



Park View Profile

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Board Minutes

Where You Walk to Play

Est. 1967

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Eldridge, IA 52748
563-285-7804

E-mail address:
pvoa18@mchsi.com

Website addresses:
parkviewiowa.com
parkviewiowa.org

Also follow us on Facebook -
Park View Owners Association

Executive Board

President: Mike Wright
Vice Pres.: Jeff Wolf
Treasurer: Justin Norwood
Secretary: Linda Peterkin

Board Members

Mike Wright: Maintenance
343-9894

Kurt Proctor: Insurance
508-7318

Jeff Wolf: Mediacom
285-5086

David Krzyzanowski: Park
275-0757 Board Liaison

Linda Peterkin: Legal
240-604-8781

Justin Norwood: Parkway
514-9695 Development

Open positions:

Architectural Control
Office Activities
Public Relations/ Co Liaison

Deanna Nielsen—Office Clerk

OFFICE HOURS

Monday & Wednesday
8 AM to 12 PM

PVOA Board of Directors Meeting Approved Minutes - November 8, 2017

The November meeting was called to order by President Mike Wright at 7:00 PM. Board members in attendance: Mike Wright, Kurt Proctor, Jeff Wolf, Linda Peterkin and Justin Norwood. Also in attendance were Tom Gall, head of maintenance; Deanna Nielsen, clerk; and a resident.

Approval of minutes: Jeff made a motion to approve the October minutes. Linda seconded. The motion was supported and passed.

The Treasurer's Report: Linda made a motion to approve the October treasurer's report and the correction on the September report, Jeff seconded. The motion was supported and passed.

Open to the Floor:

A resident asked how the board would respond to residents that believe PVOA cannot raise dues according to an article in the North Scott Press. Mike replied that although the covenants have lapsed, PVOA has the right to collect dues and raise funds for the upkeep of common grounds as stated in the law passed in 2014. The resident also reported that a new home has been started in the new Dexter addition.

Committee Reports:

Legal: Linda reported on the voting process for raising the dues. Linda recommends the voting be open with residents providing their name and address on the ballot. Only one vote per unit will be allowed. There will be 3 options for voting: mail in, vote in person the day of the meeting (7 AM – 6:30 PM) or at the meeting. Linda reported on collection of past due assessments. Thirteen owners were notified by a letter from the lawyer of the collection process. So far two have paid in full and two have paid half. Owners that have not paid anything will be pursued in small claims court.

Insurance: No Report.

Public Relations/County Issues: No Report.

Park Board: Mike reported breakers at the concession stand at Grandpa Ed's Field have been turned off. The electrical usage will be monitored. Mike checked with the park board

about removal of the Porta Potties at Meadowbrook. They should be removed.

Architectural Control: A shed in Dexter Acres was reviewed, the committee recommended use of the same siding and shingles as the house.

Maintenance Control: Mike reported he has received a want list for 2018.

Office Activities: Deanna will be gone next week. Mike will check on the office.

Parkway Development: Mike relayed a complaint. A merry go round and teeter tooter were taken out of Pheasant Hills and the resident was wondering when those items would be replaced. Equipment will be replaced as more funds become available. Justin will look into getting plaques designating the donors on new park benches.

Mediacom: Jeff reported the final franchise check for 2017 arrived. The 2017 amount of \$10,732.04 is \$1000 less than 2016. Also Mediacom sent notification of plans to file with the Iowa Utilities Board to continue to serve Park View.

Old Business:

Hiring Additional Maintenance Person: A couple applications have been dropped off. It was decided to wait until spring to interview and hire. Starting wage is \$11 per hour.

Dexter Acres Architectural Control – After reviewing with the lawyer, Mike and Jeff signed the agreement with Mel Foster Co assigning PVOA control over architectural improvements in Dexter Acres Additions 1 - 6. The document has been filed with the Scott County Recorder. PVOA needs to communicate with the Dexter Acres owners the need to check with the architectural control committee for home improvements including fences or sheds. A couple of homeowners will be contacted about fence issues.

Christmas Lighting Contest is set for December 16th, 6 to 8 PM. Volunteer judges have been arranged. Tom will bring the signs to the office.

Past Due Assessments: One apartment owner asked for the board to accept payment of just the past due assessments but he would not pay the fees or interest. The board will not accept this offer. A homeowner requested to pay \$100 before Christmas and the remainder (\$1400) in

2018. The board will not accept this offer. Kurt proposed payment of half now and the other half before the end of the year otherwise continue with small claims court. Board members were in agreement. Two other homeowners contacted the office about payments but since no payment has been received, the cases would be taken to court.

