



Park View Profile

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Where You Walk to Play
Est. 1967

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Eldridge, IA 52748
563-285-7804

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pvoa18@mchsi.com

Website addresses:
parkviewiowa.com
parkviewiowa.org

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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

Randy Warm: Architectural
285-8568 Control

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

Board Minutes

PVOA Board of Directors Meeting Approved Minutes –November 14, 2018

Mike Wright called the meeting to order at 7:54 PM. At that time a quorum was present and business could be conducted. Before the start of the official meeting, residents shared concerns and committee reports were relayed. Board members in attendance: Mike Wright, David Krzyzanowski, Jeff Wolf, Patrick Dodge and Justin Norwood. Also in attendance: Deanna Nielsen, clerk, and 3 residents.

Open to the Floor:

A resident inquired if the plaques for the benches had been ordered. Mike said Commercial Printers would be able to get them in 2 to 3 weeks. 2) He asked about repairs to the batwing mower as he notice a wheel not turning properly leaving skid marks and ruts. Deanna said there was a bill for repairs for the batwing mower but not sure what kind of repair. Mike will follow up. 3) He also provided ideas such as safety talks for lowering insurance costs. 4) A fourth concern is a portable structure on Park View Drive. The board is planning to follow up with a letter to the homeowner. Temporary structures can only be up for 60 days.

COMMITTEE REPORTS:

Legal: Jeff will be reviewing the tiling project in 7th addition (Blue Bird Hill/ Honey Creek area).

Public Relations/County Liaison:

Patrick reported that the zoning text amendment was presented to the Scott County Supervisors. The final hearing of the amendment is scheduled for tomorrow and it is expected to pass without opposition.

Architectural Control: The portable garage will be addressed.

Maintenance Control: Mike shared information about electronic signs to replace the current information boards. The signs would cost at least \$25,000 each. Mike will check with the North Scott

Schools to see if PVOA can partner with them for a sign like in Princeton. 2) Mike will contact LMI for annual maintenance on the emergency siren.

Office Activities: Jeff reported no change in the 2018 liens. 2) Two children's T-shirts were donated to the PTA. 3) A credit application for Storm Water Supply was completed and credit at Menard's will be pursued. 4) The Blue Book on the website needs to be updated, the first section has the wrong address and outdated photos. Also the new Park View map will be added.

Mediacom: Jeff reported the 3rd quarter franchise fee of \$2532.11 was received for a total of \$10,242.39 for the year.

OPEN TO THE FLOOR:

Two residents expressed concerns over the condition of the road behind the townhouses at 21-35 Manor Dr. Board members explained Park View Owners' Association doesn't own any streets. That road is a private driveway that should be taken care of by the owner. The board members looked at the lot line online at the assessor's web site. PVOA owns a utility easement of 15 feet next to the property and it looks that the road is partially on the easement. The owner said his abstract says PVOA would be responsible for the maintenance of the road. The board said they would like to see that document. The owner will contact his lawyer. The board feels that it is the owners' responsibility to upkeep the parking lot and driveway. The residents left frustrated and unhappy.

BUSINESS MEETING:

Minutes & treasurer's reports approved.

OLD BUSINESS:

Board Vacancy: Jeff made a motion to appoint Randy Warm to the board. Patrick seconded. All in favor, motion carried. Randy will head up the Architectural Control

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

Committee. His term expires in 2021.

2019 Budget: The proposed budget for 2019 with expenses of \$131,885 was presented. Most line items remain the same as 2018. Maintenance wages will be increase to \$30,000 with the base pay raised to \$13 an hour. There is general disappointment with the budget but there is nothing the board can do until PVOA raises dues. Each year PVOA is doing more with less. Jeff made a motion to approve the 2019 budget as presented. Justin seconded. Motion carried.

Christmas Lighting Contest is slated for December 16th 6 – 8 PM. Volunteer judges have been obtained.

Supper with Santa is scheduled for Thursday, December 6th at 5 PM at Neil Armstrong School. The Lions Club will serve supper. The Women's Club will provide crafts for the kids.

NEW BUSINESS:

Moving Trees: Mike read the bid from Priester Nursery for moving 10 trees out of our nursery at Meadowbrook Park to locations in the parkways. It was noted that several ash trees around the Double Diamonds need to be replaced. The board is in favor of moving forward with the project as soon as possible. This will be covered in the 2018 budget.

ANNOUNCEMENT

A letter from the North Scott School District invites Mike to a meeting with city mayors on December 12 at 5 PM. Mike will asked about partnering with the district to purchase an electronic sign. Mike asked if there were other concerns that he should relay to the district.

BOARD COMMENTS: Randy Warm was welcomed to the board.

Meeting adjourned at 8:19 PM.

Board of Directors Meeting

Unapproved minutes—December 12, 2018

Jeff Wolf called the meeting to order at 7 PM. Board members in attendance: Kurt Proctor, David Krzyzanowski, Jeff Wolf, Justin Norwood, Patrick Dodge and Randy Warm. Also in attendance: Deanna Nielsen, clerk, 2 maintenance men and 2 residents.

Minutes & treasurer's reports approved.

Open to the Floor:

A resident commented that there is a need for a large map or diagram to help with clarification of property lines. The board agreed that a poster size map would be helpful. He also has concerns about a pool on Jacob Dr and the temporary storage shed on Park View Dr. The board is working on both items. He also commented that it's good to see the trees transplanted from the PVOA nursery.

Another resident relayed that his previous complaint about trailers on a property needs to be looked at again. There is still one trailer. The board agreed to review it.

