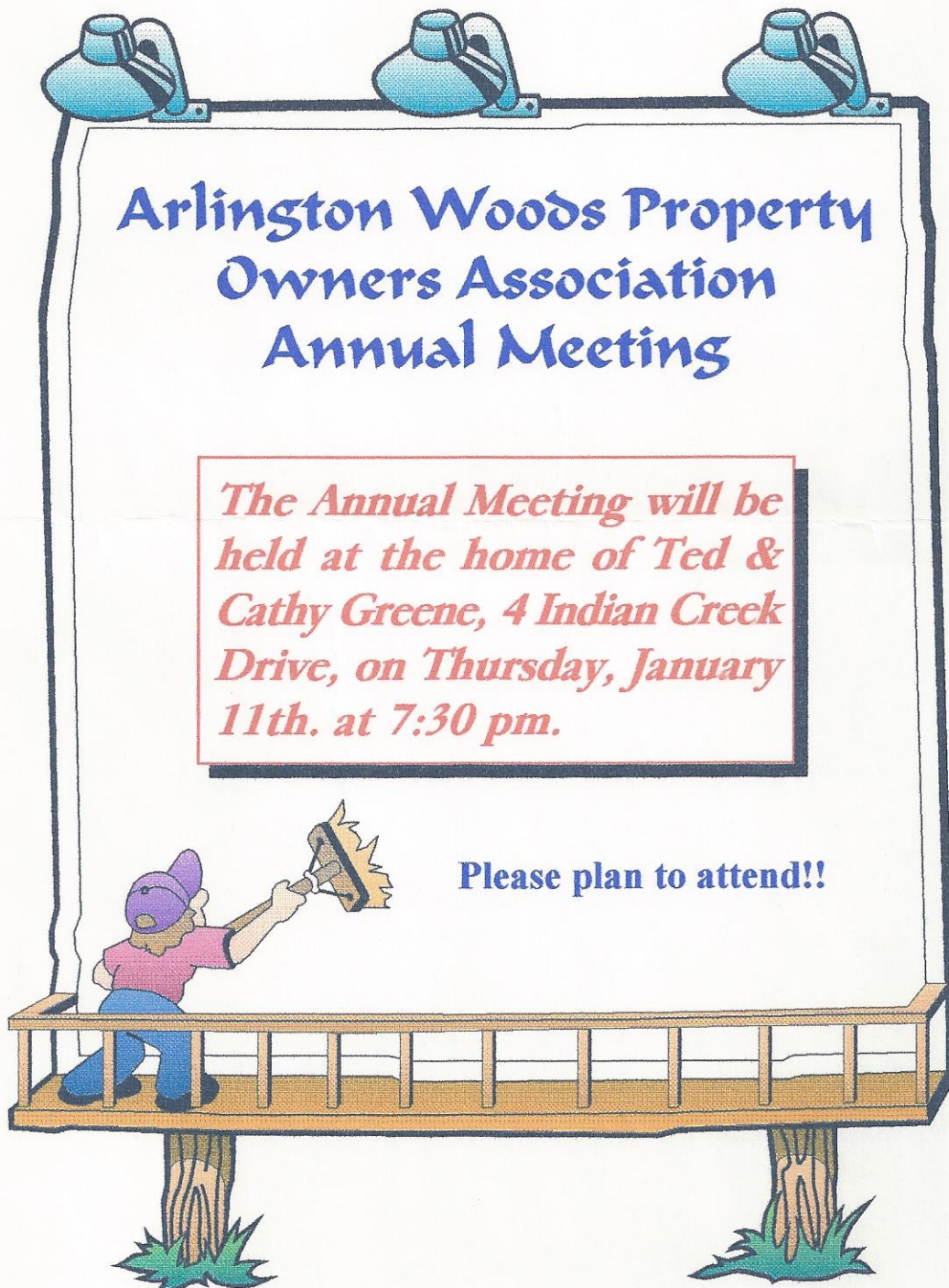


REMINDER



ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
JANUARY 11, 1996

The meeting was called to order by President Ed Cleland at approximately 8:30 p.m. Ed welcomed all members and thanked our hosts, Ted and Cathy Greene.

A summary of events and accomplishments for 1995 was delivered by Ed Cleland. It was noted that road paving was done in various locations, but more is still needed. There were no major equipment purchases this past year, however, a log splitter was purchased this month. Brad Hanna has offered to store it. Ed reminded everyone that the Association also has a tractor, trailer, leaf blower and wood chipper for all members to use. Plans were approved for two homes this past year. John & Ann King, #22, joined our neighborhood earlier this past fall and Tracey & Pat Tracey, #14, will be joining us early this year. Lot #29 was purchased by Tim & Amy White, who plan to build this spring.

Ted wanted to thank those who came to the meeting to help make our quorum. It was greatly appreciated. He also introduced and welcomed David & Lisa Weekly, who recently purchased #27. Ted then gave his Treasurers report for the year. (Those not in attendance may contact Ted Greene or Rachel Hanna for a copy of the report.)

Treasurer report highlights:

Ending Cash as of 12/31/95	19,101.64
Loan Balance on 70+ Acres	0.00
Outstanding Receivables	0.00
Receipts for 1995	15,864.00
Expenses for 1995	13,933.16
Larger expenses:	
Road Paving	2,505.00
Mosquito Supplies	2,522.65

Ed handed out a new telephone list. Please let him know of any corrections.

Old Business:

The revised Declaration of Restrictions has not yet been recorded. We are still awaiting the signatures of lots #7 and #27. We will be approaching the new owners of Lot #27 to discuss this matter and obtain their signatures.

Jim Graf wanted to know the status of resolving the low pond levels. It was noted that we have all of the equipment needed to pump from the well in the entrance. The Board will see that the installation is completed in the Spring.

New Business:

Joan Bennett noted that she had given the Board information about a leaf vacuum to be used behind the lawn mower. She suggests we need to look at other alternatives in keeping the entrance nice looking.

Sally Schneiberg expressed concern about the replenishment of trees in the woods. She wanted to know if we could have someone come and talk on the subject. Joan Bennett also suggested a group that could possibly use our woods for training. Sally also wanted to know who is responsible for cutting down trees that have fallen or are leaning in the common areas. **The Association is responsible for having any trees cut down in the Common Areas.** Ed Markel noted that we should be marking and identifying any trees that need to be cut down. Ed Cleland commented that we need to look at re-establishing the Green Belt Committee.

Ted Greene noted that the Board recently had a discussion about what could be done with the back 70+ acres. He would like everyone to think about it and express any ideas, feelings or thoughts they may have on this matter.

