



Where You Walk to Play

Est. 1967

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Also follow us on Facebook -  
Park View Owners Association

#### Executive Board

President: Mike Wright  
Vice Pres.: Patrick Dodge  
Treasurer: Justin Norwood  
Secretary: Brittany Bellows

#### Board Members

Brittany Bellows: Office  
309-221-9894

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

Chad Metcalf: Park Board  
529-1458

Justin Norwood: Parkway  
514-9695 Development

Joshua Ong: Mediacom  
349-8800

Kurt Proctor: Insurance  
508-7318

Sean Stoube: Legal  
349-6414

Randy Warm: Architectural  
285-8568 Control

Mike Wright: Maintenance  
343-9894

Deanna Nielsen—Office Clerk

#### **OFFICE HOURS**

**Monday & Wednesday**  
**8 AM to 12 PM**  
**285-7804**

# Park View Profile

Published Bimonthly by the Park View Owners' Association

## Board Minutes

### **PVOA Board of Directors Meeting Approved Minutes – March 10, 2021**

President Mike Wright called the meeting to order at 7 PM. All board members in attendance: Brittany Bellows, Patrick Dodge, Chad Metcalf, Justin Norwood, Josh Ong, Kurt Proctor, Sean Stoube, Randy Warm and Mike Wright. Also in attendance: Ben Petty, head of maintenance, Deanna Nielsen, clerk and two others.

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

**OPEN TO THE FLOOR:** A representative from Deer Creek Apartments explained the trash area is not finished. The finished area will have privacy fence panels towards the road and a gate towards the apartment driveway so that the garbage truck can access the area. The dumpster was relocated to this spot because of its centralized location for tenants and to minimize the damage to the parking lot with the garbage truck just driving on the concrete. He explained they are working to fix the problem of bulky items being placed by the dumpster. The dumpster is emptied 3 times a week. Board members requested an architectural improvement application be submitted for the privacy fence. No timeline is set. The ground will need to dry out before installation. Once the application is received, it will be sent to all board members and the architectural control committee will review the plan.

#### **COMMITTEE REPORTS:**

**Legal:** Sean reported the lawyer has drafted the demand letters for the delinquent properties. 2) Sean contacted the lawyer on how to continue collection of ballots for the amendments to the bylaws. In order to count the ballots a quorum is needed. Tonight we have 410 vote but need 477 for a quorum. Article II, Section 4 of the Bylaws allows the members present at a meeting to adjourn the meeting until a later date until a quorum is present. No notice is required. At the end of the meeting announce that the meeting will be adjourned until "X" Date and "Y" Time. There is no limit on the number of times this can be done. Collection of ballots will continue to the April meeting.

**Insurance:** Kurt has not heard back from

the insurance company about coverage on the home run derby.

**Public Relations/County Liaison:** Patrick reported a resident sent an email about standing water on Lynnea Drive. Since the roads and storm sewers are maintained by Scott County, the resident was instructed to contact Angie at Secondary Roads.

**Park Board:** Chad reported practices will begin April 1<sup>st</sup>. A couple tournaments have been planned for early April. More trash cans are needed around the fields. The cleanup date has been delayed a week.

**Architectural Control:** Randy has reviewed 3 applications. A fence, deck and handicap ramp are approved.

**Maintenance Control:** Mike reported PVOA has a Pesticide Applicator license so Ben can spray restricted use pesticides in Park View. 2) Ben reported he continues to work on the leaks on the back hoe. Because of the costs of repairs on the equipment, some of the other items in the budget have to be adjusted. 3) Ben has created a plan for set jobs and hours for each employee for the summer months. 4) The compost area will be opened as soon as the ground dries out so that the limb wagons can be put out. The target date is April 1<sup>st</sup>.

**Office Activities:** Brittany reported 73% of the 2021 dues have been received. 2) Donations are up from last year. General donations: \$11,388.97 4<sup>th</sup> of July donations: \$3423.13 Long Grove Fire Department \$4015 Hopefully with the donations, the reserve funds will not be used for regular budget items. All donations are truly appreciated! 3) The 2018 version of QuickBooks will not be supported for payroll updates so the 2021 version will be purchased, costing about \$400. 4) No change for the liens. 11 liens for 2020, 8 liens for 2019, and 5 for 2018.

**Mediacom:** Josh contacted MetroNet and they have no interest in coming to Park View.

**OLD BUSINESS:** No updates

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

## **NEW BUSINESS:**

**4<sup>th</sup> of July:** Mike has contacted the fireworks company and they will be available on the 4<sup>th</sup> of July. More details will be planned at next month's meeting.

**The Annual Meeting** will be held at the office on May 19<sup>th</sup> at 7 PM. Terms of 3 board members expire. Patrick Dodge, Randy Warm and Chad Metcalf agreed to continue on the board for another term. 5% of the membership (48 owners) is needed for a quorum.

