



Park View Profile

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Board Minutes

Where You Walk to Play
Est. 1967

17 Lincoln Avenue
Eldridge, IA 52748
563-285-7804

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pvoa18@mchsi.com

Website addresses:
parkviewiowa.com
parkviewiowa.org

Also follow us of 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 – May 12, 2021

President Mike Wright called the meeting to order at 7:06 PM. Board members in attendance: Brittany Bellows, Patrick Dodge, Chad Metcalf, Josh Ong, Kurt Proctor, Sean Stoube, Randy Warm and Mike Wright. Absent: Justin Norwood. Also in attendance: Ben Petty, head of maintenance, and Deanna Nielsen, clerk.

Minutes & treasurer's report approved.

COMMITTEE REPORTS:

Legal: The amendments to the bylaws can be easily added to the Bluebook but the general information pages need to be updated. Sean and Brittany will work on the updates. 2) Sean reported one person has contacted the lawyer about paying his delinquent dues and will pay on Friday. 3) Kings Landing Properties has sent back a reply to our claim of owing over \$4000. They claim to owe \$2800 for the 2 years dues for 14 units. Sean made a motion to pursue the full amount against Kings Landing as PVOA has already paid over \$500 in fees to recoup the dues. Josh seconded. All in favor, motion carried. Sean will let the lawyer know of the decision. **Insurance:** Kurt reported all the insurance is paid for the year. The total for the year is \$20 over budget.

Public Relations/County Liaison: Patrick followed up with secondary roads about replacing the stop signs at the school entrance. Angie Kersten replied there are no plans to replace the stop signs at S. Park View Dr & School Rd due to the high volume of foot traffic and also because the current signs are permanent and enforceable; whereas the signs that were replaced last year were considered temporary and potentially not enforceable. 2) Several complaints came in over the past month. Letters will be sent for residents with long grass. Sean will check with the lawyer to see if there are other ways to deal with the complaints. 3) A resident sent videos of vehicles not coming to a complete stop at the stop sign at Grove Road and Park View Drive. Also the resident expressed a need for traffic cameras. Since the county is responsible for the roads, Patrick will contact the Sheriff to request more patrols. The resident will be contacted to also communicate his concerns with the Sheriff. 4) Trash blowing out of the dumpsters has been a problem on Manor Dr. The maintenance crew has to pick up trash before mowing Pheasant Hills.

Architectural Control: Randy reported he has reviewed and approved 4 pools, a fence and solar panels since the last meeting. Randy also talked to homeowners about placement of a sidewalk, driveway addition and a shed. Mike checked with a resident about a fence around their pool. They have added the fence around the top edge of the pool and will add a locking gate.

Maintenance Control: Many trees have been cut down in Park View and the maintenance crew has kept up with removal of branches at the yard waste site. The intention of the limb wagon was to have residents dispose of an arm load of branches not the entire tree. 2) Ben reported the crew is busy mowing. 3) Ben reported more repairs needed on the equipment. Ben is working on a package of bids for replacement of aging equipment. He hopes to have new and used prices but good used equipment is difficult to find. 4) Shingles will need to be replaced on the pavilions. There was discussion on having volunteers do the labor, but since the cost of the shingles is not in the budget it won't be done this year. 5) A contractor is scheduled for stump grinding.

Office Activities: Brittany reported 25 single family homes, 1 duplex and 1 landlord (14 units) have not paid their 2021 dues. 2) Donations: General fund: \$12,775.85 4th of July: \$4079.12 Long Grove Fire Department \$4505 3) Liens: 9 for 2020, 7 for 2019, and 5 for 2018.

Mediacom: Josh reported the 1st quarter Mediacom Franchise fee is \$2017.13. Josh sent an email to Mediacom about the decreasing payments.

OLD BUSINESS:

Cleanup Day was held April 17th. It was great to have the help of the girl scouts, cub scouts and their families.

4th of July: Mike has been in contact with Ponies R Us and the glow ring vendor. The person that sold kettle corn has retired so we need to find another vendor. There is no information on a car show or craft/vendor fair.

NEW BUSINESS:

Budget Concerns: The board discussed various ways of generating money for replacement equipment. Rental of the pavilions, donation boxes and a road race were discussed. The board agreed to continue the discussion next

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

month.

ANNOUNCEMENTS: The Annual Meeting will be held at the office on May 19th at 7 PM. An absentee ballot is available for voting before the meeting. 5% of the membership (48 owners) is needed for a quorum. The ballot will be added to Facebook and the web page for electronic voting.

BOARD COMMENTS:

Patrick thanked Chris Mathias, the new county planning director, for meeting with the board before the meeting. 2) Sean reminded everyone in Park View to slow down! The speed limit is 25 mph.

Meeting adjourned at 8:50 pm.

Annual Meeting

Unapproved Minutes -May 19, 2021

The 2021 Annual Meeting was called order by President Mike Wright at 7:05 PM. Board members in attendance: Brittany Bellows, Patrick Dodge, Chad Metcalf, Justin Norwood, Kurt Proctor, Sean Stoube, Randy Warm and Mike Wright. Also in attendance: 6 residents.

Comments by President Mike Wright: Mike welcomed the residents. He commended the maintenance crew for doing a great job of repairing the aging equipment and keeping up with care of the parkways and ballfields. The aging equipment needs to be replaced and funds are not available with \$100 a year dues. Dues need to be raised to keep up with the maintenance needs, otherwise the only other option would be to incorporate and get funds via taxes which most residents would not be in favor.