Ed Markel made a motion to have Rachel Hanna file the Declaration of Restrictions without the 100% signatures and Tom Snyder second the motion. Motion was passed with a majority vote. Rachel will talk with three attorneys before filing.

Rachel asked that all items brought before the Board be put in writing. This will insure that all concerns are addressed properly.

Election of New Board Members:

Terms that have expired: Ted Greene, Ed Cleland and John Kretzschmar. The floor was then opened for nominations. Roy Clark nominated Ted Greene, Vicky Graf second. Joan Bennett nominated Ed Cleland, Vicky Graf second. Ted Greene nominated Ed Markel, Eric Sommers second. Ed Cleland nominated Sally Schneiberg, Brad Hanna second. Roger Bennett made a motion that the nominations be closed, Vicky Graf second. The election was held and Ed Cleland, Ed Markel and Ted Greene were elected for two year terms to the Board.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Rachel Hanna

Rachel Hanna
Board Member

AWPOA BOARD OF TRUSTEES
January 11, 1996 Minutes

The meeting of the New Board of Trustees for the year 1996 was held immediately following the Annual Meeting.

Present were: Eric Sommers, Ken Huner, Ed Cleland, Ed Markel, Ted Greene and Rachel Hanna.

Election of officers was held and they are as follows:

President, Rachel Hanna
Vice-President, Eric Sommers
Secretary, Ed Cleland
Treasurer, Ted Greene

Rachel suggested having quarterly board meetings. After some discussion, it was agreed to meet on the 3rd. Sunday of each quarter, beginning in March and special meetings would be scheduled as needed.

It was discussed that now would be the perfect time to burn the "huge" brush pile in the back meadow. Weather permitting, we will begin to burn the brush pile this Saturday morning, January 20th.

The Board wishes to extend an invitation to everyone to stop by the BONFIRE around 5:00 p.m., or later, to socialize with your neighbors. Please bring your own refreshments.

The next board meeting will be Sunday, March 17, 1996 at 7:00 p.m. at the home of Rachel Hanna, #32.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Rachel Hanna

Rachel Hanna
President

Arlington Woods

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

RECEIPTS AND DISBURSEMENTS FOR YEAR - 1995

Starting Cash January 1, 1995	\$ 19,176.08
Interest Received	838.29
*1 Receipts	15,864.00
Less Credits for Lights	(441.00)
Less Credits for Treasurer	(276.00)
Late Fees	0.00
*2 Expenses	(13,933.16)
Loan Principal Payments	(2,126.57)
Ending Cash (December 31, 1995)	\$ <u>19,101.64</u>

OUTSTANDING RECEIVABLES - As of December 31, 1995 \$ 0.00

OUTSTANDING RECEIVABLES - As of December 31, 1994 \$ 0.00

70 ACRE LOAN BALANCE \$ 0.00

ASSESSMENTS

		<u>Assessed</u>	<u>Paid</u>
Real Estate Taxes	37 lots @ \$9.00 per qtr. x 4 qtrs.	\$ 1,332.00	\$ 1,210.56
Trash	30 lots @ \$16.50 per qtr. x 4 qtrs.	1,980.00	1,896.00
Ground Maintenance	37 lots @ \$30.00 per qtr. x 4 qtrs.	4,440.00	10,826.60
General Fund	37 lots @ \$39.00 per qtr. x 4 qtrs.	5,772.00	

Arlington Woods

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

* 1 RECEIPTS FOR YEAR - 1995

Acreage Payments	\$ 2,232.00
Trash	2,012.00
Ground Maintenance	4,470.00
General Fund	5,811.00
Real Estate Tax Fund	1,339.00
Total	\$ 15,864.00

* 2 EXPENSES FOR YEAR - 1995

Electric	\$ 902.41
Trash Removal	1,896.00
Lawn Mowing	1,000.00
Lawn Treatment	0.00
Pond Treatment	91.62
Sprinkler System Repair	127.00
Sprinkler System Winterizing	50.00
Pond Pump Repairs	57.23
Tractor Repair	46.29
Flowers and Mulch	276.96
Snow Removal	555.00
Blower Repairs	69.99
Liability Insurance Premium	296.00
Taxes - IRS	504.90
Taxes - Real Estate	1,210.56
Loan Interest	104.64
Electrical Supplies / Light / Pole	196.67
Road Paving	2,505.00
Post Office Box Rental	8.00
Mid-year Food and Beverages	123.41
Christmas Decorations	18.25
Christmas Party Food and Beverages	0.00
Annual Meeting Food and Beverages	140.61
Copies of Plats	8.00
Mosquito Treatment Supplies	2,522.65
Installation of Waterline Due to Original Installation Error	800.00
Christmas Lighting Prize	100.00
Bils Ditch Cleaning	321.97
Total	\$ 13,933.16

ATTENTION AWPOA MEMBERS:

Enclosed please find the Board Meeting Minutes of March 17, 1996. Also enclosed are handouts related to proper well abandonment and moisture/termite control.

Anyone interested in proper well abandonment should contact the Wood County Health Department, **Environmental Health Division** at 352-8402. A video is also available to borrow from the Health Department titled, "How to Fill and Seal a Well".

**ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD MEETING MARCH 17, 1996**

THE MEETING WAS CALLED TO ORDER BY PRESIDENT RACHEL HANNA AT APPROXIMATELY 7:00 P.M. PRESENT WERE BOARD MEMBERS TED GREENE, ERIC SOMMERS, ED MARKEL, KEN HUNER, RACHEL HANNA, ED CLELAND. THE MINUTES OF THE ANNUAL MEETING WERE READ AND APPROVED. TREASURER TED GREENE REPORTED \$3474.85 IN CHECKING, \$4590.20 IN MONEY MARKET FUND, AND \$10624.71 IN CERTIFICATE OF DEPOSIT. ALL OUTSTANDING BILLS HAVE BEEN PAID AND ALL PROPERTY OWNERS ARE CURRENT AS OF MARCH 11, 1996. TED ALSO REPORTED THAT THE CERTIFICATE OF DEPOSIT HAS MATURED. BY MAJORITY VOTE THE BOARD DECIDED TO RENEW THE CERTIFICATE OF DEPOSIT FOR SIX (6) MONTHS. ED MARKEL MOVED AND ERIC SOMMERS SECOND TO APPROVE THE TREASURERS' REPORT. THE TREASURERS' REPORT WAS APPROVED BY THE BOARD.

PRESIDENT RACHEL HANNA EXPRESSED THANKS TO KEN AND ANN HUNER FOR HOSPITALITY AND CHILI SERVED AT THE BONFIRE. A GOOD TIME WAS HAD BY ALL WHO ATTENDED AND ENJOYED THE REFRESHMENTS. RACHEL ALSO THANKED ED CLELAND FOR CUTTING DEAD TREES AND BRUSH ON THE ISLAND IN THE LARGE POND.

