



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:

Board Members

Mike Wright: Maintenance
343-9894

Kurt Proctor: Insurance
508-7318

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

Justin Norwood: Parkway
514-9695 Development

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

Randy Warm: Architectural
285-8568 Control

Open: Park Board Liaison

Deanna Nielsen—Office Clerk

OFFICE HOURS

Monday & Wednesday
8 AM to 12 PM
285-7804

JUNE 2020

Park View Profile

Published Bimonthly by the Park View Owners' Association

Board Minutes

PVOA Board of Directors Meeting Approved Minutes – March 11, 2020

President Mike Wright called the meeting to order at 7 PM. Board members in attendance: Patrick Dodge, Justin Norwood, Kurt Proctor, Randy Warm, Mike Wright and Jeff Wolf. Absent: David Krzyzanowski. Fourteen people were also in attendance.

Minutes & treasurer's report approved.

OPEN TO THE FLOOR: no comments

COMMITTEE REPORTS:

Legal: Jeff has contacted the lawyer about reviewing the covenants and restrictions found in the abstracts.

Insurance: Kurt reported that Liberty Mutual has billed us for an additional \$727 for the workers comp policy. This is the result of changing the projected maintenance salaries to reflect the budget of \$35,000.

Public Relations/County Liaison: Patrick reported the next public forum to discuss the rental regulation ordinance is slated for March 25th at 6 PM at the Scott County Library in Eldridge. The meeting should be the same format as last time. There was one junk complaint on Park View Dr. If the area is not cleaned up by Monday the issue will be elevated to the county.

Park Board: In David's absence, Devin Peterson of the PVPB reported field cleanup day is scheduled for March 28. 2) Construction of the bathroom at Meadowbrook concession stand will begin March 16th and should be complete within the week. The water needs to be turned on by the maintenance crew. 3) Plans are underway to host a home run derby on the 4th of July.

Architectural Control: Randy reported he has approved one fence. Also he has reviewed a request for a 3rd car garage with residential area above. A second residence would need county approval but if the area is expanding the existing living area, it would be allowed. Randy also has researched the county code for guidelines for business signs. Signs allowed shall not be larger than 6 square feet in size and placed along the building, within 10 feet of the building or within 50 feet of the road. Letters will be sent to the businesses before the issue is elevated to the county. (Editor's note: Later it was discovered, the code cited relates to home businesses.)

Maintenance Control: Mike reported with the 2020 budget, each maintenance man can work approximately 22.5 hours per week for 6 months.

Office Activities: Jeff reported 75% of the 2020 dues have been paid. 2) Donations: General Funds \$6940, 4th of July: \$3495, Long Grove Fire Department \$3265. 3) Eight liens remain for 2019, 5 of these also have a lien for 2018. Three liens were released since the last meeting. 4) Deanna has vacation planned for March and July. Mike has volunteered to check the mail and phone messages.

OLD BUSINESS:

Sponsored project with the Park View Water & Sanitary District: Brent Earley, PVW&SD Operations Manager has been in discussion with the DNR and a binding legal agreement between PVOA and PVW&SD is necessary. The document would allow temporary access to PVOA land for the contractors working on the sponsored project and list responsibilities of PVOA and PVW&SD. PVOA would be responsible for inspection during the construction and for the maintenance for the life of the loan (20 years) or the life of the practice (whichever is shortest). If the maintenance is not performed as requested by the DNR, PVW&SD would be responsible for the default of the loan. There was discussion about the expected maintenance and looking at projects that would be easier for PVOA to maintain. The engineer is looking at what projects can be completed with the money available and should have recommendations within a month. With maintenance being the biggest concern, it may be possible to have the first year (or up to 3 years) be included in the contracted project as the area gets established. Jeff made a motion to move forward with Park View Water & Sewer District on the sponsored project. Randy seconded. All in favor, motion carried.

Health Assessment: Christina McDonough had followed up via email saying the county secondary roads would provide a map for residents to indicate areas to provide traffic calming measures and/or roadway repairs. The board looked over other recommendations. It was decided not to pursue the tobacco free zones but to look into the sidewalk assessment and

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

information about chronic disease management. Deanna will contact Christina.

4th of July planning: A task list was distributed. The only change from last year's celebration would be eliminating the live music. There was talk of having a tractor show instead of a car show. Mike will be contacting the majority of the vendors and volunteers.

Community Memory Project sponsored by the Scott Co Library is set for before the annual meeting on May 20th. Community members can scan documents from 4 to 7 PM.

NEW BUSINESS:

Resignation Letter: Jeff read the email from David Krzyzanowski stating he would be resigning at the annual meeting in May. David's term is through 2021. So at the annual meeting there will be 5 positions voted on, 3 terms through 2023, one through 2022 and one through 2021.