COMMITTEE REPORTS:

Legal: Jeff sent questions to the lawyer. 1) The tiling

project in 7th addition (Blue Bird Hill/Honey Creek area) is on our land so the farmer doesn't have legal grounds. PVOA does have the responsibility to keep the natural flow of the water. 2) For the driveway issues behind the townhouses on Manor Drive, the lawyer feels that each townhouse owns their parking space all the way back to the green space. The end unit owns the driveway portion. PVOA does not have any obligation to maintain the driveway. 3) A realtor contacted the office about a parking lot/driveway near 73 Manor Drive that is in need of repair. This section is an easement owned by PVOA. The lawyer is looking at the original plats to see how it was laid out. He feels PVOA could give the apartment owner rights to use PVOA land for their parking lot but PVOA would not be responsible for upkeep of their driveway/parking lot. The lawyer is looking into an agreement. Justin made a motion to seek an agreement with the apartment owner. Patrick seconded. All in favor, motion carried. 4) Because the monthly payments for a court judgement have been late, the lawyer will contact the apartment owner's lawyer. Also the lien for 2015 dues has been paid in full and the lawyer recommends the lien be released. 5) Deanna checked with the lawyer about a property in foreclosure. The management company will be billed for only 34 days of 2018 dues.

Insurance: Kurt reported an increase in insurance premiums for 2018. He will need a list of new equipment to add to the commercial package policy with Cincinnati Ins.

Public Relations/County Liaison: Patrick reported that the zoning text amendment passed without any opposition. The week after the amendment passed, a complaint was received about a junk pile. Deanna reported a letter was sent to the owner on November 20th. PVOA will continue to handle the complaints before turning them over to the county. David asked if there is a way to document this agreement with the county. It was recommended to make a document of *Important Things to Know* for board members and so it can be handed out to new board members.

Architectural Control: Randy reported he and Mike will follow up with a pool on Jacob Drive and the portable garage on Park View Drive by going to the county. One fence was approved in the past month. They are also revising the Architectural Improvement form.

Maintenance Control: Mike has contacted LMI for annual maintenance on the emergency siren.

Office Activities: Jeff reported no change in the 2018 liens. 2) Work has started on the 2019 assessment mailing. A letter is being drafted that will include highlights of 2018 and the projected plans for 2019.

Parkway Development: Tom Gall, head of maintenance, reported 22 trees were transplanted from the PVOA nursery.

OLD BUSINESS:

2019 Budget: Deanna asked if the court judgement payment of \$500 per month should be added to the 2019 income. After discussion the board agreed that the \$6000

could be added to 2019 income.

Christmas Lighting Contest is slated for Saturday evening. Volunteer judges have been obtained and will be thanked with a t-shirt.

NEW BUSINESS:

Complaint: A resident called the office about a neighbor's sump pump discharging into the street causing ice on the street. Board members commented that many other spots in Park View also have icy curbs and streets from sump pumps discharging into the streets. Patrick will contact Jon Burgstrum, county engineer and head of secondary roads, and ask for him to check the roads in Park View. Deanna will tell the homeowner to also call Secondary Roads Department.

ANNOUNCEMENTS: The office will be closed the week of Christmas.

Meeting adjourned at 7:38 PM.

Respectfully submitted,
Deanna Nielsen



In June, the PVOA board met with Tim Huey, Scott County Planning and Development Director, to see if amending the county code could implement stricter restrictions in Park View. He explained the procedure and helped identify areas that could be addressed in the county code. Amendments to the Zoning Ordinance for Unincorporated Scott County were drafted and sent to the county in September. The amendments regulate the accumulation of junk and junk vehicles and also include stricter limits on domestic pets and farm animals, restrictions on the heights of weeds and grass and to not allow home businesses to be conducted in either a detached or attached garage.

Initially, the amendments were rewritten by approved Tim Huey and then approved by the Scott County Planning Commission. In October, the Board of Supervisors reviewed the amendments. On November 15, 2018 the Board of Supervisors approved the amendments. Park View Owners Association will be the first contact with property owners who have apparent violations of the regulations. For those recalcitrant owners with chronic violations, Scott County staff would proceed with enforcement action up to and including citations and fines.

Scott County Code 6-14.C Accessory Permitted Uses:

- (1) Accessory uses customarily incidental to any of the permitted uses in this District. Only one commercial vehicle may be parked and/or stored on the property unless it is used in conjunction with an approved home business. Accessory uses not permitted include, but are not limited to, the following uses: the visible accumulation of domestic junk such as vehicular parts, tires, trailers, salvaged building materials, broken or junk appliances, and the visible presence of any junk vehicle on a residential lot not stored entirely within an enclosed garage shall also be considered a prohibited accessory use (See Section 6-5.60. Junk Vehicle). Grasses and/or weeds that are in excess of 10 inches and are not a native or landscaped planting shall be considered a prohibited accessory use. Any accessory commercial use which is not approved as a home business as outlined in Section 6-6. V. is not permitted,
- (2) Home occupations conducted entirely within the dwelling (not in attached or detached garage) and in compliance with all other requirements of Section 6-6.V.,
- (3) Not more than four domestic pets of any species. No public or private kennels for domestic animals nor any domestic livestock are permitted.

Park View Owners' Association

17 Lincoln Avenue
Eldridge, IA 52748

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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 5 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.

January 9 7 PM PVOA Meeting

February 2 8:30 - 10:30 AM Oil Recycling

February 13 7 PM PVOA Meeting

2019 Assessments

Your 2019 ANNUAL DUES INVOICE will be mailed out by the end of January. Dues are only \$100 per unit.



Also included in the mailing is the 2019 budget. The board has worked to cut operating costs without sacrificing services. With the expenses projected to be significantly more than the projected income, the PVOA board asks all owners to consider a donation to the general fund.

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