



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
285-7804

PVOA Board of Directors Meeting Approved Minutes –September 11, 2019

President Mike Wright called the meeting to order at 7 PM. Board members in attendance: Patrick Dodge, David Krzyzanowski, Justin Norwood, Kurt Proctor, Jeff Wolf and Mike Wright. Absent: Randy Warm Also in attendance: Scott County Supervisors, 3 county employees and 27 others.

Christina McDonough of the Scott County Health Department reported on the Community Health Assessment. She conveyed the findings in the 5 areas, Physical Activity, Nutrition, Tobacco Free, Chronic Disease Management and Leadership. Packets were handed out and recommendations were listed. PVOA board will look at future improvements. Hands-Only CPR training is scheduled for January 2020.

The Scott County Supervisors, Tony Knobbe, Brinson Kinzer, John, Maxell, Ken Beck and Ken Croken were in attendance to explain accomplishments over the past two years. Board Chairman, Tony Knobbe relayed information about the radio project to upgrade emergency radios and towers in Scott and Rock Island Counties, 2) Scott County Park has opened a new cabin and a new campground is being built, 3) West Lake Park will reopen in 2021 after draining and dredging the lake and restructuring the shoreline, 4) recently the supervisors requested a jail and juvenile detention study, now they are reviewing the short and long term needs. 5) the roads department had a very tough year with maintaining the gravel roads. 6) Handouts about mental health resources were distributed. Ken Beck, Eastern Iowa Mental Health Region board member, spoke about the crisis and warm phone lines, temporary housing and bridge-prescription appointments.

Chairman Knobbe talked about a couple ways the county has been working with Park View 1) zoning for the new convenience store, 2) traffic safety at Neil Armstrong School and 3) the rental property ordinance which is fully embraced by the supervisors. Tim Huey, director of Planning and Development, gave an update on the process of a new ordinance. A group of county employees have been meeting monthly and gathering information from area cities. They are looking at various alternatives and how this should be administrated. They are looking at how it will be staffed, how it will be enforced, who's responsible for what aspects, what it will

cost and how to budget for it. Tim explained there are two parts to the ordinance 1) the unit inspections to keep apartments safe and livable and 2) the criminal element that the sheriff office is looking into. Tim explained that his office worked with PVOA to get an ordinance amended to have stricter restrictions in Park View, including limiting the height of grass and not allowing junk vehicles. PVOA President, Mike Wright commented that when the rental ordinance is in effect, wouldn't the cost be at a break even. There should be less sheriff calls. Chairman Knobbe added that the landlords will pay fees and if they are in violation there will be more fees. This could pay for the additional staff. All this needs to be studied. Following up to comments about incorporation of Park View, Mike Wright asked for help from the county in getting the covenants reinstated via legislation or via stricter county rules. Tim Huey explained just as Park View needs legislative help to reinstate the covenants, the county will also need legislative action to give the county the ability to assess fines and cleanup costs. At this time only cities are allowed to do that.

Comments on rental ordinance: County meetings are held at 8 AM when most residents are working. Another time would be beneficial so others could attend the meetings. All parties that are impacted by this ordinance should be included in this planning. Since there is no timeline in place, the supervisors were urge to set a timeline for this plan.

The area of Park View represents a \$144 million tax base. There has been bad press about Park View not carrying their own share. Who is subsidizing Park View? If Park View didn't exist, would the county eliminate positions on the road crew, sheriff department, etc. Chairman Knobbe said he would look at the figures and report back.

Lack of road maintenance in Park View was discussed. PVOA county liaison, Patrick Dodge sent an email to the county roads department on May 13th and then followed up June 10th. He never received a reply. Chairman Knobbe will direct the county roads department to attend the next PVOA meeting on October 9, 2019.

Final comments on rental ordinance: Ken Croken: There is no county in Iowa that has a rental ordinance. Please have patience as we work on this.

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

Tony Knobbe: Park View is a very unique community and this is a very unique situation with very unique challenges. John Maxwell: The supervisors need to take on the ordinance for the safety of the community. Brinson Kinzer: The ordinance meetings should be open to all parties (including landlords) impacted and meetings should be held in Park View.

The supervisors left at 8:27 PM. The regular meeting resumed at 8:40. Six people in addition to the board members stayed.

Minutes & treasurer's report approved.