Increase of Dues Cap: 563 votes were received but 573 votes are needed to make a quorum. The bylaws state a quorum is 60% of the owners and then the change must be approved by 2/3 of the votes. 317 voted for the increase and 246 voted against. Although there are more votes for the increase, 175 more yes votes were needed for the 2/3 approval. Discussion followed about how to conduct the next vote, the cost of the vote, and how to get more votes. In reviewing the 2018 vote, the votes against seem to remain constant in the 240's, making it necessary for about 480-500 votes in favor. Patrick made a motion to suspend efforts to increase the dues cap and not to have a second vote at this time. Jeff seconded. The motion passed with one nay vote.

Announcements: Dates were reviewed for the rental ordinance forum and PVPB field clean up. The Easter Egg Hunt will be March 28th at 1 PM at Neil Armstrong School. Park View Cleanup Day is scheduled for April 18th at 9AM.

Board Comments: Justin commented the vote was very disappointing.

Meeting adjourned at 8:25 PM.

PVOA Board of Directors Meeting April 8, 2020—Cancelled due to COVID 19 concerns

PVOA Board of Directors Meeting Unapproved Minutes – May 13, 2020

President Mike Wright called the meeting to order at 7:05 PM. Board members in attendance: Justin Norwood, Kurt Proctor, Randy Warm, Mike Wright and Jeff Wolf. Absent: David Krzyzanowski and Patrick Dodge. Also in attendance: Tom Gall, maintenance head, Deanna Nielsen, clerk and 3 residents.

Minutes & treasurer's report approved.

OPEN TO THE FLOOR: SRF Project: Ken Uhlenkamp representing Park View Water & Sewer District board explained the easement issue for the SRF project. AS PVW&SD's lawyer was writing the easement documents, he discovered that the PVOA Articles of Incorporation has guidelines for Property Rights in the Common Properties (Article IV Section 3e). This states that members of the association need to vote on the easement before proceeding. Jeff has contacted the PVOA lawyer and he agrees that a vote needs to be taken. Discussion proceeded: This is a good project for the community at no cost. 90 day notice is required for the vote. Cost of mailing is under \$500. Is there another way to grant usage of the land? Information needed for the mailing. PVOA's lawyer should review easement documents. Jeff made

a motion to first ask the water company to prepare a proposal for our lawyer to review. After the lawyer reviews the easement documents, the board can proceed with the mailing for voting on granting an easement to PVW&SD. Also in the mailing, include any annual meeting business that needs a vote. Randy seconded. All in favor motion carried.

COMMITTEE REPORTS:

Legal: Jeff has contacted the lawyer about the annual meeting. There would be no ramifications for skipping the annual meeting due to the COVID-19 concerns. But there is an option of taking action without an annual meeting. Any action which may be taken at an annual meeting may be taken without a meeting if the corporation delivers a written ballot to every member. Election of directors could be done with a mailed ballot. Justin Norwood has agreed to another term, but there will be 4 open positions. Randy will head up the nomination committee. All board members are encouraged to ask friends and neighbors to serve on the board. Annual information will be mailed to all owners.

Insurance: Kurt reported all insurance is paid for 2020.

Public Relations/County Liaison: Patrick submitted a written report. The rental ordinance public forum was postponed. The committee has had one meeting since the pandemic started. The main outcome was to keep things moving as much as possible despite the circumstances. There should be another meeting this month.

Park Board: 1) Construction of the bathroom at Meadowbrook concession stand is complete. 2) Softball season has been cancelled but baseball is still a possibility.

Architectural Control: Randy reported he has approved 2 sheds, 2 fences and a deck since the last meeting. Randy has submitted information for the Profile's *Be a Good Neighbor!* column.

Maintenance Control: Mike reported playgrounds and ball fields were closed on April 7 per Governor Reynolds' proclamation. They will open up when the governor allows. 2) The office parking lot was resurfaced. It will be sealed and striped in about 2 weeks. 3) Handicap parking is needed at the office. The slope on the front parking lot isn't handicap friendly. Discussion about making a ramp for the back door and paving a section of the gravel parking lot ensued. Mike will look into costs. 4) Sidewalks have been repaired. 5) Tom reported he burned 3 large piles of tree limbs. 6) The big tractor has a power steering issues and is at P & K for repairs. Repairs will cost about \$2000. 7) A merry-go-round has been sandblasted and repainted.

Office Activities: Jeff reported 44 units have NOT paid their 2020 dues. Due to the COVID-19 concerns, late fees were delayed 30 days starting May 1 instead of April 1. Justin made a motion to delay the liens until July 1, with certified letters being sent mid-June. Randy seconded. All in favor, motion carried. 2) Donations: General Funds \$8790, 4th of July: \$4105, Long Grove Fire Department \$4035. 3) Seven liens remain for 2019, 5 of these also have a lien for 2018. 4) Several complaint letters have been sent out. 5) A May newsletter was not sent out.

