



Park View Profile

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Board Minutes

Where You Walk to Play

Est. 1967

17 Lincoln Avenue
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Website addresses:
parkviewiowa.com
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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

PVOA Board of Directors Meeting Approved Minutes – July 14, 2021

President Mike Wright called the meeting to order at 7:00 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 2 residents.

Justin moved to suspend the normal business and to allow Greg Schaapveld, engineer on the water shed project, to have the floor. Patrick seconded, motion carried unanimously.

Greg handed out preliminary plans for the stormwater wetland that will be constructed on the north edge of Park View (Willow Springs Parkway) and explained the project in detail. Board members questioned 1) Safety details – a temporary fence could be installed while the vegetation grows to keep people out of the area.

2) Depth of the water – normally the deepest pool of water will be about 5 feet but during a 500 year event the wetland could hold up to 12 feet of water.

3) Types of plants – native grasses and vegetation will be planted. No trees are planned. A sign for plant identification would be helpful.

4) Attracting birds and other wildlife – Include bird and bat houses in the plan. Fish will not be stocked in the water.

Greg is in contact with Scott County about the right of way along 270th Avenue. A meeting with adjacent property owners should be planned soon. The goal is to get the project out to bid this year and maybe even get construction started this fall. The board thanked Greg for the presentation.

Minutes & treasurer's report approved.

COMMITTEE REPORTS:

Legal: Sean reported he is still working on collecting delinquent dues. A court date has been set for the case with Kings Landing Properties. One homeowner wants to start a payment plan but he has not returned the agreement or a payment so legal action continues. One homeowner has not contacted the lawyer or PVOA so legal action continues.

Insurance: Mike asked Kurt to check on the special event insurance coverage for the 4th of July to include a firetruck intended for

kids to play on. Kurt will contact the insurance company next spring.

Public Relations/County Liaison: Patrick reviewed complaints. 1) Consumer Waste's truck leaked hydraulic fluid on Nicholas Ct and Jacob drive. The company is aware of the issue and plans to follow up. 2) A letter will be sent about long grass and unkept landscaping on Hillside Drive. 3) Patrick reported to the county a white Chevy Cobalt without license and has not moved in months on Manor Drive. The car has been moved. 4) Mike noted an abandoned Buick Enclave at the Double Diamond parking lot. Patrick will contact the sheriff. 5) Another letter is needed for a home on Park View Drive as the dog kennel has not been removed. 6) In response to a Facebook post about a *spat* on South Park View Drive, Patrick talked to Sheriff Tim Lane. The sheriff recommends filing a complaint to the county planning office if a homeowner, tenant or landlord has a suspicion of a criminal activity in an apartment. Patrick invited Sheriff Lane to the next meeting so residents can ask questions about the rental ordinance and any other issue. The board agreed to have the meeting start at 6 PM on August 11th. Patrick will put the information on the information board. Brittany will add the event to Facebook. 7) The county has sent a letter to the owner of vehicles stored by a storage unit on Lincoln Avenue requesting the vehicles be moved in 14 days. Storage of vehicles is not allowed in the commercial district of Park View.

Architectural Control: Randy reported he has reviewed and approved 2 sheds, 2 fences, a garage and an egress window with landscaping.

Maintenance Control: Ben reported the Landpride mower needs repairs. 2) The sidewalk repairs should be completed soon. The culvert at Maple Hollow was repaired and the sidewalk will be fixed. 3) Ben and Tom cleaned up the outlot A in Dexter 7th Addition. Weeds need spraying. The north side is washing out and will need more dirt and erosion control mat. Ben also noted that a sidewalk will need to be installed along Park View Drive. The developer will be contacted as this is their responsibility. 5) Ben talked with the park board about replacing the roof on the pavilion at the Double Diamonds.

