

# Park View Profile

Published by the Park View Owners' Assoc. Board of Directors. Profile Committee  
17 Lincoln Ave, Eldridge, IA 52748

## Park View Owners' Association

17 Lincoln Avenue  
Eldridge, IA 52748  
563-285-7804

E-mail address:  
pvoa18@mchsi.com

Website addresses:  
parkviewiowa.com  
parkviewiowa.org

### Executive Board

President: Mike Wright  
Vice President: Open  
Treasurer: Betty Dexter  
Secretary: Chris Viner

### Board Members

Jeff Keester: County Liaison  
563-265-7190

Mike Wright: Maintenance  
285-4226

Betty Dexter: Treasurer  
285-7149

Chris Viner: Office Activities  
285-6431

Michelle Rasmussen:  
563-676-3496

Erin McChesney: Insurance  
285-9438

Dale Holland: Architectural  
285-9511 Control

Sherri Beyer: Mediacom  
563/370-3715

Stefanie Chase Park Board  
285-2514

Deanna Nielsen—Office Mgr.

### OFFICE HOURS

Tuesday/Wednesday 1-3 p.m.

## Board Minutes

Park View Owner's Association  
Board of Directors Meeting  
Unapproved Meeting Minutes  
February 11, 2015

The February meeting was called to order by President Mike Wright at 7pm. Board members in attendance: Mike Wright, Betty Dexter, Michelle Rasmussen, Chris Viner, Sherri Beyer, Erin McChesney, Dale Holland. Board member not in attendance: Jeff Keester. Also in attendance were 12 visitors.

**Approval of minutes:** Dale made a motion to approve the January minutes as submitted, Erin seconded. The motion was supported and passed.

**Treasurer's Report:** Betty made a motion to approve the Treasurer's report, Michelle seconded. The motion was supported and passed.

### Committee Reports:

**Legal:** Signed documents and the new covenant were taken to Wendy this morning. Wendy will file them with the county clerk and then will bill our association for the filing charges. 317 total units (houses and apartments) have signed the new covenant. A question last month had been raised if donations could be accepted from residents. Betty discussed this question with Wendy and it was determined donations from residents can be accepted but residents cannot use the donation as a tax deduction.

**Insurance:** Erin has talked to two insurance companies and has not heard back from them. Based on her past experience that means they usually cannot give us a better rate. She is pressing for a quote from the agencies. Liability insurance is due this February from the Hanover Insurance Company.

**Park Board:** Michelle states inquiries have been made to the park board of how to get league play scheduled. The park board has a shared Google calendar and requests can be made to the park board to view that calendar. The park board is also trying to streamline their calendar with the Park View website calendar so residents can know when games are scheduled. Inquiries have been made if insurance would be

available for this summer and insurance will be provided for this year. A team has contacted the park board concerning scheduling a tournament. Discussions are ongoing concerning charging a fee for usage of the ball diamonds and property for non-Park View teams. Initial stages of discussion with the park board have been initiated concerning more cost sharing of the utilities with the park board since they are the primary user. The park board is in a better financial situation to discuss these concerns.

**Public Relations/County Liaison:** Jeff was not present to report.

**Architectural Control:** Dale had nothing to report

**Maintenance Control:** Approximately \$200 was spent on snow blower repair (new scraper edge was needed). Mike is still working with P&K on adjustment to billing received for repair of a tractor. Repair to the mowing tractor will be needed this spring. Oil recycling will continue but will be held until this spring.

**Office Activities:** Office clerk was dismissed and we are presently looking for a new employee who has experience with quickbooks and publisher. Assessments are ready for mailing and will be mailed next week. Last printed Feb/March Profile will be sent. Information in this Profile will note how to obtain further information via the Park View website and how to obtain a printed copy of the board minutes or other information. This will be the last mailing to all Park View residents. Any future mailings will be done only to those residents who have signed covenants.