RACHEL HANNA REPORTED THE DECLARATION OF RESTRICTIONS WILL BE FILED IN THE COURTHOUSE VERY SOON. LOT #27 HAS EXPRESSED WILLINGNESS TO SIGN. LOT #7 HAS NOT SIGNED AND LOT#41 WILL BE PROVIDED AN AFFIDAVIT OF EXCLUSION IN ORDER TO COMPLETE THE PROCESS. RACHEL WILL ALSO CONSULT WITH AN ATTORNEY BEFORE FILING THE DOCUMENT. THIS HAS BEEN A LONG AND DIFFICULT TASK. THE BOARD EXPRESSED THANKS TO RACHEL FOR HER EFFORTS TO BRING THE ISSUE TO CLOSURE.

ERIC SOMMERS HAD OFFERED A PUMP AND JIM GRAF HAS OFFERED TO INSTALL THE PUMP IN A WELL NEXT TO THE SMALL POND. THE PUMP WILL BE USED TO REPLENISH WATER IN PONDS WHEN LEVELS DROP IN LATE SUMMER.

THE SPRING CLEANUP WILL BE APRIL 13, 1996. PROPERTY OWNERS ARE ENCOURAGED TO PLACE BRUSH NEXT TO ROAD FOR PICKUP. THE BOARD IS ATTEMPTING TO HIRE SOMEONE TO DO CLEANUP SEEDING AND GENERAL MAINTENANCE FOR THE ENTRANCE AND BOULEVARD. ED MARKEL IS MAKING INQUIRIES. DUE TO LOW PARTICIPATION ON CLEANUP DAYS, SOME OF THE WORK WILL BE CONTRACTED. ED CLELAND WILL CONTACT MILT BOXLEY FOR TRIMMING OF LOW HANGING BRANCHES OVER AND NEXT TO THE ROAD. RACHEL WILL BE CONTACTING PALMER EXCAVATING TO GET A PRICE FOR CATCH BASINS AND TILE IN ENTRANCE. THIS WILL IMPROVE DRAINAGE AND ELIMINATE A LARGE CLEANUP PROBLEM.

BRAD HANNA IS ATTENDING TO REPAIR OF SPRAYER. HE ALSO IS ASKING FOR HELP WITH MOSQUITO CONTROL. ANYONE INTERESTED SHOULD CONTACT BRAD HANNA. BRAD HAS BEEN DOING AN EXCELLENT JOB THE PAST TWO YEARS. IT IS A DIFFICULT TASK KEEPING THE BUGS AT BAY. PLEASE GIVE BRAD A CALL OF SUPPORT AND ASSISTANCE. THE PATH CREATED BY THE WATER LINE HAS PROVIDED ACCESS TO AREAS THAT COULD NOT BE SPRAYED IN PAST YEARS. FOR EFFECTIVE MOSQUITO CONTROL THE PATHS MUST BE KEPT OPEN AND ACCESSIBLE. ALL PROPERTY OWNERS CAN ASSIST BY ASSURING UNIMPEDED ACCESS TO THESE AREAS.

SALLY SCHNEIBERT HAS EXPRESSED A DESIRE TO REESTABLISH THE GREENBELT COMMITTEE. JOAN BENNETT HAS EXPRESSED SUPPORT TO GET ADVISE ON TREE REPLENISHMENT AND MAINTENANCE OF OUR EXISTING ECOSYSTEM. ANYONE WANTING TO JOIN THE EFFORT SHOULD CONTACT ANY BOARD MEMBER.

THE POWER COMPANY WILL BE TRIMMING TREES AND BRUSH IN THEIR RIGHT OF WAY ALONG STATE ROUTE 25. TRIMMING WILL BE DONE WITHIN 25 FEET OF THE UTILITY CENTER LINE.

RACHEL HANNA HAS HAD SOME CALLS CONCERNING DOGS RUNNING LOOSE IN THE WOODS. COMMON COURTESY TO ALL PROPERTY OWNERS WOULD BE TO KEEP DOGS ON A LEASH AND NOT ALLOW A DOG FREE RUN OF THE WOODS. DOG RELIEF STATIONS ARE NOT IN AREAS THAT PEOPLE WALK OR MOW. ANYONE HAVING A PROBLEM WITH A DOG SHOULD FEEL FREE TO CONTACT THE DOG WARDEN IF A PROBLEM EXISTS THAT CANNOT BE HANDLED ANY OTHER WAY.

MINUTES OF MEETINGS OR OTHER CORRESPONDANCE TO PROPERTY OWNERS WILL BE PLACED IN PLASTIC BAGS AND HUNG ON MAILBOX POSTS. TO ALLEVIATE THE PROBLEM OF DELIVERING QUARTERLY STATEMENTS AND NOTICES, THE BOARD HAS DECIDED TO USE THIS METHOD OF DELIVERY.

RESPECTFULLY SUBMITTED,

Ed Cleland

ED CLELAND

SECRETARY, AWPOA BOARD OF TRUSTEES

RESIDENTS OF ARLINGTON WOODS

REVISED 1/7/96

#1	Clyde Willis.....	686-8941
#2	Ed & Jeri Cleland.....	686-2040
#4	Ted & Cathy 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	Tracey & Pat Tracey.....	686-8686
#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.....	686-8601
#23	Jim & Vicky Graf.....	686-3813
#25	Greg Steffan.....	686-3365
#26	Michael Bielefeld & Cynthia Okin.....	686-6206
#27	David & Lisa Weekly.....	UNLISTED
#28	Paul & Dorothy Valentine.....	686-0615
#29	Tim & Amy White.....	
#30	Alan & Sally Schneiberg.....	686-1802
#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 Greavu & Linda Long.....	686-3663

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

MEMORANDUM

DATE: May 18, 1996

TO: All Arlington Woods Residents

FROM: Rachel Hanna, President

SUBJECT: Electric Improvements

I am writing at this time to explain the wooden stakes with pink ribbons, that are on both sides of the road. On Tuesday, May 14th., I approached the surveying team to see why and for whom they were surveying. They informed me they were surveying to mark the right-of-way for the electric company. I have since met with the engineer for American Electric Power Company. These are the details from that meeting on Friday, May 17th.

The Power Company will be replacing the main electric service in our development and leveling some of the transformers. The contractor, who will be doing the work, will be contacting me with the projected starting date. They are looking at 3 or 4 weeks from now, depending on the weather. The project should last about 1 1/2 months. The workers will be working 4 - 10 hour days, beginning around 7:30 am. They will not be working on Fridays or the weekends.

