10, 2002, 7:00 p.m. at Hintons, #34.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,


Julie Coolidge, Secretary

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION

INCOME & EXPENSE	ACTUAL 1999	ACTUAL 2000	ACTUAL 2001	AVG. 3 YR	APPROVED 2001	PROPOSED 2002	APPROVED 2002
ACCOUNT BALANCES							
CHECKING ACCOUNT	\$11,877.24	\$9,622.90	\$524.63		\$15,024.63	\$3,786.84	\$3,786.84
MONEY MARKET ACCOUNT	\$0.00	\$0.00	\$10,000.00		\$0.00	\$10,119.78	\$10,119.78
NAT & BEAUT FUND	\$0.00	\$0.00	\$2,587.75		\$0.00	\$2,090.84	\$2,090.84
Outstanding Balances	\$0.00	\$0.00			\$0.00	\$1,964.00	\$1,964.00
ROAD FUND	\$0.00	\$0.00	\$4,500.00		\$0.00	\$5,164.82	\$5,164.82
TOTAL ACCOUNT BALANCES	\$11,877.24	\$9,622.90	\$17,612.38		\$15,024.63	\$23,126.28	\$23,126.28
SOURCES							
OWNER ASSESSMENTS	\$18,242.00	\$17,748.40	\$17,409.55	\$17,799.98	\$18,500.00	\$18,574.00	\$18,574.00
INTEREST INCOME	\$122.26	\$85.70	\$173.57	\$127.18	\$75.00	\$150.00	
OTHER INCOME	\$151.48	\$0.00	\$700.00	\$283.83	\$0.00		
LATE FEES	\$6.25	\$67.60	\$8.35	\$27.40	\$40.00		
LIGHT CREDIT	(\$432.00)	\$0.00	\$0.00	(\$144.00)	\$0.00	\$0.00	
TREASURER CREDIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
SPRAYER CREDIT	(\$199.00)	\$0.00	\$0.00	(\$66.33)	\$0.00	\$0.00	
SIGNAGE ASSESSMENT	\$0.00	\$0.00	\$1,500.00	\$500.00	\$0.00	\$1,275.00	\$1,275.00
SIGN DEPOSITS	\$0.00	\$30.00	\$90.00	\$40.00	\$0.00		
TOTAL SOURCES	\$17,890.99	\$17,931.70	\$19,881.47	\$18,568.05	\$18,615.00	\$19,999.00	\$19,849.00
TOTAL AVAILABLE	\$29,768.23	\$27,554.60	\$37,493.85	\$31,605.56	\$33,639.63	\$43,125.28	\$42,975.28
USES (EXPENSE)							
ELECTRIC UTILITY	\$516.67	\$527.55	\$543.78	\$529.33	\$550.00	\$575.00	
LIGHTING SUPPLIES	\$26.56	\$162.14	\$256.26	\$148.32	\$300.00	\$200.00	
TRASH REMOVAL	\$2,096.10	\$2,432.76	\$2,369.60	\$2,299.49	\$2,400.00	\$2,500.00	
LAWN MOWING	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	
LAWN TREATMENTS	\$394.32	\$85.49	\$98.35	\$192.72	\$200.00	\$200.00	
SNOW REMOVAL	\$1,120.00	\$1,610.00	\$1,875.00	\$1,535.00	\$1,500.00	\$1,500.00	
POND MAINT/REPAIRS	\$223.08	\$42.39	\$99.66	\$121.71	\$300.00	\$300.00	
SPRINKLER MAINT/REPAIRS	\$478.03	\$113.17	\$145.52	\$245.57	\$500.00	\$500.00	
EQUIPMENT MAINT/REPAIRS	\$5.00	\$169.66	\$242.67	\$139.11	\$600.00	\$600.00	
FUEL	\$39.55	\$42.01	\$70.95	\$50.84	\$50.00	\$100.00	
FLOWERS/PLANTINGS	\$99.12	\$208.43	\$12.70	\$106.75	\$100.00	\$250.00	
CLEAN-UP EXPENSE/LABOR	\$563.70	\$350.56	\$74.88	\$329.71	\$500.00	\$500.00	
INSURANCE	\$293.00	\$293.00	\$293.00	\$293.00	\$300.00	\$300.00	
IRS TAXES	\$28.00	\$3.00	\$0.00	\$10.33	\$100.00	\$50.00	
REAL ESTATE TAXES	\$1,241.72	\$1,232.72	\$1,322.76	\$1,265.73	\$1,250.00	\$1,350.00	
ADMINISTRATIVE	\$108.60	\$99.52	\$956.13	\$388.08	\$1,000.00	\$1,000.00	
LEGAL SERVICES	\$4,461.39	\$0.00	\$0.00	\$1,487.13	\$0.00	\$0.00	
ASSOCIATION PARTY EXP.	\$119.19	\$252.70	\$363.46	\$245.12	\$400.00	\$400.00	
MOSQUITO SPRAY	\$42.36	\$556.50	\$277.19	\$292.02	\$1,500.00	\$1,500.00	
CENTRAL FIRE DONATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
NAT & BEAU EXPENDITURES	\$0.00	\$0.00	\$496.91	\$165.64	\$0.00	\$1,200.00	
MISCELLANEOUS	\$110.70	\$127.20	\$8.37	\$82.09	\$100.00	\$100.00	
SUPERINTENDENT	\$0.00	\$2,400.00	\$2,800.00	\$1,733.33	\$2,800.00	\$2,800.00	
TOTAL RECURRING EXPENSE	\$13,167.09	\$11,908.80	\$13,507.19	\$12,861.03	\$15,650.00	\$17,125.00	\$0.00
EQUIPMENT PURCHASES							
EDGER	\$50.00	\$0.00	\$0.00	\$16.67	\$0.00	\$0.00	
SPREADER	\$0.00	\$21.17	\$0.00	\$7.06	\$0.00	\$0.00	
BUSH HOG	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TRACTOR	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,000.00	
SIGNAGE	\$0.00	\$0.00	\$2,789.20	\$929.73	\$1,000.00	\$1,000.00	
AERATION EQUIPMENT/PUMP	\$428.24	\$0.00	\$0.00	\$142.75	\$500.00	\$500.00	
SPECIAL CAPITAL ITEMS							
CLEAN DITCH/REPLACE CULVERT	\$0.00	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00	
TREE REMOVAL & TRIMMING	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	
ROAD EXPENDITURES	\$6,500.00	\$600.00	\$35.18	\$2,378.39	\$2,500.00	\$2,500.00	
STONE PARKING LOT	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00	
SPRAYER UPGRADE	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$4,000.00	
TOTAL USES	\$20,145.33	\$12,529.97	\$16,331.57	\$16,335.62	\$26,600.00	\$28,425.00	\$0.00
CHECKBOOK BALANCE	\$9,622.90	\$15,024.63	\$21,162.28		\$7,039.63	\$14,700.28	\$42,975.28