**PVOA land on Manor Drive** The association owns a driveway into the parkway between two apartment buildings. The owner of the buildings to the north (73-135 Manor Drive) sent an email stating they will be rebuilding the parking lot. The owner proposed giving them the title to the PVOA land. They would fix it and maintain it in exchange for not paying the annual association fee for 5 years. Patrick made a motion to reject the offer. Randy seconded. All in favor, motion carried.

**ANNOUNCEMENTS:** 1) Scott County is checking the storm sewer in Park View. 2) Park Board Cleanup day is March 27. 3) Park View Cleanup Day is slated for Saturday, April 17<sup>th</sup>.

**BOARD COMMENTS:** Randy noted seeing more golf cart driving on the streets. He is especially concerned about the young kids driving. The golf carts are not street legal so should not be driven on the streets. A notice will be published in the next newsletter.

At 8:10 pm, Mike announced the meeting to be adjourned until April 14, 2021 at 7pm.

## **PVOA Board of Directors Meeting Unapproved Minutes—April 14, 2021**

President Mike Wright called the meeting to order at 7 PM. Board members in attendance: Brittany Bellows, Patrick Dodge, Chad Metcalf, Justin Norwood, Kurt Proctor, Sean Stoube, Randy Warm and Mike Wright. Absent: Josh Ong, Also in attendance: Ben Petty, head of maintenance, Deanna Nielsen, clerk and three people via Microsoft Teams.

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

**OPEN TO THE FLOOR:** A resident requested to have free range, female chickens. The junior high student would like to show the chickens at selected fairs. The Scott County ordinance enacted in 2018 states: *Not more than four domestic pets of any species. No public or private kennels for domestic nor any domestic livestock are permitted.* The board discussed livestock and came to the decision that livestock is any animal that you can harvest something from it. The chickens will not be allowed in Park View. Also honey bees are considered livestock and bee hives will not be allowed.

### **COMMITTEE REPORTS:**

**Legal:** Sean will contact the lawyer to get a status update on the delinquent dues. One property has paid their past due amount after receiving the demand letter. 2) Sean reported enough votes have been received for a quorum on the amendment to the bylaws. Patrick made a motion to close the voting. Sean seconded. Motion passed unanimously. Votes will be counted by the end of the meeting.

**Insurance:** Kurt reported the general liability insurance

has increased by about \$1000 for the year. The home run derby will be covered on the special event rider for the 4<sup>th</sup> of July celebration.

**Public Relations/County Liaison:** Patrick reported a resident complained about a neighbor parking vehicles on the grass. Parking on the grass is prohibited in the Bluebook. The owners says the vehicles are not *stored* on the grass as the vehicles are moved at least once a month. Another letter will be sent. 2) A complaint was received and will not be addressed since it was not signed. 3) There is a new county planning director, Chris Mathias who replaces Tim Huey. Patrick will check in with him in May. 4) Patrick also shared the North Scott Press article about the county rental ordinance. Inspections are done on an *as need* basis. Background checks for the tenants have been very slow.

**Park Board:** Chad reported the cleanup was held a couple weeks ago.

**Architectural Control:** Randy has reviewed and approved the application for a fence to hide the dumpster at Deer Creek. A fence and patio remodel were also approved.

**Maintenance Control:** Mike reported the compost area open April 3<sup>rd</sup>. 2) Collection of used oil will resume the first Saturday of each month from 8:30 – 10:30 AM. 3) Ben shared a presentation of about all maintenance equipment including age, use, maintenance and repairs. The fleet is aging and needs TLC! Justin asked about tracking cost of repairs for each piece of equipment. The information is available via QuickBooks. Patrick commended Ben for the presentation and asked if a condensed versions of the presentation could be shared at the annual meeting and on YouTube. Sean asked if we are getting to a point that the equipment is too old to be maintained and if we are actively looking for gently used replacements. Mike replied we should start looking so there are estimates for next year's budget. Randy remarked it was a great brief and is grateful that the safety concerns have been repaired.

**Office Activities:** Brittany reported 903 units have paid their 2021 dues. 54 late letters were sent out on April 7<sup>th</sup>. 2) Brittany and Deanna will be gathering information about accepting credit cards in 2022. The fees will be discussed. Sean will check with the lawyer if PVOA is able charge a convenience fee. 3) Donations are up from last year. General Fund: \$12,775.85 4<sup>th</sup> of July: \$4079.12 Long Grove Fire Department \$4505 4) Three liens have been released in the past month. There are 9 liens for 2020, 7 liens for 2019, and 5 for 2018.

**Parkway Development:** Justin reviewed a grant opportunity but PVOA is not eligible.

## **OLD BUSINESS:**

**The Annual Meeting** will be held at the office on May 19<sup>th</sup> at 7 PM. An absentee ballot will be available in May for voting before the meeting. 5% of the membership (48 owners) is needed for a quorum.