The job will consist of boring under the ground, from transformer to transformer. Digging will be required at each transformer and will be approximately the size of 2 feet by 3 feet. They will also have to dig anytime they need to make a 90 degree turn. There should not be any obstructions by any of the green transformers, so if you have a fence or plantings near them, please have them removed.

They asked me to inform you that the equipment used for the boring is quite large and may sometimes have the road blocked. If at all possible, they will set the equipment off to the side of the road, so as not to inconvenience us. However, please be aware that you may have to turnaround occasionally.

The original wires are close to 25 years old and have caused many power outages in the past. The Power Company is as concerned as we are in preserving our woods and are investing approximately \$100,000.00 in this project to do it the right way. The inconveniences we will experience will eventually be a benefit to all homeowners.

If you have any questions or concerns, please feel free to phone me at 686-0016 and I will attempt to answer them for you. Thank you.

The roads will not be subject to any construction and any damage to the environment will be minimized.

REMINDER

The AWPOA Board of Trustees meeting will be held Sunday, June 16th. at the home of Rachel Hanna (#32). The meeting will begin at 7:00 pm.

Any member that would like to have something put on the agenda, please contact me at 686-0016 by Saturday. If I am not home, please leave a message or a number so I can return your call.

Thank you!

Rachel Hanna
President

LOT FOR SALE
#29 Arlington Woods
\$31,900
(.5 acre)

Wooded building lot in Arlington Woods. All utilities available. Buyer to assume water and sewer unit charge and all other necessary building fees.

Brought to you by:

Suzan K. Young

NEWLOVE REALTY, INC.
336 S. Main St.
Bowling Green, OH 43402
419/352-5161 or 352-4066

**ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD MEETING JUNE 16, 1996**

THE MEETING WAS CALLED TO ORDER BY PRESIDENT RACHEL HANNA AT APPROXIMATELY 7:30 P.M. THE MINUTES FROM MARCH 19, 1996 MEETING WERE READ . TWO CORRECTIONS MADE WERE SCHNEIBERG MISS SHELLED AND REFERENCE TO LOT 41 SHOULD HAVE BEEN LOT 40. CORRECTIONS WERE MADE IN ORIGINAL MINUTES. MINUTES WERE APPROVED. TED GREENE GAVE TREASURER REPORT. \$3847.57 IN CHECKING, \$4616.29 IN MONEY MARKET AND \$10806.33 IN CERTIFICATE OF DEPOSIT. ALL BILLS PAID TO DATE. TWO OUTSTANDING ASSOCIATION FEES AS OF JUNE 15, 1996. ED MARKEL MOVED TREASURER REPORT BE APPROVED AND KEN HUNER SECONDED.

UNDER OLD BUSINESS RACHEL HANNA REPORTED THE DECLARATION OF RESTRICTIONS SHOULD BE FILED AT THE COURT HOUSE BY THE END OF THE MONTH. ALL PROPERTY OWNERS HAVE A COPY OF REVISED DECLARATION OF RESTRICTIONS. CHANGES MADE AND LANGUAGE CORRECTIONS WERE REVIEWED WITH ALL PROPERTY OWNERS AND SIGNATURES FROM ALL PROPERTY OWNERS WERE REQUIRED. TO DATE ALL PROPERTY OWNERS EXCEPT TWO HAVE SIGNED THE REVISED ARTICLES OF RESTRICTIONS. ANOTHER POINT OF CLARIFICATION IS THAT OF LOT 40. LOT 40 WAS SOLD BY ARLINGTON WOODS DEVELOPMENT CORPORATION TO LARRY KINDLER. LOT 40 HAS NEVER PAID ASSOCIATION FEES AND HAS NOT BEEN PART OF THE ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION. THE PROPERTY WAS ORIGINALLY INTENDED TO BE CARETAKER RESIDENCE. THE ENTRANCE TO LOT 40 IS OFF STATE ROUTE 25. THESE CIRCUMSTANCES MAKE EXCLUSION OF LOT 40 FROM ASSOCIATION REGULATIONS NECESSARY.

A PUMP DONATED BY ERIC SOMMERS HAS BEEN INSTALLED BY JIM GRAF IN THE WELL NEXT TO THE SMALL POND FOR REPLENISHMENT OF WATER IN THE PONDS DURING PERIODS OF DRY WEATHER.

D&D LANDSCAPING WILL BE DOING GENERAL MAINTENANCE IN THE ENTRANCE. SEEDING, WEEDING AND FERTILIZING WILL BE MAIN EMPHASIS. ALSO NOTED IS THAT TREE TRIMMING HAS BEEN DONE. SEVERAL DEAD TREES WERE CUT AS WELL AS TRIMMING LOW HANGING BRANCHES.

ED MARKEL IS LOOKING INTO REPAIRING THE RIDING MOWER THAT HAS BEEN STORED IN THE SEWAGE TREATMENT BUILDING. TED GREENE REPORTED THAT THE SEWAGE TREATMENT BUILDING IS AVAILABLE FOR STORAGE OF SOME OF OUR EQUIPMENT. PLANS FOR A STORAGE BUILDING ARE NOW ON HOLD. MOSQUITO SPRAYING HAS BEEN HAMPERED BY WET WEATHER. BRAD HANNA HAS SPRAYED SEVERAL TIMES BUT RAIN FOLLOWS VERY SOON. MORE CHEMICALS NEED TO BE PURCHASED SOON DUE TO FREQUENT SPRAYING.

KEN HUNER IS TRYING TO ORGANIZE TREE REPLENISHMENT SEMINAR. ANYONE HAVING A SOURCE OF INFORMATION OR CONTACT FOR A SPEAKER SHOULD CALL KEN. THE CATCH BASIN AND TILE TO IMPROVE DRAINAGE IN ENTRANCE IS SCHEDULED BUT IS ALSO HAMPERED BY WET WEATHER. THE ELECTRIC SERVICE REPLACEMENT PROJECT HAS BEGUN.

NEW RIVER CONSTRUCTION IS BORING IN CONDUIT. SERVICE BOXES ARE BEING LEVELED AND HOLES ARE NECESSARY WHERE BORING MACHINE NEEDS TO MAKE SHARP TURNS.

TED GREENE REPORTED WATER IS BEING TAKEN FROM OUR FIRE HYDRANTS. AUTHORIZED WOOD COUNTY WATER AND SEWAGE PERSONNEL AND JOINT CENTRAL FIRE DEPT. ARE THE ONLY AGENCIES TO BE CONNECTING TO THE HYDRANTS. ALL OTHERS NEED TO BE REPORTED TO THE WOOD COUNTY REGIONAL WATER AND SEWAGE DISTRICT. PHONE NUMBER 354-9090.