Mediacom: The second quarter franchise fee of \$2620.52 was deposited.

OPEN TO THE FLOOR: A resident informed the board of cement by the community mailbox on Nicholas Court needs to be leveled. Tom will add to his list for mud jacking. 2) The new sign at Swan Valley needs to be sealed. 3) Also the

resident asked the board about the non-matching siding on a home and shed. The board expects the homeowner to comply.

Tom urged the board and clerk to use work order forms to communicate maintenance issues.

OLD BUSINESS:

4th of July planning: The board discussed the pros and cons of going forward with the fireworks. Mike will follow up with the fireworks provider and other communities with 4th of July fireworks. Also Mike will check with Ponies R Us as the deposit has already been paid.

Community Memory Project sponsored by the Scott Co Library has been put on hold.

Health Assessment: Christina McDonough completed the sidewalk assessment. She thought it would be beneficial for Park View to install sidewalks surrounding the school. Board members noted that the school has implemented a new drop off and pick up policy which is more efficient and safer.

NEW BUSINESS:

Blessing Box: Mike was contacted by Molly Bergfeld representing North Scott Cares about putting a Blessing Box (for food distribution) at the south side of Park View. It would be put on PVOA ground on the east side of the ball diamond along Crest View Drive. After polling the board members via email, Mike contacted Molly to proceed by contacting Tom Gall.

Meeting adjourned at 8:35 PM.



- ◆ When mowing your lawn, PLEASE don't blow the grass into the streets. If you do, PLEASE sweep it up. Yard waste from a residence placed into the street can be considered illegal in accordance with the Federal Clean Water Act. Yard waste build up can restrict street drainage and storm water drainage. Also, grass on the gutters and streets is a safety hazard for bicycles and motorcycles, especially if the grass is freshly cut or it is wet. A homeowner can be sued if someone is injured as the result of yard waste in the street. Please help keep Park View streets clean and safe.
- ◆ In Park View, rain flows into storm sewers, beginning an underground journey, down the drain and to the stream. So, be careful, since anything you put in your yard, street or storm drain will ultimately flow to Pride Lake at Scott County Park. If you see a storm sewer grate blocked by debris, please clear it so water doesn't back up in the street.



**Scanning Day at PVOA Office
~ Postponed ~**

Watch for the new date.

**RENTAL ORDINANCE PUBLIC FORUM
POSTPONED**

The committee continues to meet monthly to work on the Park View Rental Registration and Inspections Regulations. A public forum will be held when it is safe to meet.

2020 Association Dues

The following addresses have not paid their 2020 association dues. Please pay \$125 per unit immediately to avoid more fees and a lien being placed on your property. Lien notices will be sent out in June . After a lien is place on the property, the total due is \$245.

10 Fox Trail Crt.	17 Nicholas Ct.	4 Park Crt.
103 Park Lane Cr.	18 N. Kuehl Crt.	54 Park View Dr.
106 Park Ave. So.	28 Park View Dr.	6 Park Lane Crt.
107 Hillside Dr.	29 Park View Dr.	82 Park View Dr.
107 Park Ave. So.	310 So. Park View Dr.	9 Foster Ct
109 Blackhawk Dr.	316 Cherokee Dr.	37 -43 Manor Dr.
111 Crest View Dr.	333 Hillside Dr.	21 Park View Dr.
118 Hillside Dr.	36 Jacob Ct.	311 Concord Crt.
118 Park Ave. So.	37 Park View Dr.	45 - 51 Manor Dr.
137 Hillside Dr.	4 Manor Dr. #A 5	6 Manor Dr.

Park View Owners' Association

17 Lincoln Avenue
Eldridge, IA 52748

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Standard
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Important dates—Mark your calendar

June 6 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.

June 10 7 PM PVOA Monthly Meeting

July 4 No Oil Recycling

Fireworks @ Dusk

4th of July Celebration

As of May 20, the fireworks are still planned for the 4th of July. All other events are on hold and waiting for the declaration to proceed.



PARK VIEW OWNERS' ASSOCIATION ANNUAL MEETING 2020 Meeting Cancelled

Due to these extraordinary circumstances, the annual meeting scheduled for May 20, 2020 has been cancelled. The PVOA board concentrates on the health and safety of Park View's residents as a top priority. Legal advice confirmed the importance of cancelling the meeting and pointed out that the action which may be taken at an annual meeting may be taken by written ballot. PVOA will be sending a letter to each owner with the ballots for voting for board members and for allowing PVW&SD to access Park View's common grounds for the project for the parkways that will enhance the natural beauty of Park View while positively reducing the impact of storm water.

****Four board members are needed.****

If you wish to volunteer on the Board of Directors, please submit a short resume/biography to the office (285-7804 or pvoa18@mchsi.com) ASAP 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.

PVOA is YOUR association & needs your input!!