



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.: 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**

JANUARY 2021

# Park View Profile

Published Bimonthly by the Park View Owners' Association

## Board Minutes

### **PVOA Board of Directors Meeting Approved Minutes – November 11, 2020**

President Mike Wright called the meeting to order at 7 PM. 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: Deanna Nielsen, clerk and 2 residents plus several residents via Zoom.

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

**OPEN TO THE FLOOR:** A resident (via zoom) asked if the board had more information about the sale of the water company. Mike replied it would be best to talk to that board as the PVOA is not involved with the operation of the water company.

**Election of Officers:** Mike presented the following slate of officers. President: Mike Wright, Vice President: Patrick Dodge, Treasurer: Justin Norwood, Secretary: Brittany Bellows. Justin made a motion to accept the slate of officers. Kurt seconded. All in favor, motion carried.

**Board Positions:** Mike presented the following list of committee heads. Legal Liaison: Sean Stoube, Insurance Rep: Kurt Proctor, Public Relations/County Liaison: Patrick Dodge, Park Board Rep: Chad Metcalf, Architectural Control: Randy Warm, Maintenance Control: Mike Wright, Office Activities: Brittany Bellows, Parkway Development: Justin Norwood and Mediacom Rep: Josh Ong. Patrick made a motion to accept. Sean seconded. All in favor, motion carried.

#### **COMMITTEE REPORTS:**

**Legal:** Brittany will send Sean's contact information to the lawyer.

**Public Relations/County Liaison:** Patrick will follow up with the county about a pool issue.

**Architectural Control:** Randy reported a replacement shed was approved last week.

**Maintenance Control:** Mike reported there will be no used oil collection until further notice. The tank is full. 2) Mike is working on a new sign for the compost area.

He will check with the maintenance crew for input. 3) The sidewalk in Honey Creek has been completed. The area will be finished next spring with grading and seeding. 4) Four trees were planted in Swan Valley and 2 more are ready to be planted at Double Diamonds. 5) The crew removed 8 more dead ash trees. Stump grinding will be next spring. 6) The leaking valve on the 1530 has been rebuilt. The clutch repair on the 5225 can be done in January. 7) The compost area will be closed over winter. The crew expects to close the area after Thanksgiving. 8) Patrick noted the refurbished merry go rounds are nicely done and asked if the slides could be sandblasted and repainted. Mike replied he has discussed this with the crew and refurbishing will depend on cost.

**Office Activities:** Brittany reported there are no changes in the liens. 2) A Girl Scout troop has requested use of the meeting room after school a couple times per month. The board did not object. 3) Deanna met with Nancy Youngbauer of the Scott County Community Memory Project. Several items were scanned for the project and for PVOA's safekeeping. Nancy also researched Park View's origin as documented in local newspapers. Those article are also saved on the office computer.

**Mediacom:** Josh reported receiving the 3<sup>rd</sup> quarter check of \$2275.06.

#### **OLD BUSINESS:**

**Watershed/SRF Project:** Preliminary plans were received November 2. Several of the original options have been considered not feasible for Park View. Native vegetation plantings and storm water wetlands are considered feasible practices. The next step is to have an informal meeting with the engineer to explain these practices. Deanna will check with the water company to see if December 2 or 9 works.

**Farmers' Market:** After asking for help in the Profile, 3 more people have volunteered. Anna Woodward relayed the preliminary

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

research shows that Park View should be able to support a Farmers Market since there isn't one in the North Scott Area. Vendors and partners were contacted and have shown interest. An informal survey for consumers and vendors has been developed. The committee needs to be formed as an official organization or partner with an organization for liability purposes. Anna asked if it would be possible for one of the PVOA board members to chair the farmers' market committee. Kurt will contact the insurance company to see about liability coverage.

#### **NEW BUSINESS:**

**Community Garden:** Three members of the Lincoln Sheridan 4-H group sent a letter requesting a plot for a community garden. They answered questions via zoom. They are interested in the 7<sup>th</sup> addition ball diamond area that already has a fence. The 4-Hers would plan and plant the garden but any resident would be able to harvest the produce. Since these 4-Hers are in 5<sup>th</sup> and 6<sup>th</sup> grade, they would be able to maintain the garden for a few years and then hope another group would take over. The board asked for more specific details before checking with the lawyer.