REPAIR OR PURCHASE OF WATER HOG AUTHORIZED BY THE BOARD. ONE UNIT HAS MOTOR DAMAGED. SPEED LIMIT SIGNS WERE DISCUSSED. RESIDENTS NEED TO BE MORE CAUTIOUS. THE ANNUAL GOLF OUTING NEEDS TO BE PLANNED. RACHEL WILL CONTACT JOHN KRETCHMAR

WELCOME TO ANDY ELLIOTT. ANDY PURCHASED #18 FROM BOB AND JAN NEVILLE RECENTLY. THANKS TO ALL THAT HELPED WITH THE SPRING CLEANUP. ALSO ANYONE WANTING WOOD LEFT FROM THE TREE CUTTING SHOULD HELP THEMSELVES. THE BRUSH PILE BURN HAS BEEN SCHEDULED FOR JULY 13, 5:00 P.M.

ED CLELAND MOVED AND TED GREENE SECONDED TO GIVE BRAD HANNA \$69.00 CREDIT FOR TWO QUARTERS ASSOCIATION FEES. MUCH TIME AND EFFORT HAS BEEN GIVEN BY BRAD WITH MOSQUITO CONTROL AND ELECTRICAL MAINTENANCE OF WOODS LIGHTING.

NEXT MEETING SEPTEMBER 15, 1996.

RESPECTIVELY SUBMITTED,

Ed Cleland
ED CLELAND
SECRETARY

RESIDENTS OF ARLINGTON WOODS

REVISED 6/18/1996

#1	Clyde Willis.....	686-8941
#2	Ed & Jeri Cleland.....	686-2040
#4	Ted & Cathy 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 & Jacqui Snyder.....	686-2872
#14	Tracey & Pat Tracey.....	686-8686
#15	Charles & Terry Fetzek.....	686-7940
#16	Ed Markel.....	686-7001
#17	Eric & Joanne Sommers.....	686-0602
#18	Andy Elliott.....unlisted.....	686-0312
#19	Antonio & Irma Buron.....	686-8098
#20	Gil & Marsha Frisbie.....	686-8781
#21	Barbara Phillips.....	686-7555
#22	John & Ann King.....	686-8601
#23	Jim & Vicky Graf.....	686-3813
#25	Greg Steffan.....	686-3365
#26	Michael Bielefeld & Cynthia Okin.....	686-6206
#27	David & Lisa Weekley.....UNLISTED.....	686- 5041
#28	Paul & Dorothy Valentine.....	686-0615
#29	Tim & Amy White.....	
#30	Alan & Sally Schneiberg.....	686-1802
#31	Cindy Henry.....	686-3445
#32	Brad & Rachel Hanna.....	686-0016
#33	Virgil Peachey.....	686-0205
#34	John & Sue Kretzchmar.....	686-5511
#36	Edward & Barbara Brandeberry.....	686-0575
#37	Al & Elaine Spence.....	686-5161
#38	Ron Greavu & Linda Long.....	686-3663

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

Arlington Woods

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

RECEIPTS AND DISBURSEMENTS FOR 1ST SIX MONTHS OF 1996

Starting Cash January 1, 1996	\$ 19,101.64
Interest Received	253.83
*1 Receipts	6,466.50
Less Credits for Lights	(198.00)
Less Credits for Treasurer	(138.00)
Late Fees	0.00
*2 Expenses	(6,843.23)
Ending Cash (June 30, 1996)	\$ <u>18,642.74</u>

OUTSTANDING RECEIVABLES - As of June 30, 1996

3 Lots (pd in July)	\$ 241.50
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OUTSTANDING RECEIVABLES - As of December 31, 1995

All Current	\$ 0.00
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Arlington Woods

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

* 1 RECEIPTS FOR 1ST HALF OF 1996

Trash	\$ 1,006.50
Ground Maintenance	2,100.00
General Fund	2,730.00
Real Estate Tax Fund	630.00
Total	\$ 6,466.50

* 2 EXPENSES FOR 1ST HALF OF 1996

Electric	\$ 246.16
Trash Removal	948.00
Lawn Mowing	0.00
Lawn Treatment	0.00
Pond Treatment	160.95
Sprinkler System Repair	230.00
Tractor Repair	205.79
Flowers	194.80
Snow Removal	885.00
Postage	57.56
Water Hawg Repairs	188.69
Log Splitter	979.60
Taxes - Real Estate	641.65
Legal Services	320.00
Blower Repair	140.21
Mosquito Treatment Supplies	0.00
Post Office Box Rental	8.00
Tree Removal	991.10
Christmas Decorations	91.40
Sprayer Repair	333.93
Annual Meeting Food and Beverages	157.48
Clean-up Expenses	62.91
Total	\$ 6,843.23

#34

ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD MEETING SEPTEMBER 15, 1996

THE MEETING WAS CALLED TO ORDER BY PRESIDENT RACHEL HANNA AT APPROXIMATELY 7:00 PM. PRESENT WERE BOARD MEMBERS ERIC SOMMERS, ED MARKEL, KEN HUNER, ED CLELAND, AND RACHEL HANNA. THE MINUTES OF THE JUNE 16 MEETING WERE READ AND APPROVED. NO TREASURER REPORT WAS AVAILABLE IN THE ABSENCE OF TED GREENE. TED DID PROVIDE A ITEMIZED REPORT AT THE AUGUST PICNIC FOLLOWING THE GOLF OUTING FOR FIRST SIX MONTHS OF 1996.

UNDER OLD BUSINESS, RACHEL HANNA REPORTED THE ARTICLES OF RESTRICTIONS HAVE BEEN FILED IN THE COURT HOUSE. RACHEL HAS WORKED ON THIS LONG AND HARD TO THE SUCCESSFUL CONCLUSION. THANK-YOU RACHEL.

THE CATCH BASINS AT THE ENTRANCE HAVE BEEN INSTALLED AND SEEDED WITH GRASS ALREADY COMING UP. ALSO REPORTED BY ED MARKEL, THE SMALL TRACTOR IS IN RUNNING ORDER AGAIN. THE LARGE TRACTOR ALSO NEEDED REPAIRS AND IS RUNNING JUST FINE. THANKS TO ED MARKEL FOR DOING THE REPAIRS.