OPEN TO THE FLOOR: A resident asked if incorporation would insure a tougher rental ordinance. Board members replied the county is proceeding to have an effective ordinance. The first proposal mirroring Eldridge's ordinance wasn't tough enough so the county is looking at an ordinance similar to the one in Davenport. David explained the lengthy and expensive process to incorporate. 2) A resident asked if the Dexter covenants have been renewed on time. Jeff replied that the first and second additions have been renewed and third addition will be renewed next year. 3) Tom Gall, head of maintenance, explained that he burned the brush pile in place because of its size. He chose to burn when the wind was blowing away from Park View.

COMMITTEE REPORTS:

Legal: Jeff reported the tiling project is still being reviewed by our lawyer. 2) The lawyer reviewed the deed to transfer the land to PVW&SD. A mistake on the deed needs to be fixed before proceeding. 3) The lawyer sent a letter to Kings Landing Property LLC to initiate legal action to recoup dues for 2018 & 2019. A request was received from Bank Orion for the total payoff. The office sent the payoff information of \$9456.64. It may be paid off soon. 4) The lawyer has sent a letter to the owner of the non-compliant shed. The owner has sent an email reply. The board will send a letter answering the questions.

Public Relations/County Liaison: Patrick reported 1) the problem of old furniture by the dumpster at Deer Creek Apartments has been turned over to Scott County Planning and Zoning office for enforcement. 2) An issue of a pool without a complete fence on Shawnee Cir. has been turned over to the county. 3) The Rental Ordinance for Park View is still in the hands of the county.

Park Board: David reported the new board has taken over. It was noted that gravel has been added to the parking lots at the double diamonds. Also the parking area will be expanded.

Architectural Control: Randy sent a written report stating all requests are up to date and approved.

Maintenance Control: Mike reported 1) the parking lot at the office is deteriorating. He feels this needs to be resurfaced. Two bids have been received. Board members discussed if this is a priority and if money is available. 2) Benches need to be installed this fall. 3) Entrance to Park View has been updated with new plants. The board appreciates the beautification work done by Paul Roy. 4) A new toilet was put in at the office and water usage has dropped drastically. 5) There is about \$10,000 left in the budget for maintenance crew wages. That equals to about 730 hours. The crew continues to work on projects along with mowing.

Office Activities: Jeff reported 1) one lien was released. 12 liens remain for nonpayment of 2019 dues. Two of those homes are in foreclosure and will be on the sheriff sale in October. 2) Deanna has been busy keeping up with new owners as many houses have been sold this summer. 3) Complaints: long grass at an apartment, b) gas leak at Park Lane Circle and Park Ave South, c) tenant lives in an apartment with a water leak causing mold and the blower

doesn't work for the A/C or furnace. 4) The board decided not to advertise in HomePages phonebook. 5) The board decided not to add links to the website for senior care resources. The board requested Deanna to add a link to the web page about county mental health services.

Parkway Development: Justin commended the maintenance crew for their work.

Mediacom: Jeff reported Mediacom has repaired the utility box on Park View Dr. to the homeowner's satisfaction.

OLD BUSINESS:

Raising dues in 2020: A meeting was set for October 2nd at 6:30 to share ideas of future needs to support the need for more dues. Each board member should research cost of improvements.

NEW BUSINESS:

2020 Budget Meeting was set for November 6th at 6:30 PM. Tom stated a need to add another tractor like the JD5225. The cost would be \$20,000 to \$25,000 for a used tractor. Some items that are no longer used could be sold to offset the purchase.

Jeff thanked everyone that came out tonight to talk with the Scott County Board of Supervisors. Mike relayed his appreciation for the work crew that has done a fantastic job this year. Meeting adjourned at 9:40 PM.

Unapproved minutes—October 9, 2019

President Mike Wright called the meeting to order at 7 PM. Board members in attendance: Patrick Dodge, David Krzyzanowski, Justin Norwood, Kurt Proctor, Randy Warm and Mike Wright. Absent: Jeff Wolf. Also in attendance: 2 Scott County Roads Engineers and 5 residents.

Jon Burgstrum and Angie Kersten of Scott County Secondary Roads attended to answer questions. Patrick started discussion by asking how Park View roads can get on the 5 year plan. Jon replied that the 5 year plan is for construction projects not maintenance or upkeep. The roads and bridges are evaluated yearly. When identifying projects the costs are figured and then it becomes a funding issue. For upkeep of Park View streets there are no federal or state funds available. David asked about the cost of upkeep for the streets in Park View in comparison to the total budget. Angie replied that new road construction with curb, gutter, storm sewer and drains made of concrete costs about \$800,000 per ½ mile. So if roads have to be totally replaced, this would be the cost. Jon added to mill out asphalt and replace it would be considerably less. The last major construction project was in 1990 on Park View Drive when an overlay was put on. Kurt asked when was the last time more asphalt was added to the roads. Jon relayed several patching projects, and in Dexter Acres there has been mud jacking on the roads and fixing the sidewalks to make them ADA compliant.

