



# Park View Profile

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Where You Walk to Play

Est. 1967

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parkviewiowa.com  
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Park View Owners Association

### Executive Board

President: Mike Wright  
Vice Pres.: Jeff Wolf  
Treasurer: Justin Norwood  
Secretary: David Krzyzanowski

### Board Members

Mike Wright: Maintenance  
343-9894

Kurt Proctor: Insurance  
508-7318

Jeff Wolf: Legal, Office  
Activities & Mediacom  
285-5086

David Krzyzanowski: Park  
275-0757 Board Liaison

Justin Norwood: Parkway  
514-9695 Development

Patrick Dodge: Public  
Relations/ County Liaison  
309-299-9619

**Open position:**  
Architectural Control

Deanna Nielsen—Office Clerk  
**OFFICE HOURS**  
**Monday & Wednesday**  
**8 AM to 12 PM**

## **PVOA Board of Directors Meeting Approved Minutes - July 11, 2018**

Mike Wright called the meeting to order at 7 PM. Board members in attendance: Mike Wright, Kurt Proctor, Jeff Wolf, Justin Norwood and Patrick Dodge. Also in attendance: Deanna Nielsen, clerk, Tom Gall, head of maintenance and 3 residents.

### **Minutes & treasurer's reports approved.**

#### **Open to the Floor:**

A resident asked if the architectural board could followed up with a couple homeowners to see if the projects are completed as stated on the application. The committee will meet soon.

A resident asked about his complaint about trailers beside a house. Mike replied that a letter will be sent out.

### **COMMITTEE REPORTS:**

**Legal:** Jeff reported Deanna has drawn up the papers for renewing the covenants in Dexter Acres 2nd addition. Next step is to get signature and then file with the recorder office. This should be completed before the next meeting. 2) In regards to collection of the court judgement from Kings Landing LLC, a letter has been sent to Tim Huey at Scott County Planning who will have the county attorney look into the matter.

**Insurance:** Kurt reported that Tom continues to be on light duty.

**Public Relations/County Liaison:** Patrick has been in touch with Scott County Engineer, Jon Burgstrum and reported that Jon was out scouting areas for repairs on June 25<sup>th</sup>. He does acknowledge a need for repairs and is working on a priority list. 2) Patrick reported he checked about the street sweeper. Jon said the county doesn't have the equipment. Patrick will check with the city of Eldridge for availability and fees. 3) Patrick will also check with Jon about tree trimming along the streets.

**Architectural Control:** The group has approved several applications. A pool installation needs review.

**Maintenance Control:** Mike reported the maintenance team is trying to keep up with mowing and working on putting in new mulch

and playground equipment. The dam (levee) in Lake View parkway needs to be rebuilt with larger rock. Estimates are requested before the project starts. Ben Petty has rebuilt an old wagon to be used to haul limbs from the compost area. At this time there are 5 part time maintenance workers.

**Office Activities:** Jeff reported 13 liens were filed on June 27<sup>th</sup>. One lien has already been released with a payment of \$245. One more lien will be filed this week 2) The web site will switch over next week. 3) Jeff drafted information for the FAQ web page and it was added to the web site.

**Parkway Development:** Justin relayed the need to look at the efficiency of the maintenance team. A few areas look great but can more work be done in the same amount of hours or should hours be increased. 2) Mike reported the Park View Lions Club would be willing to purchase another bench if the cost was under \$400. Deanna will check for sales.

### **OLD BUSINESS:**

**Revival of use restrictions:** The board met with Norlin Mommsen and Tim Huey of Scott County Planning to discuss adding some restrictions for Park View via the county code. The board has drafted a list of top priority items. *Need for yard lights* - Tim felt this would be difficult to put into the ordinances. The following items could be added to the ordinances: *No Junk Vehicles, No farm animals* – only domestic dogs and cats, *All lots shall be kept free of weeds and debris*, and *PVOA has the power to approve improvement to properties*. Tim brought up one item of importance that wasn't on the list – A Rental Ordinance. The county supervisors have asked him to draft this. In order to make any changes to the county ordinances there are fees. PVOA would be considered the applicant and would be charge \$100 for having the information reviewed by the Planning Board. Then after it is approved, there is another \$100 fee for review by the supervisors. The board agreed to the fees. Tim will start working on the documents. He asked Norlin to check his progress in a couple

**Monthly meetings are held the 2nd  
Wednesday of the month at the  
PVOA Office Building, 17 Lincoln Ave.  
All residents are welcome to attend.**

weeks. Jeff asked about having a landlord lose his right to rent out the building if the landlord has a court judgement against him and isn't making payments. Tim asked Jeff to relay the information and he'll have the county attorney look into it.