STILL UNDER OLD BUSINESS, SOME LOW SPOTS FROM THE WATER LINE PROJECT HAVE BEEN FILLED. KEN HUNER REPORTED NOTHING TO REPORT ON TREE REPLENISHMENT COMMITTEE. RACHEL HANNA EXPRESSED THANKS TO THOSE WHO HELPED CLEAN UP BRUSH LEFT BY TRIMMING CONTRACTORS AT FRONT UNDER UTILITY LINES.

GENERAL DISCUSSION ABOUT CABLE TV SERVICE. SEVERAL HAVE EXPRESSED DISSATISFACTION WITH RECEPTION. A LETTER WILL BE SENT TO AMERICABLE BY RACHEL HANNA ON BEHALF OF THE COMMUNITY. ALSO A SUGGESTION BY ERIC SOMERS TO INVITE MR. MILLER OF WOOD CABLEVISION TO A MEETING RECEIVED FAVORABLE RESPONSE. THIS WOULD BE INFORMATIONAL MEETING FIND OUT WHAT ANOTHER COMPANY WOULD HAVE TO OFFER.

A DISCUSSION ABOUT PHONES SERVICE FOLLOWED. TEMPORARY LINES HAVE BEEN PLACED IN THE TREES FROM KINGS TO ANDY ELLIOTT'S SINCE SPRING. OTHER PEOPLE ALONG THIS AREA ARE EXPERIENCING PHONE PROBLEMS. UNITED TELEPHONE SERVICE WILL BE CONTACTED AND ALL CUSTOMERS ARE ENCOURAGED TO REPORT PHONE TROUBLE TO UNITED TELEPHONE.

THE ELECTRIC LINE REPLACEMENT PROJECT IS ON HOLD UNTIL AT LEAST DECEMBER. AMERICAN ELECTRIC POWER INDICATED TO RACHEL HANNA THAT OTHER MORE PRESSING PROBLEMS HAVE DIVERTED THEIR

RESOURCES AT THE PRESENT TIME. ANOTHER PIECE OF OLD BUSINESS WAS THE WATER HAWGS. DESPITE REPAIRS THE WATER HAWGS CONTINUE TO NOT PERFORM SATISFACTORILY. AN AERATION SYSTEM WAS SUGGESTED BUT MORE INFORMATION IS NEEDED. THIS SUBJECT IS BEING PUT ON HOLD UNTIL A LATER TIME.

THANKS TO SOMMERS FOR HOSTING THE SUMMER PICNIC AND TO JOHN KRETZSCHMAR FOR ORGANIZATIONAL EXPERTISE. WRAPPING UP OLD BUSINESS WAS REPORT ON BONFIRE JULY 20, AND REMINDER THAT HOUSE # 4 AND LOT # 29 ARE FOR SALE. FINALLY A REMINDER THAT WE HAVE A 15 MPH SPEED LIMIT IN THE WOODS. THE BOARD IS INVESTIGATING POSTING SIGNS. PLEASE SLOW DOWN AND REMIND YOUR GUESTS THAT WE DO NOT WANT ANYBODY HURT BY SPEEDING VEHICLES.

FIRST ITEM OF NEW BUSINESS WAS TO WELCOME MIKE AND DEB VETTERS TO #5 RECENTLY PURCHASED FROM ROGER AND JOAN BENNETT.

FALL CLEANUP WAS SCHEDULED FOR OCTOBER 5, 1996. BRUSH WILL BE HAULED AWAY AND WORK IN ENTRANCE SUCH AS LEAF RAKING WILL ALSO BE WELCOMED. ED CLELAND WILL BE SUBMITTING PLANS FOR ADDITION SOON. COMPLAINTS OF TRASH AND BEER CANS BEING THROWN OUT IN THE WOODS WERE DISCUSSED.

THE ARTICLES OF RESTRICTIONS PART 1 ARTICLE 14 PROVIDES THAT AN AREA FOR TRAILERS, CAMPER, ETC. BE DESIGNATED. THE BOARD WILL BE PROVIDING MORE INFORMATION LATER WHEN THAT AREA HAS BEEN DETERMINED. A DISCUSSION CONCERNING THE EQUIPMENT OWNED BY THE ASSOCIATION WAS NEXT ITEM OF BUSINESS. ALL THE EQUIPMENT WILL BE PLACED IN OR BESIDE THE SEWAGE TREATMENT BUILDING. ALL BOARD MEMBERS HAVE A KEY TO THIS FACILITY. WHEN A PROPERTY OWNER DESIRES TO USE A PIECE OF EQUIPMENT THEY MUST CONTACT A BOARD MEMBER AND CHECK IT OUT. BOARD MEMBERS ARE RACHEL HANNA, ERIC SOMMERS, ED CLELAND, KEN HUNER, ED MARKEL AND TED GREENE.

THE TENTATIVE DATE FOR THE CHRISTMAS PARTY IS DECEMBER 6, 1996. ANYONE WISHING TO HOST THE PARTY SHOULD CONTACT A BOARD MEMBER OR RACHEL HANNA. JUST AS A REMINDER, WE HAVE TRADITIONALLY VOTED ON BEST DECORATED PROPERTY AND AWARDED CASH TO THE TOP THREE. START PLANNING NOW AND GET YOUR NAME IN EARLY FOR HOST OF THE CHRISTMAS PARTY.

THE FINAL ITEM OF BUSINESS WAS ASSOCIATION FEES. RECENTLY THE TRASH FEES WERE INCREASED 10%. THIS HAS ALSO BEEN AN EXPENSIVE YEAR WITH THE PURCHASE OF A LOG SPLITTER, CHEMICALS FOR MOSQUITO CONTROL, TREE TRIMMING AND TREE

REMOVAL, CATCH BASINS IN ENTRANCE AND HIRING WORK OUT THAT WE HAVE BEEN DOING WITH VOLUNTEERS. AS A RESULT THERE HAS BEEN A STRAIN ON AVAILABLE FUNDS. TO OFFSET SOME OF THE ADDITIONAL EXPENSES ED MARKEL MOVED AND ERIC SOMMERS SECOND THAT THE ASSOCIATION FEES BE INCREASED. THE INCREASE WILL BE EFFECTIVE WITH FIRST QUARTER 1997. ASSOCIATION FEES WILL BE INCREASED \$5.50 PER QUARTER AND GO INTO GROUND MAINTENANCE FUND.

KEN HUNER MOVED AND ED MARKEL SECOND THAT THE MEETING BE ADJOURNED.

RESPECTIVELY SUBMITTED.,

ED CLELAND
SECRETARY
AWPOA

AWFOA EQUIPMENT PROCEDURES

REMINDER

Fall Clean-up is this Saturday, Oct. 5th. All workers should meet in the entrance at 9:00 AM. We will be picking-up brush piles, general cleaning and raking in the entrance and around the road. Hope to see you!