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

The plan is to put on a steel roof using volunteer labor. The cost of the materials would be about \$3500. The board discussed the immediate need of repairing the roof before more materials will be required. The 2021 maintenance budget has been stretched. The park board is working to repair the dugouts. Justin made a motion to approve the purchase of materials for the pavilion's roof. Sean seconded. All in favor, motion carried. 6) Signs are needed for the compost area. Ben and Mike will work on this.

Office Activities: Brittany reported 2021 dues have not been paid by 3 single family homes (2 pursuing via small claims court, and 1 will be paid when sale of home is finalized) and 1 landlord (14 units). 2) General donations: \$12,885.85 4th of July donations: \$6604.12 Long Grove Fire Department: \$4555 3) Two liens were filed for 2021 but both have been paid and the liens are in the process of being released. There are 7 liens for 2020, 6 liens for 2019, and 4 for 2018.

OLD BUSINESS:

4th of July: Most bills have been paid. Sean made a motion to send a \$100 check to Brandon Hudson for the music. Randy seconded; all in favor, motion carried.

Community Garden – Mike read a note from the 4-H group. They are using school property for the community garden.

NEW BUSINESS:

Watershed project: The board decided it would be best to have Greg organize a meeting for the adjacent homeowners and board members on a night other than the regular meeting night. Deanna will follow up with Greg.

Meeting adjourned at 8:52 pm.

Public Forum about Rental Ordinance With Sheriff Tim Lane - August 11, 2021

Approximately 40 people attended in person and online

BACKGROUND:

Sheriff Lane gave a brief background of his familiarity of Park View. He grew up nearby and worked on patrol for 25 years before becoming sheriff. Prior to 2007, many rental properties were owned by people with a connection to Park View and the area. As people from other areas purchased rental property, there was a definite change. When he became sheriff he wanted the rental property nuisance ordinance which would be similar to one in any city of significant size with regular inspections and notifications of nuisance on the property. There were obstacles to overcome as the county would be managing it instead of a city, Tim Huey of Planning and Development didn't want anything to do with it and there was very little support from the Board of Supervisors. Finally board members got together to discuss and looked at how it would be carried out. The ordinance was passed in September 2020 and went into effect on January 1, 2021. The ordinance provides for inspections only by complaint and does not include regular inspections every 2 years. The new Planning and Development Director, Chris Mathias has been certified as an inspector, but inspections are shut down due to COVID. Nuisance activity that take place within 1000 feet of property can cause an eviction. There are 3 levels of nuisance with the most severe activity warranting eviction. Cities have attorneys that work with the civil process such as evictions. The county attorneys deal with criminal law and do not have expertise in civil law for evictions and other civil suits. Sheriff Lane noted that there has been some fluctuation in the manpower of the sheriff office. In October 2018, the department was down to 10 deputies on a shift patrolling all of Scott County. More deputies have since been added.

QUESTIONS:

When talking about complaints within 1000 feet of their

residence – what if they aren't near their apartment and just out in the area? Is this addressed? *It would be hard to take a crime over 1,000 feet away and tie back to a residence or even a person on the lease. That would have to be done via a manual search as the computer system is set up for within 1000 feet.* Can people complain about multiple families living in one unit? *It's not a crime; it's a housing issue. They would have to go through county attorney's office and send notice of an occupancy violation.*

Are background checks required because of the ordinance? *Yes, they are required. Background checks do not prohibit a landlord from renting to a tenant but provide information so the landlord can make a choice. The background checks are very important because they can disclose past eviction notices.*

What can be done about kids on private property? *Not much can be done with the juveniles, as the deputies don't write citations because they wouldn't be brought to court over trespassing. Continue to call because usually police presence discourages nuisance activity.*

People see police coming and get on their phones and tell others so maybe squad cars should drive in from another area?