**Electricity costs at Double Diamond & Meadowbrook:** Need to continue to pursue.

**4th of July:** The day was very hot and limited the crowd until after 8:30 PM. A big thank you to the Park View Women's Club for manning the bounce houses. The fireworks company may not be able to do the show next year due to insurance issues. Motion by Kurt to send a donation of \$400 to the Scott County Sheriff Reserves as a thank you for their service. Jeff seconded. All in favor, motion carried. Kurt made a motion to send a \$250 donation to the Long Grove Fire Department. Jeff seconded. All in favor, motion carried.

**South Entrance Gate damage:** Repairs have been made. Deanna should follow up with the court system for restitution.

**New Business: none**

**ANNOUNCEMENTS:** Mike expressed the board's condolences to David Krzyzanowski and his family on the loss of his father-in-law.

Kurt made a motion to adjourn, seconded by Patrick. Meeting adjourned at 7:40 PM.

## **Board of Directors Meeting**

### **Unapproved minutes—August 8, 2018**

Mike Wright called the meeting to order at 7 PM. Board members in attendance: Mike Wright, David Krzyzanowski, Jeff Wolf, Justin Norwood and Patrick Dodge. Also in attendance: Deanna Nielsen, clerk, and 2 residents.

### **Minutes & treasurer's reports approved.**

**Open to the Floor:** Devin Peterson, T Ball coordinator, relayed that the Park Board needs more volunteers to help with the next year's season. He is expecting several board members to step down and would like to start planning for the 2019 season soon. If volunteers don't come forward, it will affect how many children will be able to participate in summer sports. Devin asked if an announcement asking for help could put in the newsletter and the annual mailing. The board agreed to include the information.

### **COMMITTEE REPORTS:**

**Legal:** Jeff reported the papers for renewing the covenants in Dexter Acres 2nd addition are ready to be signed. David will contact a coworker that lives in that area. 2) After reviewing the legal fees involved in small claim court for the collection of dues for 2017 and prior years, it's not feasible to pursue for one year. Deanna recommended waiting for 2 years of delinquent dues before pursuing in small claims court. 3) In regards to collection of the court judgement from Kings Landing LLC, Jeff talked with the county and they said we have two options, a collection agency or have our lawyer set up a debtor's exam. Jeff contacted Trackers, a collection agency. They charge an initial fee of \$20 and then if they recover the amount due their fee is 40%. Jeff made a motion to initiate collection via Trackers. Patrick seconded. All in favor, motion carried.

**Insurance:** Weekly reports of hours worked continue to be sent to the insurance company.

**Public Relations/County Liaison:** Patrick checked in with Scott County Engineer, Jon Burgstrum. Street repairs have not started. 2) Patrick asked Jon about tree trimming along the streets. The road crew does look for areas needing trimming but they also need feedback from the residents to be aware of some spots. 3) Patrick continues to investigate getting a street sweeper. He is waiting for a call back from the city of Eldridge.

**Park Board:** David will follow up to see if the season is done and if the concession stands can be winterized.

**Architectural Control:** The group has approved several applications. Mike reported there are a couple new plans that need to be reviewed.

**Maintenance Control:** Mike reported the maintenance team is trimming trees and installing playground equipment. With the lack of rain, not much mowing is needed. Another load of mulch is on order.

**Office Activities:** Jeff reported the air conditioner has been repaired. 2) The copier contract will expire in November. Two proposals have been reviewed. Jeff made a motion to keep the current copier from ABS with a service agreement costing \$300 for the year. Justin seconded. All in favor, motion carried. 3) The web site has been transferred to a separate site from the county. Most files were able to transfer except the folders of Profiles and financial data. Deanna has posted financials back to 2013 and Profiles starting in 2015. 3) It was noted that the interest rate on the money market account has increased. Checks will be ordered from Checks Unlimited at a discount price. 4) The family of Lois & Keith Yost would like to purchase a bench in their memory. The family would like the bench placed at a ball field. 5) The water company would like to put information about CodeRed in the next Profile. Jeff recommended to put in the notice.

**Parkway Development:** Justin has been talking with a playground equipment company and feels it would best to wait until next year to combine both years' budget amounts and get a larger playground set. \$10,000 doesn't buy much, but \$20,000 should purchase a complete set. Justin will check prices of park benches including the shipping fees.