You are responsible for all equipment, fuel returned and checked in.

Do not leave equipment outside the office or garden tractor outside when not in use, unless covered, secured.

All gas tanks must be full when returned.

Report any equipment or materials in hard to find or missing.

AWPOA EQUIPMENT PROCEDURES

October 1, 1996

All equipment is now stored in the Sewage Plant area. You will need to contact a Board Trustee to use equipment. (Refer to annual meeting minutes for current board trustees)

All equipment must be signed out through a board trustee.

Use equipment and return within a reasonable time for others to use.

You are responsible for equipment until returned and checked in.

Do not leave chipper, blower, log splitter or garden tractor outside when not in use, unless covered properly.

All gas tanks must be full when returned.

Report any equipment problems to board trustee when returned.

Board Trustee will perform an inspection when returned and note any problems or damages.

The Board has initially filled all of the gas tanks and request that you return the equipment full after use. By refilling the tank, you are replacing what you have used. Please maintain equipment as if it were your own.

Equipment for use:

- Leaf blower

- Chipper

- Log splitter

- Tractor, trailer, mower and grater

- Garden tractor - only to be used for moving log splitter

#34

NOTICE

Arlington Woods Residents

1) **TRICK OR TREAT NIGHT**

In the past we have always had trick or treat night the same night as Bowling Green. This year, that night is Thursday, October 31st. Any homeowner wishing to participate should have their porch lights on.

2) **BLOWER USE**

Due to the frequent use of the blower this time of year, you will not have to contact a board member to obtain it. If you wish to use the blower, it is now being stored at the Snyder's, #13. Tom has a storage building in back that is not locked and available for your use anytime. We had put a sign out sheet in his building and we ask that you sign it out and bring it back with a full gas tank.

3) **CHRISTMAS PARTY**

We are still in need of a host for our christmas party. Anyone wishing to host the party should contact Rachel Hanna. The date for the party is tentatively set for Friday, December 6th.

4) **4TH ANNUAL DECORATING CONTEST**

Anyone interested in entering the decorating contest should have their lights up before the christmas party. We will be giving away \$100.00 in prize money. Voting for the contest will be the night of the christmas party.

5) **ANNUAL MEETING**

The annual meeting will be held on Thursday, January 16th. Please mark your calendars.

**ARLINGTON WOODS PROPERTY OWNERS ASSOCIATION
BOARD MEETING NOVEMBER 17, 1996**

THE MEETING WAS CALLED TO ORDER BY PRESIDENT RACHEL HANNA AT APPROXIMATELY 7:00 P.M. PRESENT WERE BOARD MEMBERS ED MARKEL, ERIC SOMMERS, ED CLELAND AND RACHEL HANNA. THE MINUTES OF THE SEPTEMBER 15, 1996 MINUTES WERE READ AND APPROVED. ERIC SOMMERS HAS ASSUMED THE TREASURER DUTIES AND REPORTED \$3426.61 IN THE CHECKING ACCOUNT. FOUR QUARTERLY FEES ARE OUTSTANDING AND ALL BILLS HAVE BEEN PAID. TREASURER REPORT WAS APPROVED.

JEREMIAH JONES WAS HIRED TO REMOVE LEAVES FROM ENTRANCE. JEREMIAH WILL BE BACK ON AS NEEDED BASIS TO CLEANUP ADDITIONAL ACCUMULATIONS OF LEAVES. RACHEL HANNA REPORTED UNITED TELEPHONE WILL BE CONTACTED AGAIN ABOUT LINES IN TREES THAT ARE STILL THERE. RACHEL ALSO REPORTED THE ELECTRIC LINE REPLACEMENT PROJECT CONTINUES AND PROGRESS HAS BEEN SLOW.

CABLE TV RECEPTION WAS DISCUSSED AGAIN. RACHEL SENT A LETTER TO AMERICABLE SEPTEMBER 30, 1996 AND HAS HAD NO RESPONSE. THE COAXIAL CABLE SERVING THE WOODS NEEDS REPLACED AND TECHNOLOGY NEEDS UPDATED TO IMPROVE SERVICE. NO COMMITMENT HAS BEEN FORTHCOMING FROM AMERICABLE. OTHER ALTERNATIVES NEED TO BE EXPLORED. WOOD CABLE HAS BEEN MENTIONED AS A POSSIBLE STARTING POINT.

THE SPEED LIMIT SIGN HAS BEEN POSTED. ED MARKEL HAD SIGN MADE AND INSTALLED IT. THE BOARD EXPRESSED THEIR THANKS FOR A SIGN THAT IS VERY APPROPRIATE FOR OUR SETTING. THE SIGN IS ATTRACTIVE AND EASILY SEEN AS VEHICLES ENTER THE WOODS.

PROPERTY FOR SALE IN ARLINGTON WOODS INCLUDE LOT#29 AND HOMES AT #4, #28 AND #33. COMPLAINT ADDRESSED TO RACHEL HANNA ABOUT FOR SALE SIGNS POSTED BY REALTORS AT ENTRANCE FOUND NO VIOLATION OF DECLARATION OF RESTRICTIONS. PLEASE REFER TO PART I PARAGRAPH 10. SIGNS SHALL NOT BE PLACED ON LOTS. POSTED SIGNS AT ENTRANCE ARE NOT ON ANY LOT.

THE FALL CLEANUP WAS A GREAT SUCCESS. THANKS TO ALL FOR THE TURNOUT AND EXCELLENT WEATHER CONDITIONS MADE THE JOB MORE ENJOYABLE. AN ASSOCIATED ITEM OF OLD BUSINESS WAS AREA FOR PARKING TRAILERS. EVERYONE AGREES THE AREA IS BACK THE ROAD TO THE SEWAGE TREATMENT PLANT. THE PROBLEM IS THAT DUMPING OF BRUSH AND LEAVES CONTINUES TO OCCUR. THE AREA WILL BE CLEANED UP AND EVERYONE IS REMINDED TO NOT DUMP BRUSH IN THIS AREA. DESIGNATED AREA FOR BRUSH IS IN FIELD WEST OF HUNERS. ACCESS ROAD IS BETWEEN HUNERS #8 AND CLARKS #9.

