



# Park View Profile

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**Where You Walk to Play**  
Est. 1967

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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**

**PVOA Board of Directors Meeting  
Approved Minutes –March 13, 2018**

Jeff Wolf, Vice President, called the meeting to order at 7:00 PM. Board members in attendance: Patrick Dodge, Justin Norwood, Kurt Proctor, Randy Warm, and Jeff Wolf. Absent: David Krzyzanowski and Mike Wright. Also in attendance: Deanna Nielsen, clerk, and 3 residents.

**Minutes & treasurer's report approved.**

**Open to the Floor:**

A resident requested some kind of relief from the 2018 dues and fees. He has been awarded the home in a divorce settlement and assumed all debt. The board agreed to remove the administration fee for 2018. The resident wrote a check to pay the 2018 and 2019 dues.

A resident was concerned that his identity was revealed in the Profile. (It is the policy of PVOA to not identify the person making a complaint or who the complaint is against. This is reflected in the minutes by not using names but referring to the person as *resident* or *homeowner*.) The resident asked several questions for the board to review. 1. What committee has been formed to see if the community wants the covenants restored? The resident feels his neighbors are not in favor of the land use restrictions and would like to see a committee formed to research this. 2. What justification does PVOA have sending out bills for covenants that do not exist? Board members replied that the land use restrictions lapsed not the bylaws and covenants of Park View. The resident was given documents showing PVOA has the right to collect dues for upkeep of common grounds. 3. The resident feels that each addition of Park View should be represented on the board. The resident feels PVOA cannot have a blanket covenant without representations from each area. 4. The resident also commented that the architectural improvement application states approval can take up to 30 days. He feels that is not good a policy and needs to be changed.

A resident commended the board for their work and appreciates all the volunteer hours that are put in behind the scenes.

**COMMITTEE REPORTS:**

**Legal:** The new owner of 73 Manor Dr would like to continue to use PVOA's easement area for parking/driveway and has requested a legal agreement be drawn up. Deanna will check in with the lawyer to see if it has been drafted.

**Public Relations/County Liaison:** Patrick has the letter of violation ready to be sent about the two junk vehicles. It was noted that one of the vehicles has moved so he will check before sending the letter. 2) Patrick has been in contact with Tim Huey in regards to Scott County adopting a Rental Nuisance Ordinance. The first of potentially two public forums is tentatively set for Tuesday, April 30<sup>th</sup> at 7 PM at the POVA meeting room.

**Park Board:** Jeff read David's written report. 1) Field cleanup is March 23 at 9:00 AM. Water needs to be turned on at the concession stands by then. 2) PVPB has requested a \$3000 grant from North Scott Rotary Club for a new shed built by NSHS students. 3) Fundraising: One outfield advertisement sign has been sold, but that number is expected to significantly increase. Also PVPB is selling Casey's pizza cards. 5) Next PVPB meeting is scheduled for April 7th at 6:00 PM (Lady Di's).

**Architectural Control:** Randy reported he followed up with a shed request and the resident has agreed to put the shed behind the house. Randy has reviewed and approved 2 other requests. One new application for a fence was received today. The county has given the owner of the portable garage until April 15<sup>th</sup> to remove it.

**Maintenance Control:** Volunteers are still needed to form a committee to research the purchase of electronic information signs.

**Office Activities:** Jeff reported changes for the 2 homes with liens/court judgements that were listed on the Sheriff's Sale for March 19, 2019. The date has been changed for one home to May 14 and the other sale has been cancelled. 2) As of today 681 units have paid their 2019 assessment. Donations: \$7595 for General Fund,

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

\$3195 for 4<sup>th</sup> of July, and \$3225 for Long Grove Fire Department 3) Thanks to Mike and Kurt for checking the office while Deanna was on vacation.

#### **OLD BUSINESS:**

**Revival of Use-restrictions:** Senator Chris Cournoyer replied to a follow-up email that she and Rep Mommsen met with stakeholders at the state level. She feels the next step is to have representative from Park View, Scott County and any other stakeholders meet to discuss options.

#### **NEW BUSINESS:**

**Hiring another maintenance person:** Extra money was designated in the 2019 budget for more maintenance hours. With the maintenance chairman absent, no action was taken.

**Animal Control Complaint:** A resident sent a letter complaining about cats in their yard during all times of the day and night. A letter will be sent saying PVOA does not have the authority or means to enforce animal control and needs to be reviewed by Scott County Animal Control. The only thing PVOA can do is put a notice in the Profile about the responsibilities of a pet owner as per county ordinance.