New Business:

Demolishing Old Office: The Long Grove Fire Department will be demolishing the old office building as a training tool. They expect to work on this in December. Dean Martin will be contacted to haul away the rubble.

2018 Budget: Justin made a motion to accept the proposed 2018 budget with total expenditures of \$125,185.00. Linda seconded. The motion passed.

Park View Water Company will use the meeting room for their monthly meetings for the next 3 or 4 months. Jeff will open the building for them.

Garbage Service – A representative from Republic Service called the office about implementing a standardized rate for service in Park View. More information is needed.

Lighting – When the old office building is demolished, additional lighting will be installed on the exterior of the maintenance shed.

Kurt made a motion to adjourn the meeting, Linda seconded. The meeting adjourned at 7:58 PM.

PVOA Board of Directors Meeting

December 13, 2017—Unapproved minutes

The December meeting was called to order by President Mike Wright at 7:00 PM. Board members in attendance: Mike Wright, Kurt Proctor, Jeff Wolf, Linda Peterkin and Justin Norwood. Also in attendance: Ben Petty, maintenance; Deanna Nielsen, clerk; and 2 residents.

Approval of minutes: Jeff made a motion to approve the November 8, 2017 minutes. Linda seconded. The motion was supported and passed.

The Treasurer’s Report: Linda made a motion to approve the November treasurer’s report, Jeff seconded. The motion was supported and passed.

Open to the Floor:

A resident asked about adding a box on the assessment statements for general fund donations. All agreed to change the donation box to be general funds instead of designating it as parkway development.

Committee Reports:

Legal: Linda reported of the 13 owners that the lawyer initiated legal action against for nonpayment of dues: 4 have paid in full, 3 have paid half and have agreed to pay the remaining balance by the end of the year, 2 went to small claims court and PVOA was awarded judgement, leaving 4 others who have not replied so PVOA will file for judgement by default. Deanna passed out copies of the ballot and letter that will be sent out with the 2018 assessment statement. Linda repeated that only one vote per unit will be allowed.

Insurance: Kurt reported he has a letter from Hanover Insurance in reference to renewal. He will follow up next month.

Public Relations/County Issues: New stop signs have been

placed in Dexter Acres with the opening of the roads in Dexter 7th Addition. Justin asked for a notice be placed in the profile. A resident asked about having a *No Outlet* sign placed on Nicholas Court. The county will need to be called.

Park Board: David reported the Park Board is looking for a T Ball Coordinator for 2018.

Architectural Control: Deanna was asked to put a notice in the Profile and a letter with the Assessment stating all homeowners in Dexter Acres & Pacha Farm need to contact the Owners’ Association before putting in a shed or fence. The association has no policing power, only another resident of that addition can file a complaint. 2) Linda was asked to talk to the lawyer about the legal rights of PVOA when architectural control committee is not contacted before home improvements are made. 3) David suggested that a Q & A Page be added to the Website. Jeff will start working on a list of questions. 4) The new pool that doesn’t have a fence, has a special cover. Deanna will follow up with Scott County Zoning and Planning to see if it has been approved.

Maintenance Control: Mike reported trees are being transplanted and a new tool box has been purchased. Ben reported that the leaf pile will remain open but the wagon for limbs has been put away for winter. Deanna was asked to post that information on Facebook.

Office Activities: Jeff reiterated the need for a letter explaining architectural control committee to Dexter Acres and Pasha Farm residents with their 2018 statements. Deanna reported she has discontinued the Quick Books yearly subscription and has purchased the desk top version. The payroll subscription is still in effect. After the 2017 W2 forms are generated, Deanna will cancel the \$100 a month subscription. She recommended changing to the *Enhanced Payroll* option in 2018. The cost is \$351 for a year or \$29.95 per month. Jeff made a motion for Deanna to select the program she feels most comfortable with. Justin seconded, motion carried. The purchase order form has been updated so Deanna can track repairs and maintenance for each piece of equipment. 2018 statements will be sent out after the next meeting.

Parkway Development: Justin looked into getting plaques designating the donors of the park benches. Cost depends on the size of the text. He will check with the donors to see what text is needed.

Mediacom: Jeff reported the next check will arrive in January.

Old Business:

Christmas Lighting Contest is set for December 16th, 6 to 8 PM. The volunteer judges have picked up the signs.

Demolishing Old Office: The Long Grove Fire Department will be demolishing the old office building as a training tool this weekend (weather permitting). Deanna will post info on Facebook.

Monthly meetings are held the 2nd Wednesday of the month at the PVOA Office Building, 17 Lincoln Ave.
All residents are welcome to attend.
Next meeting—January 10, 2017

Park View Water Company will use the building for their meeting on December 20th. Jeff reported that their last meeting was well attended. He stated the water company is working as quickly as they can to identify and fix the water problems. Two new employees have been hired and are dedicated to improving the water system.

