



# Park View Profile

Published Bimonthly by the Park View Owners' Association

Where You Walk to Play

Est. 1967

17 Lincoln Avenue  
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: 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**

## Board Minutes

### **PVOA Board of Directors Meeting Approved Minutes –November 13, 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, Jeff Wolf and Mike Wright. Also in attendance: 6 residents.

Park View Water & Sewer District Board members, Joe McKeown and Ken Uhlenkamp invited the PVOA board to review engineering bids for the SRF Water Resources Restoration Sponsored Project and to attend the water company meeting on November 20. This project is funded by a maximum of \$500,000 loan tied to the lagoon improvement project and will be offset by a reduction in the interest rate of the lagoon SRF loan. No money will come to PVOA or PVOA will not pay anything for the project. The first step is to select an engineering company. Then that firm will complete the assessment and figure out the best way to use the funds. The work will be bid out to a private company. PVOA will be responsible for the maintenance. Discussion continued on the concerns of slowing down the water flow and cost of maintenance. The Annual Sponsored Project Workshop is slated for November 20th in Ankeny. With registration full, PVOA representatives will not be attending but Brent Early, PVW&SD Operations Manager is registered.

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

**OPEN TO THE FLOOR:** A resident expressed concerns about a large shed in the Pacha addition. He feels the shed is not the typical shed for Park View. Board members clarified that the homeowner, neighbors and board members met and all concerns were addressed. Randy explained the bluebook descriptions are vague and board members can't make up more regulations. 2) A resident warned all residents to keep vehicles locked as his vehicle had been gone through overnight. Coins and sunglasses were taken. Board members commented that a car had also been stolen in Park View overnight.

### **COMMITTEE REPORTS:**

**Legal:** The lawyer responded to the email

about changing the bylaws. The dues are addressed in the Covenants rather than the bylaws. The only way to amend the Covenants is to get every lot owner to sign off on the change. 2) The lawyer replied a lien cannot be placed on the property for non-compliance of covenants. To enforce the covenants, PVOA would need to file a lawsuit and request a court order to comply. Jeff will meet with the lawyer and get advice on the next steps.

**Public Relations/County Liaison:** Patrick reported several complains are being resolved with the help of the county. 2) The Rental Nuisance Ordinance is moving along very well. The committee has finalized a proposed draft which includes the 2015 International Property Maintenance Code with several pages of amendments that specifically cover the rental nuisance provisions. At the next meeting, the committee will finalize a proposed fee schedule with a goal of funding as much as possible of the program with the fees from the landlords. A public forum will be held the first week of December at the Scott County Library to have the public review the program and to get feedback. The committee hopes to have the ordinance in place by April 1, 2020.

**Park Board:** David reported basketball season will be January through March with games played on Tuesdays and Fridays at Neil Armstrong School gym. The next PVPB meeting is set for February.

**Maintenance Control:** Mike reported 1) he has signed a contract with Affordable Parking Lot for resurfacing the office parking lot. The work will be done in the spring. 2) The culverts for the project at Honey Creek have been ordered. 3) The crew normally would be mulching leaves but the weather has not been favorable. A large tree along Quail Trail that had split has been taken down by an arborist. A merry go round has been sandblasted and will be painted before spring installation.

**Office Activities:** Jeff reported 1) Ten liens were released for 3 properties since the last

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

meeting. 9 liens remain for nonpayment of 2019 dues. 2) 9 postcards were sent out nonworking yard lights. 3) Deanna has drafted a document for a PTO welcome packet. The board requested that board members not be listed then this document could be used for years without updating. 4) Most concerns and complaints have been resolved. A resident asked for more lighting at Park Crest Ct and Crest View Dr. The board noted there are other areas in Park View with poor lighting. PVOA is not able to fix it.

**Parkway Development:** Justin did not submit an application for the Moonlight Chase Grant because it was a matching grant and no money is budgeted in 2020 to initiate new projects.

**Mediacom:** Jeff reported the 3rd quarter payment of \$2342.62 was received bringing the total for the year to \$10,185.68.

#### **OLD BUSINESS:**

**Raising dues:** The board will meet Monday, December 9th at 6:30 PM to create a plan to pursue a dues increase. Jeff will get more information from the lawyer about proxy votes. The goal is to have the information be included in the 2020 assessment mailing.

**Health Assessment follow up:** David checked on a grant for sidewalks but it doesn't look promising.

**Christmas Lighting Contest** is set for Saturday, December 14th from 6 to 8 PM. Volunteer judges have been secured.

#### **NEW BUSINESS:**

**Budget:** The 2020 proposed budget was distributed. Justin made a motion to approve the 2020 budget with expenses of \$135,165. Randy seconded. All in favor, motion carried.

**Announcements:** The office will be closed the week of Thanksgiving.

The meeting adjourned at 8:27 PM.

#### **PVOA Board of Directors Meeting Unapproved Minutes –December 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, Randy Warm, Jeff Wolf and Mike Wright. Also in attendance: a residents and 3 employees.

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

**OPEN TO THE FLOOR:** Tom Gall, head of maintenance, reported he will be closing the compost site in the next few days. Deanna will add to Facebook on Monday.

#### **COMMITTEE REPORTS:**

**Legal:** Jeff provided a written report from his meeting with the lawyer, Doug Lindstrom. Doug is willing to come to a board meeting if there are more questions about the blue book. All covenants, articles and bylaws should be in the abstract for each property, which is given to each owner at the purchase of their property. The lawyer recommends having a firm search the county records to verify which version of the Bluebook is included in the abstract for property in Park View. Jeff made a motion to contact the firm of Vollertsen, Britt and Gorsline to do the search. Patrick seconded. All in favor, motion carried.