**Community Wellness program:** Information was presented from the Scott County Health Department about a program to assess the community health. The board agreed to learn more about the program. Deanna will follow up.

**Parking request:** An owner requests parking in front of their property while the driveway is renovated. PVOA will allow temporary street parking but the owner will need to contact Scott County since the area is marked as a no parking zone.

**Policies & Procedures:** After recent reports of *improper or unsupported payments* by the Park View Water Company and the City of Long Grove, the board reviewed current financial policies and procedures. Two board members review all payments and sign checks, monthly financial reports are available at board meetings and posted on the website, and an accountant reviews the financial records each year. If residents have any concerns about the financial policies and procedures they should contact any board member. The board feels PVOA has policies that reflect good business practices.

Meeting adjourned at 7:56PM.

#### **Unapproved minutes—April 10, 2018**

President Mike Wright called the meeting to order at 7:04 PM. Board members in attendance: David Krzyzanowski, Justin Norwood, Kurt Proctor, Randy Warm, Jeff Wolf and Mike Wright. Absent: Patrick Dodge. Also in attendance: Deanna Nielsen, clerk, and 7 residents.

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

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

A resident relayed that he had looked at the study about incorporation compiled by St. Ambrose College students and wanted to make sure the board was aware of the study. Board members are aware of the 2010 planning study and the report is on the website. 2) The resident disagrees with the policy that each apartment owners get a vote for each unit. The PVOA bylaws state each living unit receives one vote. 3) The resident

feels becoming a city would provide more opportunities for residents and should be reviewed. Board members explained the costs and voting requirements for becoming a city or being annexed.

A resident is willing to select low maintenance plants for the entrances. His offer was accepted and Mike and Tom will meet with him in a couple weeks.

A resident asked if a fence and shed in Dexter 7th addition had been approved by the architectural improvement committee. Randy had reviewed the plan and approved it. Randy noted that he has been quite busy reviewing plans throughout Park View. 2) The resident asked about removal of the portable garage. Justin replied that the homeowner has a right to an appeal hearing and it is scheduled for April 24th.

A boy scout from Troop 203 introduced himself and explained he was attending the meeting as a requirement for his merit badge, Citizenship in the Community.

#### **COMMITTEE REPORTS:**

**Legal:** Deanna contacted our lawyer to see if the paperwork is ready an apartment building to use PVOA's easement area for parking/driveway. The lawyer will check with the other lawyer representing the apartment complex.

**Insurance:** The self-audit for Worker Compensation Insurance has been completed.

**Public Relations/County Liaison:** Patrick was unable to stay for the meeting but had discussed items at the pre-meeting. 1) An appeal for the portable garage on Park View Dr has been filed and will be reviewed by the Board of Adjustments on April 24th at 4 PM. Board members will attend. 2) Patrick has received information from the Scott County Planning and Development Department about an informational meeting on the proposed rental amendment. The forum is set for Tuesday, April 30th at 7 PM at the Eldridge Branch of the Scott County Library. The county will send notices to all the landlords and advertise the meeting in The North Scott Press. PVOA will advertise on the entrance boards, webpage, and Facebook. Deanna will check with the water company to see if Code Red alert system could be used.

**Park Board:** David reported Park View will host part of the Slugfest Tournament on May 11 and 12. 2) PVPB has received a \$2000 grant from North Scott Rotary Club for a new shed built by NSHS Building Trades students. The location of the new shed was reviewed. Possibly the parking lot could be enlarged to the south. 3) Fundraising has been going great this year. 4) A park board member asked if the 7th addition diamond could be maintained as a practice field. The east diamond at Grandpa Ed's field needs maintenance for water drainage by the concrete pad and bleachers.

**Architectural Control:** Randy relayed his appreciation to all home owners who have turned in requests for improvements to their residences. It really helps residents to stay in compliance with the Scott County and PVOA land use agreements. All requests have been reviewed and approved to date.

**Maintenance Control:** Mike reported another maintenance person will be hired for landscape maintenance and

beautification. The job listing will be posted on Indeed and Facebook. 2) Electronic information signs are still on the wish list. Community volunteers are needed to research the purchase and secure funding.

**Office Activities:** Jeff reported 2019 payments as of today: 111 units have NOT paid (48 multi units and 63 single family home). Late notices will be sent out next week. 2) Donations sent in with 2019 dues: General Fund \$8370 4th of July \$3805 LGFD \$3395 3) Final restitution payment for repair of the south entrance landscaping was received for a total of \$535. 4) Another court judgement has been paid. The lien release has been filed.

**Parkway Development:** Justin reported nothing new but with the warmer weather he expects more activity in the next month.