Sump pump drainage was discussed. Jon stated that a city may have an ordinance against draining into the street but the county doesn't have that. Some drainage can cause problems with the curb and also ice buildup in the winter. After discussion, Justin recapped. Sump pump drainage is bad for the roads and is annoying but the county can't do anything. Jon added the county can't write a ticket and it becomes a civil matter. If a neighbor had damages, that person would have to file a law suit.

Randy asked if the large garbage trucks are damaging the roads. Jon replied that all trucks including the county's trucks are hard on the roads. Mike asked if the roads had been sealed years ago would it have prevented the deterioration of the roads. Jon explained that effective sealants were not available years ago. Before doing a resurfacing project, the curb, gutter and storm

sewer would need to be checked and be in good repair shape. Homeowners can get assessed if the county has to come in to install or replace sidewalks, curbs and gutters or driveway approaches. At this time the county would rather make repairs as needed to avoid assessing the homeowners.

David asked about the best way to communicate with the department. Jon explained that residents can call directly and over the years the PVOA liaison has been very good at relaying info. Several employee also are on the lookout for issues.

Jon asked that a notice be put in the newsletter that tree trimming will begin soon. Not only is this a sight line issue, but this is for safety of the buses, county trucks or any other large vehicle driving in Park View.

Before a stop sign can be added, an engineering study has be done and the supervisors must approve. An ordinance would be adopted after 3 readings. This can be a 2 to 3 month process.

The roads department takes care of 565 miles of roads. Park View is included in the 229 miles of paved roads. Angie added the department is equipped for rural road maintenance with the large equipment. Smaller equipment would be more effective in sub divisions. A new truck has been purchased to replace the 550 that had been used for snow removal in Park View.

Repair of the curb at Park Lane Circle and Park Avenue is on the schedule. Also the crew will patch Park Avenue near the tunnel. If pot holes are reported, the crew tries to respond as soon as possible, usually within a day.

Jon touched on incorporation for Park View. The county and Park View will need to partner to work on it. More discussion is need to create a city. For now the current supervisors want the roads department to have a plan, whether it is a 5 year construction project or maintenance program. The supervisors want the county roads department to have a presence on a more regular basis or roads are just going to get worse.

Justin expressed his thanks for the snow removal throughout Park View. Jon reminded everyone that the county is not a 24 hour service like a city. His crew normally plows snow 5 AM to 8 PM. Randy said in his 30 years of living in Park View, he has no complaints about the winter roads.

The regular meeting resumed at 7:52.

Minutes & treasurer's report approved.

OPEN TO THE FLOOR: A resident asked about the plan to raise dues. Mike explained that the board is waiting to have a few questions answered by the lawyer before proceeding. 2) A resident express concern about too many temporary signs on Grove Road. Randy answered that the board checked with the county recently but there is no ordinance preventing temporary signs. PVOA doesn't have jurisdiction over the business area of Park View. 3) A resident asked about a fence being installed on Jacob Drive. The board has received and approved an application for the fence. 4) A resident has noticed many yard lights not working in Park View. He is willing volunteer to check lights and make a list. Postcards will be sent out to homes without a working light.

COMMITTEE REPORTS:

Legal: The deed to transfer land to Park View Water and Sanitary District is complete. 2) The lawyer has not replied to the email about changing the bylaws and the non-compliant shed.

Insurance: Kurt reported the Commercial Crime Policy has been renewed for 3 years. The office has received proof of liability insurance from the Girls Scouts.

Public Relations/County Liaison: Patrick reported 1) Deer

Creek Apartments have been sold and the new owners have cleaned up the junk by the dumpster. 2) An issue of a pool without a complete fence on Shawnee Cir. and a long grass on Crest View Dr have been turned over to the county. 3) He attended the most recent meeting about the Rental Nuisance Ordinance for Park View. The committee is working to get a part introduced yet this year. The first ordinance would require background checks on tenants and an agreement for registering rentals. Work continues on all aspects of the rental ordinance. The next meeting will be October 18th.