**2021 Budget:** The board met November 4<sup>th</sup> to create the 2021 budget. Justin explained the new budget will be running at a \$33,000 deficit. While PVOA does have a reserve fund, the fund would be depleted in 3 - 4 years without extra income and donations. To have a balanced budget, each owner would need to contribute an extra \$33.88 in addition to the dues. The budget is for maintaining the equipment and parkways but nothing new is planned. Chad asked if Central Scott pays a franchise fee like Mediacom. Only Mediacom sends a quarterly fee. The state statute will need to be reviewed. Randy made a motion to accept the proposed budget with expenses of \$138,835. Justin seconded. All in favor, motion carried.

**ANNOUNCEMENTS:** Mike relayed that Supper with Santa will be revised this year as a drive through event at Neil Armstrong Elementary School. Five stations are being planned along with a scavenger hunt. 2) The Park View Christmas lighting contest will be December 19<sup>th</sup> from 6 to 8 PM. Judges have volunteered. 3) The North Scott Chamber of Commerce is sponsoring a lighting contest in conjunction with their Hometown Holiday event beginning December 4<sup>th</sup>.

**BOARD COMMENTS:** 1) Sean noted that many people are speeding through Park View. Randy agreed that speeding and stop sign violations are a problem. Also Sean relayed there are noise issues such as loud music and revving engines on school nights when children should be asleep. Patrick will contact the sheriff to get the speed trailer brought to Park View and ask for extra patrol. 2) Mike thanked the new board members for volunteering their service to the board. 3) Justin noted tree branches are blocking the view of drivers on Hillside Drive. The owners will be contacted before it will be turned over to the county.

Meeting adjourned at 8:29 PM.

#### **PVOA Board of Directors Meeting Unapproved Minutes—December 9, 2020**

President Mike Wright called the meeting to order at 7 PM. 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 1 resident plus several people via Zoom.

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

**OPEN TO THE FLOOR:** Anna Woodward who has been working on the farmers' market concept, asked the board for follow up from insurance and legal. Kurt has emailed the insurance company but hasn't received a reply. Mike asked about the size of the area that would be needed for the market. Anna replied it's hard to have specific size at this time but the organization plans to consult and work with the Park Board on the area to use. At this time, the group will go forth with the surveys. Sean agreed to be the board's liaison to the farmers' market group.

#### **COMMITTEE REPORTS:**

**Legal:** Sean will contact the lawyer for guidance to change the language of the bylaws to permit electronic voting. Also he will check to see how the majority is defined and if it can be changed. The vote to change the dues and give the water company access to the parkways needed 2/3 of the membership to vote to have a quorum and then 2/3 in favor to pass. The board asked Sean to check if this can be changed to 50% plus one vote instead of the 2/3.

**Insurance:** Kurt is waiting for a reply from the insurance company about coverage for the farmers' market and community garden.

**Public Relations/County Liaison:** Patrick reported problems were fixed quickly following last month's meeting. Trees were trimmed, a fence was installed around a pool and the sheriff brought out the speed trailers to show motorists their speed and hopefully slow down the speeders. Also sheriff patrol will increase before and after school. Board members commented they have seen more patrols in Park View. Mike noted Tim Huey of County Planning and Development will retire in 2021.

**Park Board:** Basketball season was cancelled.

**Architectural Control:** Randy reported he has been helping a resident on Shawnee Circle with placement of a fence. There are numerous utility boxes to work around but there's no easement owned by Park View Owners' Association.

**Maintenance Control:** Mike reported Ben has been working on the maintenance of equipment. The back hoe bucket will be repaired at Eldridge Welding. 2) The used oil tank has been emptied. Ben recommends selling the 900 gal tank and using a smaller container. There will be no used oil collection until further notice. 3) The compost area is closed for winter. 4) Ben requested opening an account at Terminal Supply Company. 5) The 750 tractor doesn't get used much and will be sold. The proceeds could buy a claw or thumb for the back hoe. 6) The garbage service has been suspended until spring.