AWPOA
01/01/01 Through 12/31/01

BEGINNING CHECKBOOK BALANCE		15,024.63
-----------------------------	--	-----------

TRANSFERS

Money Market Account	10,000.00	
Road Fund	<u>4,500.00</u>	
TOTAL TRANSFERS	14,500.00	-14,500.00

INCOME

Assn Dues	17,409.55	
Interest	53.79	
Late Fees	8.35	
Sign Deposit	90.00	
Signage Assessment	<u>1,500.00</u>	
TOTAL INCOME	19,061.69	+19,061.69

EXPENSES

Administrative	893.76	
Assn Party	363.46	
Bank Charges	62.37	
Clean-up	74.88	
Equip Repairs	242.67	
Flowers	12.70	
Fuel	70.95	
Insurance	293.00	
Lawn Maint	98.35	
Lawn Mowing	1,200.00	
Lighting Maint	256.26	
Miscellaneous	8.37	
Mosquito Control	277.19	
Pond Maint	99.66	
RE Taxes	1,322.76	
Signage	2,789.20	
Snow Removal	1,875.00	
Sprinkler Maint	145.52	
Superintendent	2,800.00	
Trash Removal	2,369.60	
Utilities	<u>543.78</u>	
TOTAL EXPENSES	15,799.48	-15,799.48

ENDING CHECKBOOK BALANCE

3,786.84

MONEY MARKET ACCOUNT

Beginning Balance	10,000.00
Interest	<u>+119.78</u>
Ending Balance	10,119.78

+10,119.78

NAT & BEAUT FUND

Beginning Balance	2,587.75
Expenditures	<u>-496.91</u>
Ending Balance	2,090.84

+2,090.84

ROAD FUND

Beginning Balance	4,500.00
Co Water & Sewer	+700.00
Expenditures	<u>-35.18</u>
Ending Balance	5,164.82

+5,164.82

TOTAL FUNDS AWPOA

21,162.28

OUTSTANDING BALANCES

4th Qtr Assessments	1,251.50
3rd Qtr Assessments	362.50
Signage Assessments	<u>350.00</u>
Total Outstanding	1,964.00