**Parkway Development:** Mike had nothing to report. Michelle stated she would be willing to assume this board position.

**Mediacom:** Sherri reported income was received from Mediacom in the amount of \$2868.22.

**Website:** Erin reported that the Park View calendar, Profiles, board members and financials have all been updated to the website. Hopes are within 30 days residents will have

the option to enter their e-mail address and this would be forwarded to our clerk who could therefore use these e-mail address to forward any Park View Owner's Association information. This would be the only thing the e-mail address would be used for. The website is in need of pictures, especially of the ball diamonds, entrances, etc. Residents may forward their pictures (digitally please) to [pvoa18@mchsi.com](mailto:pvoa18@mchsi.com).

**Old Business:** Signatures to the covenants are still being accepted. When the weather improves neighborhood covenant meetings will be held. Chris and other board members are available to come directly to a resident's home for covenant signatures. Residents just need to call the office and request that service. Dale read and explained a letter written to the Scott County Planning and Zoning Commission to give input from the members of the Park View Owners' Association Board of Directors on behalf of the members of the association. Dale motioned for this letter to be signed and sent to the Scott County Planning and Zoning Commission and Michelle seconded. The motion was supported and approved. A Building feasibility committee was formed as was requested at last month's meeting (Dale – committee chair, Sherri and Betty). Dale reported the committee met with two realtors. Value of the building was considered to be \$120,000 to \$125,000. Sale of the building would take approximately 6-9 months per both realtors. The balance on the building is at 5% interest with a balloon payment of \$69,000 due in 2016. The bank securing the loan for this building was notified of the study of possible sale and was understanding and cooperative. The building is used approximately 44 hours a month. Additional options are being investigated for relocation of the office and monthly meetings if the building was sold. A request will be put in the Profile giving residents a 30 day time period to give their input on the sale of the building and alternative forms of income for the association. Mike stated the Park View clean-up date is April 18<sup>th</sup> at 9AM with lunch provided by the Lions Club with a rain date of April 19<sup>th</sup> at 1PM. Additional Park View resident participation was requested and needed than has been present in the past.

**New Business:** A resignation was received from board member Jason Pawloski. Mike motioned to approve this resignation, Erin seconded. The motion was supported and approved. An application was received from Stephanie Chase for the board. Stephanie stated she has history with athletics and coaching and has been a Park View resident for 7 years. Chris motioned we accept the application from Stephanie Chase to the board, Betty seconded. The motion was supported and approved. Stephanie will assume the board position of Park Board Liaison. Three openings for the board will be up at the next annual meeting.

**Open to The Floor:** Resident raised concern why residents who have not signed the covenants have not been asked why they have not signed. Resident raised a concern about the recommendations to the Scott County Planning Zoning Commission. Resident wondered when the website was going to be updated. Resident was informed the site is up to date and only approved minutes and financials are posted. Resident concerned about statements made when an empty alcohol beverage bottle was found on a maintenance building work bench. It is not uncommon for maintenance workers to pick up empty

and some full alcohol bottles from the Parkway and these are then recycled. Resident stated we are a year into the old vs the new covenants and we are mature and smart enough to not let our parkways deteriorate. We need to recognize we are all Park View. Resident concerned about some the information that was listed in the building feasibility report.

**Board Comments:** Sherri commented that 6 new board members have been appointed to the board since May 2014. We ask for Park View to give the new board members a chance. We are board members because we want to be members. We are listening to all residents and have Park View's best interests in mind. Park View is one of the best places to live especially if you have lived anywhere else. Michelle commented that she agreed with Sherri's comments and that she saw her parents serve the public and wants to carry that tradition on to her family. Our focus is on preserving the parkways. Mike commented we need to continue looking to the future.

A motion was made by Dale to adjourn the meeting, Betty seconded. The meeting was adjourned at 8:30pm.

## 2015 Assessments

The 2015 assessments were mailed out in mid February.

Please contact the PVOA office if you:

- Completed the covenant paperwork and did not receive a 2015 assessment.
- Live in the Dexter/Pacha additions and did not receive a 2015 assessment.
- Wish to have your covenant paperwork notarized. Documentation can still be turned in and notarized.