Park Board: David reported the 2018 tax forms have been filed for the Park Board.

Architectural Control: Randy reported one fence application was approved tonight.

Maintenance Control: Mike reported 1) the bids for resurfacing the parking lot at the office have been reviewed. He recommends the bid for complete renovation, tearing out the old asphalt, replacing the old rock and dirt under the asphalt and then applying a 3 inch asphalt mat. The cost is \$8510 without tax. David asked if the project would be done this fall. Mike will need to check with the company. David reviewed the budget for the year and noted income is about \$33,000 more than the expenses year to date. Patrick made a motion to resurface the parking lot using the bid from Affordable Parking Lot. Randy seconded. All in favor, motion carried. 2) Mike explained a project to replace the wooden bridge at Honey Creek with 2 large culverts. This would be the first step to make a parking lot for the 7th addition ball field. Also the crew would have a more direct route to mow the area and to get to the burn pile. The cost for the culverts would be approximately \$5000. Justin made a motion to purchase the culverts. Patrick seconded. All in favor, motion carried. 3) The crew has been working on projects, including expanding the parking lot at Double Diamonds and maintenance on the waterways. The board commended Paul Roy on his landscaping work.

Office Activities: Deanna reported 1) Eleven liens remain for nonpayment of 2019 dues. Two of those homes are in foreclosure. 2) Kings Landing Properties paid \$9456.64 to cover the court judgement for 2016 & 2017 dues, liens for 2018 dues and the 2019 dues including late fees. Nine liens were released. 3) A motor on the furnace was replaced today. 4) The Cub Scout Pack will use the meeting room on Sunday evenings.

Parkway Development: Justin reported he will apply for a Moonlight Chase Grant.

Mediacom: One complaint about dropping NBC Sports Net from the Mediacom channels. Jeff talked to the resident.

OLD BUSINESS:

Raising dues in 2020: The board is waiting for information from the lawyer before proceeding.

Health Assessment follow up: The board would like to see more sidewalks installed. Most grants require a nonprofit status of 501c (3). PVOA is categorized as a nonprofit Civic League, 501c(4). David will follow up with Christina McDonough at the health department. The Park Board has the 501c(3) status.

NEW BUSINESS:

School Board Listening Meeting: The school board asked to have a listening session before one of the regular monthly meetings. Mike proposed January 8, 2020 at 6 PM and the school board has agreed.

Christmas Lighting Contest was set for Saturday, December 14th from 6 to 8 PM. Deanna will contact potential judges.

Board Comments: Kurt thanked Patrick for all the work with the county. He doing a great job.

Meeting adjourned at 8:40 PM.

Park View Owners' Association

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Eldridge, IA 52748

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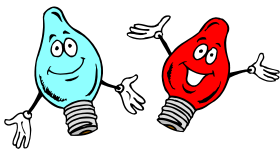
Park View, Iowa 52748

Christmas Lighting Contest

Saturday, December 14th 6 – 8 PM

1st place—\$75.00

2nd place—\$50.00 3rd place—\$25.00



Make sure your outdoor decorations are lit up! Judging will take place from 6—8 PM. Winners will be notified and signs will be put in their yards. Residents may not win a prize two consecutive years.

Supper With Santa

Thursday, December 12

5:00—7:00 PM

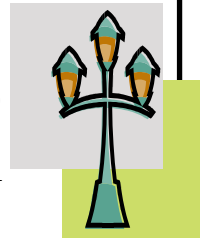
Neil Armstrong Gym

The Park View Women's Club and the Park View Lions Club will host a night of family fun including supper, crafts and visit from Santa Claus. The Women's Club will provide crafts and Santa's treat bags. Supper will be available for purchase from the Lions Club starting at 5 PM.



YARD LIGHTS

Park View only has yard lights for illumination of the area. To keep our community safe, we need to have ALL yard lights in working order. Please replace burnt out bulbs or repair a non working light in a timely manner.



PLEASE CHECK YOUR YARD LIGHT!!

Important dates—Mark your calendar

November 2 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.

November 7 4 - 7 PM Share & Care Preschool Vendor and Craft Show at PV Lutheran Church

November 13 7 PM PVOA Monthly Meeting

December 7 8:30 - 10:30 AM Oil Recycling

December 11 7 PM PVOA Monthly Meeting

December 12 5 - 7 PM Supper with Santa at school

December 14 6 - 8 PM Lighting Contest