**Mediacom:** Jeff reported the 2<sup>nd</sup> quarter franchise payment of \$2535.68. From other communications from Mediacom, Jeff stated rates are going up and they are an equal opportunity employer.

### **OLD BUSINESS:**

**Use restrictions via county ordinances:** Tim Huey of Scott County Planning sent the application form for submitting a zoning text amendment. The application needs how the amendment complies with the Scott County Comp Plan and Land Use Policies. Deanna recommended a work meeting to fill in the application. After discussion, the board agreed to meet Monday, August 13 at 6:30 PM.

**Complaints:** A letter was sent to the homeowner that has trailers parked along the side of his house. The owner contacted the office and Mike with his plans to move the trailers. It may take a little longer than 30 days. 2) Tim Huey has followed up with the car repair business operating on Park View Drive and will continue to monitor the situation.

**Electricity costs at Double Diamond & Meadowbrook: A**

resident contacted the office about high electrical bills and recommended the board file a complaint with the state utility board. Justin asked if the new meters have been installed at the ball fields. No one knew for sure. After discussing, Devin volunteered to follow up with an electrician.

**South Entrance Gate damage:** The court case is set for August 13<sup>th</sup>. PVOA may be subpoenaed for a final pre-trial on August 9<sup>th</sup>. Mike has contacted the company that completed the repairs for the final bill.

**New Business: none**

Jeff made a motion to adjourn, seconded by Justin. Meeting adjourned at 8:40 PM.



*Volunteers do not necessarily have the time; they just have the heart.*

– Elizabeth Andrew

**Open Board Positions**

The 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 9 PM. If you are interested, please send an email to [pvoa18@mchsi.com](mailto:pvoa18@mchsi.com) or call 285-7804. Also please attend the next meeting on September 12th. Your offer to serve is greatly appreciated.

**THE PARK BOARD NEEDS YOU!!**

The Park View Park Board (a separate group from the Park View Owners' Association Board) is currently looking for volunteers. Several spots are open and need to be filled to continue to make baseball and softball possible in the Park View area. A couple of seasoned volunteers are leaving the board this year and it would be best to find some fresh faces before they leave!! If you are interested please contact Devin Peterson at (727) 710-3740 (call/text) or email: [devinpeterson25@gmail.com](mailto:devinpeterson25@gmail.com).



The Park View Water & Sanitary Sewer District is implementing a community system to alert customers of issues with water and sewer, such as hydrant flushing, low pressure, water main breaks, sewer jetting, etc. CodeRed is a free Opt-In system which means only customers who sign up for a managed account will be notified of issues. Contact can be made by text, email or phone message. You can sign up to receive one, two or all three formats. In addition, you can register more than one phone and/or email address for each location.

Because there are times that only certain service areas are affected, the system is capable of notifying only part of the district, so it is necessary to have your address and contact information submitted. The information you provide is strictly confidential and if you make the selection to keep it private, the site administrator will not be able to see you have signed up.

This is available now to sign up at <https://public.coderedweb.com/CNE/en-US/BF5452793719> If you have any questions, please call the Park View Water office at 285-7397.



**Compost Area**

Soon the leaves will be falling!

The compost pile located by the water tower is for GRASS AND LEAVES only! NO BAGS OR BRANCHES!! No garbage bags, no paper bags or anything else. Please pile the grass and leaves in the blocked area!

The trailer beside the compost pile is for branches (no larger than 5 inches in diameter) and brush.



# Park View Owners' Association

17 Lincoln Avenue  
Eldridge, IA 52748

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Standard  
U.S. Postage Paid  
Eldridge, IA 52748  
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Postal Customer

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

**September 1** 8:30 - 10:30 AM Oil Recycling

Used engine oil is collected the first Saturday of each month at the PVOA maintenance building, 16 Lincoln Ave. Oil containers can be dropped off into the designated box by the door.

**September 8** 8 AM—2 PM Fall Garage Sale Day

**September 12** 7 PM PVOA Meeting

**October 6** 8:30 - 10:30 AM Oil Recycling

**October 10** 7 PM PVOA Meeting

**October 31** 6-8 PM Trick of Treat



**Saturday, September 8th**

**8 AM to 2 PM**

**Having a sale?** Call Janet at 285-4226 by September 4th to get on the map! The Lions Club requests \$1 from each family having a garage sale to help pay for ads. This can be paid at the Lions' food trailer at Park View Lutheran Church.

**Shopping?** Pick up a map of sales from the Lions at Park View Lutheran Church. After finding great deals, stop at the Lions' food trailer for lunch!