What should we do if there is suspicion of 10 or more people living in an apartment? *Not sure how this would be taken care of right now but the landlord should be notified and hopefully the landlord would take care of the situation. To go by code the landlord needs to invest money in the property and have a desire to keep it nice and then they would get quality renters.*

Is there a probability that inspections happen with a county inspector and a sheriff's deputy? *If sent in, a deputy is there to make sure the code officer is safe. The deputy would need to be careful of what is seen in plain view and have a right to see. It would be difficult to file criminal charges. If we suspect something criminal is going on in an apartment, we will not inspect the structure as a way to get in the apartment. A search warrant is needed.*

Is there any benefit from getting a neighborhood watch started? *A neighborhood watch traditionally is a good way to deter nuisance activity – call us and we can act. These days, juveniles committing crime seem to not care if they get caught. Kids steal cars and try to get cops to chase them. Juvenile crime is much different than adult crime.*

Is it illegal for section 8 to sublet? *This would be overseen by HUD. But they are not an enforcement agency and not about to enforce their own regulations. Only HUD can put a stop to that.*

CREATING YOUR OWN CITY:

Sheriff Lane relayed that it would be wrong for him to come to Park View and not discuss annexation or creating your own city. He referred to the study done in 2011 by the Drake University graduate students. He was one of the authors of the project. He thinks if Park View incorporated, it would give more control than you currently have. Based on the study, the HOA was structured so each living unit has one vote, giving the apartment owners control with 1/3 of the votes. Park View needs to be incorporated to have control over its own destiny and decide what it wants. Park View would need its own firehouse and post office and already has a water and sewer district. As a city, Park View would get a portion of the 1% sales tax and highway funds. If he lived in Park View, he would ask the Board of Supervisors to fund a study and survey. The process of forming a city or being annexed (by Eldridge) needs to be researched again.

QUESTIONS:

How do we get the startup money? *The county would most likely support this effort. Possibly send a proposal to the Board of Supervisors with your request for funding. As the county is looking to not have to maintain Park View, they would we*

willing to help fund the startup. Property taxes would be based on the services required. More services equal higher property taxes. The city would be in control.

Would Park View ever have to deal with eminent domain? It would be done by a vote, so no.

If Park View decided to become a city, are we still “handcuffed” by the apartment owners who control 1/3 of the votes? Because the apartment owners are not residents, they may not get to vote on the issue. The study would give the answers.

What’s the crime rate in the single family homes compared to the apartments? The sheriff’s office does receive calls from all over Park View, but not at the same rate as the apartments.

Is there a possibility that landlord get charged for repeat calls and the charge would increase each time like in Davenport? It could happen someday but not now with this ordinance. The county does not have the ability to put a lien on the property for payment of the fine. Cities have that ability.

Is there one side of town that get more calls than the other? Just looking at last 30 days, there is not a big difference from one part of town to the other. There is a difference from property owner to property owner. Some rental properties very rarely get a call.

Are the property owners being informed after calls? Property owners will start being notified as part of restructure in the sheriff’s office. An administrative sergeant was just assigned to monitor the reports. Letters have not gone out yet.

Can property owners call and request information about their rental property? Yes. Starting next month, the report will also be sent to the association.

PVAO Board member, Patrick Dodge, thanked Sheriff Lane and the audience applauded.

PVAO Board of Directors Meeting Unapproved Minutes—August 11, 2021

President Mike Wright called the meeting to order at 7:25 pm following the public forum with Sheriff Lane 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, Devin Peterson, Park Board and Deanna Nielsen, clerk.

Minutes & treasurer’s report approved.

OPEN TO THE FLOOR: Devin Peterson showed a presentation on proposed improvements to the dugouts and fencing at the Double Diamonds. The purpose of the updates would be for safety and would look great. After the last tournament of the season (mid-September), work would begin on the east field. The Park Board has the funding but needs the permission of PVOA to proceed with the improvements on the association’s property. Chad made a motion to allow the park board to proceed. Justin seconded, motion carried.

COMMITTEE REPORTS:

Legal: Sean reported the case against Kings Landing Properties was settled out of court. \$1000 has been received and the balance is due September 6. 2) Our lawyer continues to seek payment from two homeowners that have not paid dues since 2017.