**Public Relations/County Liaison:** Patrick thanked everyone for attending the public forum about the Park View Rental

Regulations. About 100 people attended, including many landlords. The landlords in attendance recognized the need for a landlord association for cooperating and collaborating to improve the rental community in Park View. The committee will meet next week to debrief and look at the fee structure. The county doesn't have the authority to fine landlords for violations. Cities are able to fine the landlords and if not paid, the city can add the fine to the property taxes. The county has the authority to place liens on properties. The committee plans to have the proposed regulation to the supervisors early next year.

**Park Board:** David reported the Park Board was awarded a Moonlight Chase Grant of \$1995 to be used for the bathroom project at Meadowbrook Park. 2) Mike noted that a door on the shed at Meadowbrook needs to be replaced. Tom will get prices for a rollup door.

**Architectural Control:** Randy reported one application for a three season room has been approved.

**Maintenance Control:** Mike reported an estimate for repairing sidewalks is \$18,589. The board budgeted \$12,000 for sidewalk repair in 2020. Tom was instructed to get bids now so work can begin in the spring. 2) Jeff made a motion to pay \$5000 towards the parking lot resurfacing in 2019. Justin seconded. All in favor, motion carried. 3) Mike commended the maintenance men on a good year.

**Office Activities:** Jeff reported 1) 9 liens remain for nonpayment of 2019 dues. 2) Deanna made changes to the document for a PTO welcome packet. 3) An all-in-one computer with Windows 10 was purchased. Deanna will be transferring software from the current computer. 4) Complaints/Concerns – trees cut down along Quail Trail haven't been removed, sump pump discharge on Hillside Drive, replacing culverts in Honey Creek and junk beside a home.

**Parkway Development:** Justin will consult with the maintenance crew before purchasing an item to use the remaining 2019 funds of about \$4500.

**Mediacom:** Jeff reported receiving a rate increase notice.

#### **OLD BUSINESS:**

**Raising dues:** The board met earlier in the week and would like to continue to review the letter and ballot for the mailing. The goal is to make the final tweaks at the next meeting and have the information be included in the 2020 mailing.

**Health Assessment:** The Hands Only CPR Training is scheduled for January 29th at 6 PM at Park View Lutheran Church. The community is invited to participate.

**SRF Project:** The Park View Water & Sanitary District has contracted with Shive Hattery Inc. for the engineering study for the sponsored project program. The goal is to both enhance the natural beauty of Park View while positively reducing the impact of storm water in Park View and downstream.

**NEW BUSINESS:** None

**Announcements:** The Christmas Lighting Contest is Saturday, 6 to 8 PM.

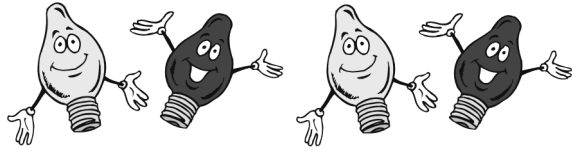
The next monthly meeting will include the School Board attending. This meeting will be on January 8 at 6 PM (note time change).

The Scott Co Library is sponsoring a Community Memory

Project to preserve photographs, albums and documents relating to rural Scott County.

**Board Comments:** Mike thanked the maintenance crew, Deanna and the board members for all of their work in helping this community. Justin added the board thanks our president, Mike.

The meeting adjourned at 7:45 PM.



### Lighting Contest Winners 2019

1st place— Nick & Lisa Yarham  
3 Park Ave Ct

2<sup>nd</sup> place -Shane & Amy Glover  
36 Park View Dr.

3<sup>rd</sup> Place - Michael & Julie Latham  
6 Jacob Dr.

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

Park View residents are invited to attend a *free* **Hands-Only CPR Training**

Wednesday, January 29

6:00-6:30 p.m.

Park View Lutheran Church

Topics include:

- √ Hands-Only CPR Training and Skills
- √ AED Overview
- √ Bystander CPR Data
- √ Good Samaritan Laws



## North Scott School Board Wants to Hear from You

The North Scott School Board has been conducting *listening sessions* through out the district. The school board will come to the Park View Owners' Association Building on Wednesday, January 8th at 6 PM to hear from Park View residents. These sessions are intended to provide an opportunity for community members to voice any ideas to improve the district.

The regular monthly PVOA meeting will follow the listening session.

### SUMP PUMP DISCHARGE

For the safety of our community during the winter, it is recommended to have sump pump hoses drain to the homeowner's yard instead of the street. Is the water from your sump pump causing a nuisance for your neighbors? Let's try to prevent ice jams this winter and be a good neighbor!!



### 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

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

Postal Customer

Park View, Iowa 52748

## Important dates—Mark your calendar

**January 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.

**January 8** 6 PM NS School Board Listening Session & PVOA Monthly Meeting

**January 29** 6 PM Hands Only CPR Training at Park View Lutheran Church

**February 4** 8:30 - 10:30 AM Oil Recycling

**February 12** 7 PM PVOA Monthly Meeting

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

– Elizabeth Andrew

## 2020 Assessments

Your 2020 ANNUAL DUES INVOICE will be mailed out Mid-January. Dues are still only \$100 per unit.



Included in the mailing is important information about voting to raise dues. Please return your ballot as soon as possible.

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

## **PVOA Board of Directors**

Can you spare a few hours each month to help our community? The Park View Owners' Association has 2 open board positions. If you can attend meetings on the 2nd Wednesday of the month from 6 PM to 9 PM and have desire to serve your community, contact the office or any current board member. More help would be greatly appreciated!!