New Business:

Resignation: Dale Lindle emailed a resignation on November 9th. Justin made a motion to accept the resignation, Jeff seconded. The motion passed.

Revival of Use Restrictions – On December 6th, four board members met with State Representative Norlin Mommsen, State Senator Rita Hart, State Representative Mary Wolfe and Dave Bert of the Quad City Area Realtor Association to discuss a new bill to revive use restrictions. Several changes of last year’s draft of the bill were discussed. The law will only effect homeowners associations with 500 or more members. Also the

percent of land owners needed to approve the use restrictions may change from 51% to as high as 67%. Also discussed was if the vote percentage would be of all owners or of all votes cast. Mike received a message from Norlin today, stating that the person that blocked the bill last year has relinquished his control of the bill this year. The 2018 legislative session starts January 8th.

Electricity Bill at Double Diamond – The electrical usage continues to be higher than the office or shop even though most of the breakers have been turned off. Kurt recommended getting an electrician to check usage. Mike will contact the electrician used earlier this year.

Board Comments:

Thank you to Julie Peterson for cleaning the office. Next meeting is January 10th

Jeff made a motion to adjourn the meeting, Linda seconded. The meeting adjourned at 8:20 PM.

Open Board Positions

Park View Owners’ Association is looking for 3 people to join the board. Requirements are a desire to serve your community and the ability to attend meetings the second Wednesday of the month from 6 PM to 8 PM. Open positions are public relations, office activities and architectural control. Submit a short biography to pvoa18@mchsi.com to be considered. Also please attend the next meeting on January 10th at 7 PM. Your offer to serve is greatly appreciated.



Thank You

I would like to thank the Park View Homeowners Association, Tom Gall, for all of the help with the installation of the trash cans and overall planning of the project, Stacy Jones, my troop leader, Jim and Jane Varcho for helping me with me Project Write up, and all of the Scouts who came and helped with the project. I hope the people in Park View will enjoy the new trash cans and Dog Waste Bag Dispensers. ~SJ Madden



CHANGES TO YOUR PROPERTY

Please remember to fill out an Architectural Control form for any changes to your property. A new fence, pool, shed or home addition are just a few of the things you would need to get approval for **before** you begin. The form is available on the website parkviewiowa.com or you can pick one up at the office. Just fill it out and submit it to the office. It will be approved within 30 days.

THE PARK BOARD NEEDS YOU!!

A T-Ball Coordinator is needed for 2018. Contact Stephanie Schaack (stephschaack@mchsi.com) to volunteer.

Christmas Lighting Contest Winners

- 1st place— Nick & Lisa Yarham—3 Park Ave Ct
 - 2nd place— Kevin & Anne Orval—3 Park Ct.
 - 3rd place—John & Kathy Laing—401 S Park View Dr.
- Judging was done on December 16.

A big "THANK YOU" to the judges and to all residents that put up lights and decorations for all to enjoy.



Snow Policy

Scott County maintains the streets in Park View. If it snows 2 or more inches, the county asks that all residents keep parked vehicles off the streets. The plows need to be able to keep our streets clear of snow and this helps tremendously. Your car can be

towed if it is parked on the street. Please direct snow removal questions to the Scott County Engineer’s office at 326-8640.



Park View Owners' Association

17 Lincoln Avenue
Eldridge, IA 52748

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Standard
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Permit 50

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Park View, Iowa 52748

Welcome New Residents

If you are a new homeowner in Park View, please call the Owners' Association Office at 285-7804 and give us your name and new address. Also if you have not received a Blue Book listing covenants and restrictions, please stop by the office for a copy. The Blue Book is also available on the website, parkviewiowa.com.

Important dates—Mark your calendar

January 6—Oil Recycling 8:30 - 10:30 AM

January 10—PVOA Meeting 7 PM

February 3—Oil Recycling 8:30 - 10:30 AM

February 14—PVOA 7 PM

OIL RECYCLING

Used engine oil is collected on the first Saturday of each month from 8:30-10:30 a.m. at the PVOA maintenance building, 16 Lincoln Ave.

NEW STOP SIGNS have been installed with the opening of new streets in Dexter Acres 7th Addition. Please be cautious as residents get used to the new signs.



2018 Assessments

Your 2018 ANNUAL DUES INVOICE will be mailed out at the end of January. Dues are \$100 per unit.



Also included in the mailing is the 2018 budget and important information about raising the dues.

If you have not received your mailing by February 1, please contact the office.