Public Relations/County Liaison: Patrick reviewed complaints. He raised a couple items to the county but because of vacation he hasn’t received a follow up. 2) The vehicles stored by the storage unit on Lincoln Avenue have been moved. 3) A violation letter was sent in June to the wrong address on Park View Drive. The letter will be sent to the correct address.

Park Board: Devin reported the concession stand at the

Meadow Brook is closed for the season.

Architectural Control: Randy reported he reviewed an application for a pool. The county has been instructing residents to get approval by PVOA before getting a permit from the county.

Maintenance Control: Ben reported a home on Hillside Court doesn’t have a fence around their newly installed pool. The owner will be contacted. 2) In October, the crew will work together to take down limbs and trees. 3) Signs for the compost area were discussed. One sign will be 3’ X 5’ and the other two will be half that size. The signs will be brown with white lettering. Mike will check prices.

Office Activities: Brittany reported no change in liens or donations. Randy donated a new camera/microphone that should improve the sound for the online streaming of the meetings.

Mediacom: The 2nd quarter franchise fee of \$2161.56 was received.

OLD BUSINESS:

Watershed project: Deanna sent the addresses of the adjacent homeowners to Greg but no date has been selected for the meeting. 2) Ben talked to Greg about working on the drainage to the west of the sidewalk. That area might need to be included in the project.

NEW BUSINESS:

Follow up after Public Forum with Sheriff Lane: Sean relayed that the PVOA board owes it to the residents of Park View to get information about incorporation and annexation. Sean made a motion to contact the Board of Supervisors to fund a study and/or survey to explore incorporation. Brittany seconded. Motion carried.

Deanna reviewed the year end balances for the past 10 years. The balance has been between \$55,000 and \$138,000. The projected balance for the end of 2021 is \$73,000.

Board Comments: Chad asked when the sheriff report would be sent out via email. Patrick replied it would start next month.

Mike received a call from a person interested in starting a business in Park View. The person is asking for a letter of support along with leads on property for the business. The board agreed to reply that the business is allowed via the Scott County ordinance governing the commercial district of Park View.

Brittany expressed her thanks to Patrick for setting up the meeting with Sheriff Lane. Patrick thanked Sheriff Lane for coming out for the forum.

Meeting adjourned at 8:30 pm.

CHANGES TO YOUR PROPERTY

A new fence, pool, shed, or home addition are a few of the changes that need to be approved by PVOA **before** you begin. The Architectural Improvement form is available on the website **parkviewiowa.com** or you can pick one up at the office. Just submit the form and a drawing of your project to the office. Projects will be reviewed as quickly as possible.

Park View Owners' Association

17 Lincoln Avenue
Eldridge, IA 52748

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U.S. Postage Paid
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Park View, Iowa 52748

Important dates —Mark your calendar

September 4 8:30 am Oil Recycling
Used engine oil is collected the first Saturday of each month at the PVOA maintenance shop, 16 Lincoln Ave.

September 8 7 pm PVOA Monthly Meeting*

October 2 8:30 am Oil Recycling

October 13 7 pm PVOA Monthly Meeting*

October 31 Trick or Treat

* 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 Community Fall Garage Sales

Thursday, September 9 4-7 pm

Friday, September 10 8-4 pm

Saturday, September 11 8-2 pm

More information is on
Facebook.



Community Yard Waste Area PARK VIEW RESIDENTS ONLY

In blocked area:

Grass Clippings
Leaves / Flowers / Vines

No bags
or sticks!



Limb Wagon:

Sticks / Brush / Branches less
than 5" in diameter

If the wagon is full or gone, come
back when the wagon is available.

Do not pile on the ground.

Items NOT Accepted:

Construction Debris / Household Trash / Appliances
Furniture / Broken Concrete / Tires / Junk

- ◆ Park View Owners' Association Board reserves the right to limit the facility use and close at any time.
- ◆ This area is not for commercial use and is reserved for Park View Residents Only. Trespassers will be fined.