**4<sup>th</sup> of July:** So far fireworks and music have been booked. Mike will check with Ponies R US about pony rides. The home run derby will tentatively start at 10. Other options include a car show or antique tractor show.

**PVOA land/driveway on Manor Drive:** The board doesn't have any plans for repairing the paved area.

**NEW BUSINESS:**

**Stop sign by the school entrance:** Residents have asked if the sign on South Park View Drive is needed all the time. Patrick will consult the county roads engineer.

**Voting results:** 514 votes were cast. A quorum is at least 477 votes. The amendment to the bylaws to include electronic means for meetings passed 462 for and 52 against. The following section shall be added to Article III:  
**SECTION 6 PARTICIPATION IN MEETINGS BY TELEPHONE OR ELECTRONICALLY** A member may participate in a meeting of the members by any means of remote communication that permits all persons that participate in the meeting to communicate with all other participants. Participation in a meeting by means of remote communication constitutes presence in person at the meeting.

The following section shall be added to Article IV:

**Yard Waste**

Please dispose of leaves and grass clippings at the compost pile located by the water tower. Burning yard waste pollutes the air and can lead to uncontrolled fires. Please pile the grass and leaves in the blocked area!



The trailer beside the compost pile is for branches and brush. If the trailer is not there, do not pile on the ground!

**Golf Carts**

Iowa code states incorporated areas may, upon approval of their governing body, allow the operation of golf carts on city streets by persons possessing a valid driver's license. Park View is not incorporated so golf carts are not approved for driving on the streets or parkways. Operators of all vehicles need a valid license.



**4th of July Celebration**

Plans are underway for the 4th of July celebration. If you have ideas to share call the office or come to the next meeting Wednesday, May 12, 7PM at the PVOA Office.

**SECTION 6 PARTICIPATION IN MEETINGS BY TELEPHONE OR ELECTRONICALLY** A director may participate in a meeting of the directors by any means of remote communication that permits all persons that participate in the meeting to communicate with all other participants. Participation in a meeting by means of remote communication constitutes presence in person at the meeting.

**ANNOUNCEMENTS:** Cleanup Day is Saturday at 9AM.

**BOARD COMMENTS:** Randy noted the street cleaner came out last spring and asked if it would be out again. Patrick noted that the county sent out the street cleaner last year but there was no notice before it happened. 2) Patrick will follow up with county planning about excess junk cars. Meeting adjourned at 8:54 pm.



- A big thanks to all the residents that donated to the general fund, fireworks fund and the Long Grove Fire Dept. We are grateful for every donation!
- Thank you for casting your vote for the bylaw amendments! The bylaws will be updated to include use of electronic means for meetings.
- Thanks to a wonderful group of volunteers (including cub scouts and girl scouts) for picking up trash in the parkways on April 17th. Your service to the community is greatly appreciated. Volunteers that sign in are: Mike & Leila, Logan, Spencer & Claire Frazee, Dominick, Madison & Brad Davies, Olivia, Evelyn & Kari Uhlenkamp, Jady, Braylee & Raelynn Ewoldt, Andrea, Kayla & Alaina Triplett, Levi & Jaxson Berkhoff, Beth & Piper Johnson, Pete & Bethany Hoft, Daniel, Brylee, Mason & Clara Rathe, Kristin Engle, Kelly & Liam Miletich, Julie & Jeff Petersen, Anthony Garlough, Tiffany, Brianna, & Lexi Furan, Lilly West, Nicole & Presley Holle, and Amy Reid. Also THANKS to the Park View Lions Club for being ready with snacks for the volunteers. Michael Wright, Kurt Proctor, Larry Frazee and Richard Lane.

# **Park View Owners' Association**

17 Lincoln Avenue  
Eldridge, IA 52748

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## **Important dates —Mark your calendar**

**May 1** 8 am Community Garage Sale Day  
8:30 am Oil recycling  
Used engine oil is collected the first Saturday of each month at the PVOA maintenance shop, 16 Lincoln Ave.

**May 12** 7 pm PVOA Monthly Meeting\*

**May 19** 7 pm PVOA Annual Meeting\*

**June 5** 8:30 am Oil Recycling

**June 9** 7 pm PVOA Monthly Meeting\*

**July 4** 4th of July Celebration at Meadowbrook Park. Home Run Derby and Fireworks at Dusk

\* Monthly meetings are held in person at the office at 17 Lincoln Ave and are also available online. The Microsoft Teams meeting information is on the Facebook Event page and on our website.

## **PARK VIEW OWNERS' ASSOCIATION ANNUAL MEETING Wednesday, May 19, 2021**

**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 2019 & 2020
- Election of 3 members of the board. Each for a three year term
- Open Floor Forum

Three of our current board members, Patrick Dodge, Randy Warm and Chad Metcalf are on the ballot for re-election. Absentee ballots are available at the office during office hours. 48 votes are needed for a quorum! **ONLY ONE VOTE PER HOUSEHOLD.**

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