**Mediacom:** Jeff will call Mediacom about an exposed wire on Valley Dr.

**OLD BUSINESS:**

Revival of Use-restrictions: nothing to report

**Community Wellness program:** Deanna and Mike will meet on July 8th with a representative from the Scott County Health Department about the community health assessment.

**NEW BUSINESS:**

PVOA Annual Meeting will be held May 15 at 7 PM. Election of board members will be held. The terms of Mike, Jeff and Kurt will expire. Voting will be for 3 - three year terms, 1 - two year terms and 1 - one year term.

**ANNOUNCEMENTS:**

4th of July Planning Meetings - 4th Thursday of the month

Meeting adjourned at 8:01 PM.

Respectfully submitted, Deanna Nielsen

**PARK VIEW PARK BOARD**

Baseball season has begun and softball games will begin soon. If you have nothing going on and want to watch some young talent stop out, grab a walking taco or a hot dog and watch a ball game. Please remember to park in the parking lots and not to park on the grass!!

Also a big thanks to our sponsors for making these fields feel more like the big leagues for these young athletes!!!

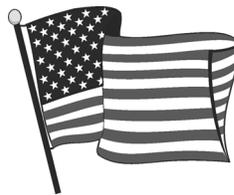


Thank you to everyone that made the Easter Egg Hunt a success. Special thanks to the Tonia Schryver, Cub Scouts Pack 206 & Mama's Parlor for their donations & stuffing all the eggs. Thanks to the Easter Bunny & Park View Women's Club for their help too. We hope to do it again next year!



**Having a sale?** Call Janet at 285-4226 by April 30th 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!



**FLAG ROUTE**

The Park View Women's Club & NS Football Team will again have flag routes in Park View. For \$45.00 you will have a flag in front of your home on 6 national holidays: Memorial Day, Flag Day, Independence Day, July 4<sup>th</sup>, Labor Day, Patriots Day & Veteran's Day. Checks payable to the NS Optimist Club. Please include your address, email & phone number. Send to NS Optimist Club, Attn: Avenue of Flags, PO Box 372, Eldridge, IA 52748.

Adopt a Highway Ditch Cleaning  
Thursday, May 2nd  
Meet at Lady Di's 5:30 PM  
Fellowship afterwards at Di's for those who can stay. Join us!



**Thanks to a wonderful group of volunteers including two girl scout troops for picking up trash in the parkways on April 13th.**

Mike & Leila Frazee, Larry & Betty Frazee, Steve Holst, Josh, Trenton & Andrew Roe, Daniel & Deanna Nielsen, Andrea & Alaina Triplett, Sarah Bamburg, Ella Whiting, Emmanine Lopez, Olivia, Evelyn & Kari Uhlenkamp, Kayla Dismore, Baylee & Raelynn Ewoldt, LeeAnn & Dana Webb, Michelle & Gwen Rasmussen, Gretchen & Elizabeth Buchberger, and Elizabeth & Russ Richards  
**And Thank You** to the Park View Lions Club for providing snacks for the volunteers. Chris Austin, Tim Charles, Randy Biery, Dennis Hughes, Dick Lane and Mike Wright



# Park View Owners' Association

17 Lincoln Avenue  
Eldridge, IA 52748

Presorted  
Standard  
U.S. Postage Paid  
Eldridge, IA 52748  
Permit 50

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

**May 4** 8 AM Park View Garage Sales

**May 4** 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.

**May 8** 7 PM PVOA Meeting

**May 15** 7 PM PVOA Annual Meeting

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

**June 12** 7 PM PVOA Meeting

## PARK VIEW OWNERS' ASSOCIATION ANNUAL MEETING

**Wednesday, May 15, 2019**

**7:00 PM at PVOA Building at 17 Lincoln Ave.**

The meeting will include:

- Annual report from the Board of Directors
- Annual Audit Report for 2018
- Election of 5 board members. (Three terms of current board members expire and there are two other open positions.)
- Open Floor Forum

**Five board members are needed.** If you wish to volunteer on the Board of Directors, please submit a short biography to the office (285-7804 or pvoa18@mchsi.com) by May 12th to get your name on the ballot. Requirements are the ability to attend meetings the 2nd Wednesday of the month from 6pm to 8pm and a desire to serve your community.

If an association member cannot attend the meeting, an absentee ballot will be available during office hours, May 13 or May 15, 8AM-noon.

In order to be eligible to vote, all assessments must be paid in full. ONLY ONE VOTE PER HOUSEHOLD.

**Please plan to attend this meeting  
and support YOUR association!!**