**Office Activities:** Brittany reported one lien for 2020 will be released. There are 11 liens for 2020, 8 for 2019 and 5 for 2018. 2) For residents to subscribe to newsletter updates on our web page, Deanna checked with the webmaster at Scott County. He recommends using Mailchimp or Constant Contact. Both have minimal fees. 3) The state unemployment tax will return to 0% in 2021. For the past 5 years it has been at 3.1% after a claim was paid.

#### **OLD BUSINESS:**

**Watershed/SRF Project:** The board had a Zoom meeting

with the PVWSD board members and civil engineer, Greg Schaapveld last week. Greg gave his recommendations for the storm water project. Several areas had been suggested for the project but after reviewing only 2 areas seemed to be feasible, a storm water wetlands for Lake View parkway along 270<sup>th</sup> St. and planting native vegetation on the south border of Park View 7<sup>th</sup> addition. The other areas were eliminated to limit the impact on residents and infrastructure such as sidewalks and playgrounds. Board members discussed the design process, maintenance and insurance. Patrick made a motion to proceed with the design of the storm water wetlands in Lake View parkway and planting the native vegetation on the south border of Park View 7<sup>th</sup> addition. Justin seconded. The motion passed unanimously.

**Community Garden:** The 4-H members followed up with a letter listing several possible sites for a 20'x40' plot. The board recommended they contact the owner of Park View Plaza and see if the garden could be in the area west of the parking lot. PVOA mows the area but doesn't own the land.

**Electronic Message Boards:** Possible locations for signs were discussed along with ways to pay for the signs. Applications for the next cycle of grants from the Scott County Regional Authority are due March 31, 2021.

**ANNOUNCEMENTS:** Drive By and Say Hi to Santa will be December 17<sup>th</sup> 6 – 8 PM at Neil Armstrong school parking lot. 2) The Park View Christmas lighting contest will be December 19<sup>th</sup> from 6 to 8 PM. Judges have volunteered.

**BOARD COMMENTS:** 1) Patrick expressed his gratitude for living in such a nice community. Three families reached out immediately after his family's inflatables were ruined. 2) Sean relayed that the speeding in Park View has decreased since the last meeting. 3) Randy congratulated the North Scott Football team on winning the state football title. 4) Several board members wished everyone a *Merry Christmas and Happy Holidays*.

Meeting adjourned at 8:05 PM.

## Congratulations to the Winners of the Christmas Lighting Contest

**1st Place - 2 Jacob Drive  
Brian & Melissa Jost**

**2nd Place - 3 Park Court  
Kevin & Anne Orval**

**3rd Place - 401 S Park View Dr.  
John & Kathy Laing**

The judges said it was tough  
decision with so many homes  
looking so festive!!


## 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!!

## 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 REMOVAL



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. Please direct snow removal questions to the Scott County Engineer's office at (563) 326-8640.

The speed limit in  
Park View is 25 mph.  
But you can drive  
*slower* especially  
when pedestrians are  
sharing the streets!



# Park View Owners' Association

17 Lincoln Avenue  
Eldridge, IA 52748

Presorted  
Standard  
U.S. Postage Paid  
Eldridge, IA 52748  
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Postal Customer

Park View, Iowa 52748

## Important dates —Mark your calendar

**January 13** 7 pm PVOA Monthly Meeting\*

**February 10** 7 pm PVOA Monthly Meeting\*

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

## **Welcome New Residents**

If you are a new homeowner in Park View, please contact the Owners' Association Office at 285-7804 or [pvoa18@mchsi.com](mailto:pvoa18@mchsi.com) and give us your name and new address. We will need this for the 2021 mailings.

The Blue Book listing covenants and restrictions, is available on the website, [parkviewiowa.com](http://parkviewiowa.com), on the document page.

## 2021 Dues

Your 2021 ANNUAL DUES STATEMENT will be mailed out mid-January. Dues are still only \$100 per unit.



The mailing will include the 2021 budget and important information about a change to the bylaws that would allow participation in a meeting by telephone or electronically . Please return your ballot with your payment.

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