We thank everyone who has shown support of the Park View Owner's Association and are pleased with how many of our neighbors have taken the time to turn in the documents.

We are planning future dates for neighborhood document signing. If you would be interested in helping with this, please contact the PVOA office.

**We welcome our new Office Manager, Deanna Nielsen. The office hours will be Tuesday and Wednesday afternoons from 1:00—3:00 p.m. beginning in March 2015.**

## BUDGETING CONCERNS

Although the Park View Owner's Association has had a supportive response from the community to sign up with the covenants, we are still in an unfortunate budget situation. Right now we have had to reduce our budget by 25%, and we are still 25% over budgeted based off of what we can legally assess for 2015. Because of this financial situation, the PVOA is being forced to evaluate its largest expenses and its return to the community. Our largest current expense is the mortgage and its associated costs (insurance, utilities, etc.). The building is currently running at a 25% utilization by the community, meaning it is sitting empty roughly 75% of the time. As a result, we have had no choice but to evaluate its priority and purpose versus other expenses. At this point in time, we are seeking feedback from the community regarding any ideas they might have to help generate additional revenue to avoid sale or foreclosure of the building, equipment, common parkways, etc. The number one thing that we can do to avoid this is to have 100% covenant support from the community, which is still an ongoing effort and will be for the near future.

Please email your financial sustainability suggestions by March 7, 2015 to [pvoa18@mchsi.com](mailto:pvoa18@mchsi.com) or via writing to 18 Lincoln Road, Eldridge, IA. We will plan to make final recommendations during the March board meeting on next action steps.

### 4th of July donations and Long Grove Fire Department donations

If you wish to make a donation to the 4th of July fireworks or the Long Grove Volunteer Fire Department, you may include a donation with your assessment payment or send a donation to: Park View Owner's Association, 17 Lincoln Road, Eldridge, Iowa 52748.

Please note: 4th of July donation checks should be made payable to Park View Owner's Association.

Long Grove Fire Department donation checks should be made payable to Long Grove Fire Dept.

### Dates to Remember

#### March

- 5 Lion's Club Mtg.—7 pm Owners' Assoc. Bldg.
- 11 Owners' Assoc. Mtg.—7 pm  
Owners' Association Building
- 19 Lion's Club Mtg.—7 pm Owners' Assoc. Bldg.

**Park View Clean Up Day:  
Saturday, April 18 9:00 a.m.**

Plan on helping clean up our parkways. All are invited to help with this event. Hot dogs and hamburgers will be provided for all volunteers.

Rain date: April 19 at 1:00 p.m.

**Park View Garage Sale  
Saturday, May 2**

### MOM'S MEET GROUP

#### Park View Lutheran Church

Please join us for prayer, devotion, games, activities and time to talk with other moms.

Meetings will be held the 2<sup>nd</sup> & 4<sup>th</sup> Wednesdays of each month at 8:30 a.m..

All are invited to attend.

Kids are welcome.

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If you are interested in serving on the Park View Owner's Association board, please submit your name to the PVOA office to be included on the ballot at the annual meeting that will be held Wednesday, May 20, 2015. Please submit names by May 13th.

# **Park View Owners' Association**

17 Lincoln Avenue  
Eldridge, IA 52748

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## **Changes in future newsletters:**

To help offset the cost of preparing and mailing out a monthly newsletter, we are working hard at having information available for you to access at the Park View Owner's Association website: [www.parkviewiowa.com](http://www.parkviewiowa.com). All meeting minutes, financial statements, calendar of events, and upcoming community events can be found by accessing the website. In order to enhance the website we are asking those who may have digital photographs "showcasing" Park View to email them to the office at [pvoa18@mchsi.com](mailto:pvoa18@mchsi.com). In the near future you will be able to add your email address on the website to be alerted of updates to the website.

For those who wish to have the board meeting minutes and an update of local events mailed to them each month, please send your request in writing including your name and mailing address and we will gladly provide the information to you.

Also, check us out on Facebook: **Park View Owners Association**