BUE AND JOHN KRETZSCHMAR HAVE GRACIOUSLY ACCEPTED TO HOST THE CHRISTMAS PARTY. THE DATE WILL BE ANNOUNCED VERY SOON IN A SEPARATE FLYER. THE TIME WILL BE 7:30 P.M. WITH BEER AND POP FURNISHED. PLEASE BE PREPARED TO BRING YOUR FAVORITE HORS

D'OEUVRE OR DESSERT. MORE DETAILS WILL FOLLOW. JOAN BENNETT HAS HOSTED THE CHRISTMAS PARTY THE LAST TWO YEARS VERY ELEGANTLY AT NO EXPENSE TO THE WOODS. OUR GRATITUDE TO JOAN AND ROGER BENNETT CONTINUES BUT IS NOT EXPECTED TO BE THE STANDARD TO MEET. PLEASE PLAN TO COME, ENJOY THE FELLOWSHIP AND HOSPITALITY THAT HAS BEEN THE TRADITION OF OUR CHRISTMAS GET TOGETHERS.

HOLIDAY DECORATING PRIZE MONEY WILL BE DECIDED AT THE CHRISTMAS PARTY. GET THOSE DECORATIONS UP AND BE IN THE RUNNING FOR CASH. BRAD HANNA WON LAST YEAR IN A SPIRITED CONTEST. HAVE FUN LOOK GREAT AND MAYBE WIN MONEY.

ED CLELAND REPLACED TWO STREET LIGHT POSTS THAT HAD SEEN THEIR DAYS. ONE MORE REMAINS TO BE REPLACED AND WILL BE COMPLETED SOON. THE DECORATIONS IN THE ENTRANCE WILL BE PLACED SATURDAY NOVEMBER 23. ANYONE WANTING TO HELP WILL BE WELCOMED WITH OPEN ARMS OR MAYBE JUST A STEP LADDER.

PLANS FOR ADDITION AT #2, ED & JERI CLELAND, WERE APPROVED. THE ADDITION WILL INCLUDE AN ENCLOSED ENTRANCE, STAIRWAY TO SECOND FLOOR AND ADDITIONAL BEDROOM ABOVE THE KITCHEN.

THE ANNUAL MEETING WILL BE JANUARY 16, 1997. RACHEL WILL NOTIFY EVERYONE LATER. THE DATE DEVIATES FROM CODE OF REGULATIONS STATING THE SECOND THURSDAY IN JANUARY IS DATE FOR THE ANNUAL MEETING. BY RESOLUTION OF THE BOARD OF TRUSTEES A CHANGE OF THIS DATE MAY BE MADE. PRESIDENT RACHEL HANNA WILL NOT BE AVAILABLE THE SECOND THURSDAY IN JANUARY, THUS THE DATE CHANGE WAS EXERCISED.

MEETING ADJOURNED BY MOTION FROM ED MARKEL AND SECOND BY ERIC SOMMERS.

RESPECTIVELY SUBMITTED,

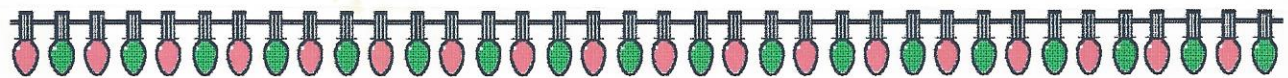
Ed Cleland

ED CLELAND, SECRETARY AWPOA.



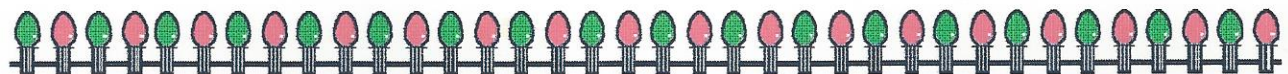
CHRISTMAS PARTY!

The Arlington Woods Annual Christmas Party will be held Tuesday, December 10th. at the home of John and Sue Kretzschmar, #34. The party will begin at 7:00 pm. with pop, coffee and beer being furnished. (BYOB if you prefer something else) Please bring your favorite hors d'oeuvre or dessert dish with you.



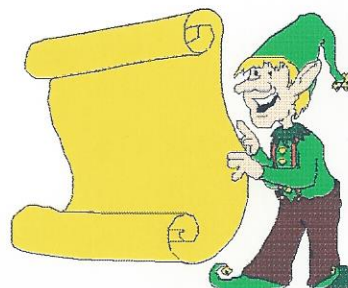
4TH ANNUAL DECORATING CONTEST

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



SPECIAL NOTICE:

What: AWPOA Annual Meeting
Date: Thursday, January 16, 1996
Time: 7:30 PM
Place: #8 - Ken and Ann Huner



Arlington Woods

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

RECEIPTS AND DISBURSEMENTS FOR YEAR - 1996

Starting Cash January 1, 1996	\$ 19,101.64
Interest Received	719.59
*1 Receipts	14,074.50
Less Credits for Lights	(441.00)
Less Credits for Treasurer	(276.00)
Less Spray Credit	(138.00)
Late Fees	0.00
*2 Expenses	(19,711.64)
Ending Cash (December 31, 1996)	\$ <u>13,338.09</u>

OUTSTANDING RECEIVABLES - As of December 31, 1996 \$ 94.50
1 Lot

OUTSTANDING RECEIVABLES - As of December 31, 1995 \$ 0.00

ASSESSMENTS

		<u>Assessed</u>	<u>Paid</u>
Real Estate Taxes	37 lots @ \$9.00 per qtr. x 4 qtrs.	\$ 1,332.00	\$ 1,283.29
Trash	32 lots @ \$16.50 per qtr. x 4 qtrs.	2,112.00	1,990.80
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	16,437.55

Arlington Woods

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

* 1 RECEIPTS FOR YEAR - 1996

Trash	2,062.50
Ground Maintenance	4,620.00
General Fund	6,006.00
Real Estate Tax Fund	1,386.00
Total	\$ 14,074.50

* 2 EXPENSES FOR YEAR - 1996

Electric	\$ 579.35
Trash Removal	1,990.80
Lawn Mowing	1,000.00
Lawn Treatment / Care	185.00
Pond Treatment	160.95
Sprinkler System Repair	230.00
Tractor Repair	330.80
Flowers and Mulch	194.80
Snow Removal	885.00
Blower Repairs	140.21
Liability Insurance Premium	296.00
Water Hawk Repairs	188.69
Taxes - Real Estate	1,283.29
Log Splitter	979.60
Clean-up Expenses	133.04
Fuel	64.38
Light Post Repairs	98.31
Postage	57.56
Filing Fees	104.00
Check Charge	22.42
Post Office Box Rental	8.00
Summer Party Expenses	193.06
Christmas Decorations	91.40
Christmas Party Expenses	123.34
Christmas Lighting Contest	100.00
Annual Meeting Expenses	157.48
Legal Services	320.00
Mosquito Treatment Supplies	2,748.75
Sprayer Repairs	333.93
Catch Basins	3,271.78
Tree Removal and Trimming	3,439.70
Total	\$ 19,711.64