Approval of minutes. Justin Norwood made a motion to approve the minutes of the 2019 annual meeting, Randy Warm seconded. The motion carried.

The Treasurer's & Audit Reports for 2019 & 2020: Justin Norwood, treasurer, pointed out that the end balance of 2019 was \$109,000 and in 2020 it was \$89,000, a decrease of \$20,000. Justin Norwood made a motion to accept the treasurer's report and audit reports for 2019 & 2020. Patrick Dodge seconded. The motion carried.

Committee Reports:

Insurance: Kurt Proctor reported all insurance policies are up to date. Fees went up about \$1000 this year after a claim in 2020.

Public Relations/County Issues: Patrick Dodge reported the biggest accomplishment was having the county adopt a rental ordinance for Park View. Although it was a long process, the regulation is in effect. All landlords need to register their property and provide information for both the owner and local property manager, must have written leases with all tenants and must conduct background checks on all current and future occupants of the units over the age of eighteen. Also the code requires landlords to attest to the condition of the units via a checklist and established set of criteria for tracking nuisance/criminal activity via the sheriff department. In the past year a couple people have retired from the county so now Patrick is building a working relationship with the new secondary roads engineer and planning and development director.

Park Board: Chad Metcalf reported baseball and softball season are underway.

Architectural Control: Randy Warm reported many pool applications have been approved in the past year along with applications for fences and sheds. He talks with owners to make sure they are complying with county code and regulations in the bluebook.

Maintenance Control: Mike reported the sidewalk was installed last year after replacing the bridge in Honey Creek. Ben has spent many hours on maintenance and repairs of

equipment. The maintenance crew does a great job. We will continue to work on replacing broken sidewalks each year.

Legal: Sean Stoube reported the amendment to the bylaws to allow electronic mean for meetings passed. This also includes voting via email or Facebook messenger. We are currently pursuing payment from owners over 3 years past due and one landlord that hasn't paid for 2020. With the unbalanced budget, it is important to recoup these dues.

Office Activities: Brittany Bellows reported in the past 2 years we've had 4 votes. We attempted to increase the dues cap to \$175 but didn't get a quorum and felt it wasn't feasible to revote. The watershed project passed with help from the community members canvassing for votes. With the election of board members, we ended up with all 9 board position filled. And as Sean mentioned, the amendments to the bylaws were passed. In 2019, the office got a new computer with Windows 10. Currently there are 22 home owners and one apartment owner that still owe their dues for 2021.

Parkway Development: Justin Norwood reported not much going on due to the limited budget. We continue to maintain what we have and might consolidate the playgrounds to a central location. He also thanked all residents for their donations totally over \$12000 for this year. Expect work to be on in the watershed project this year.

Mediacom: Mike reported in Josh's absence that PVOA receives a franchise fee from Mediacom but it continues to decrease each year.

Open to the Floor:

- A resident asked about the junk vehicles parked by a storage unit on Lincoln Avenue. Patrick will follow up as the last complaint was lost with the change of personnel at the planning and development office.
- A resident explained storm water drain issues behind his home at 37 Nicholas Dr. This area has been a concern by another resident. The board will look into the situation but it seems to be an issue for the developer and/or county planner.
- A resident thanked the board members for all their work.

Election Results: According to the bylaws a quorum of 5% of the membership (48) is required for election of board members. A quorum has been reached with 50 ballots cast.

Patrick Dodge 49 Chad Metcalf 50

Randy Warm 49 Beau Tooley 1

Patrick Dodge, Chad Metcalf and Randy Warm are elected to 3 year terms.

The meeting was adjourned at 7:44 PM.

PVOA Board of Directors Meeting

Unapproved Minutes—June 9, 2021

President Mike Wright called the meeting to order at 7:00 PM. Board members in attendance: Patrick Dodge, Chad Metcalf, Josh Ong, Kurt Proctor, Sean Stoube, Randy Warm and Mike Wright. Absent: Justin Norwood & Brittany Bellows. Also in attendance: Deanna Nielsen, clerk.

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. There are 2 other cases that are moving forward. One owner has paid in full and another has started a payment plan.

Public Relations/County Liaison: Patrick reported several complaints came in over the past month. One complaint was not signed so no action will be taken. 2) At the annual meeting, a resident noted the vehicles at the storage unit on Lincoln Ave.

Patrick has turned the complaint over to the county. Also a resident had relayed his concern with the storm water drainage behind his home. Mike and Ben have looked at the area and it does not belong to PVOA, so the owners in that area will need to resolve the issue or contact the developer for assistance. 3) There are no signs prohibiting motorized vehicles in Swan Valley. Putting in the sign will be added to the “to do” list. 4) Patrick contacted the county secondary roads about a tree blocking the view at the intersection at 270th Street and Old 61. They will remove the tree when in the area. 5) Letters will be sent to several home owners for violation of the covenants, such as needing a fence around a pool, a brush pile, long grass, dog kennel and dead trees. The board decided to wait until fall to mail letters to owners in Dexter Acres that have campers parked in their driveway. 6) Patrick contacted the county planning and development about a junk pile at 51 Manor Dr. The county has sent a letter to the owner and the tenant. 7) A resident complained about not being able to park in his parking lot when ball games are taking place. The apartment owners are working to keep the unauthorized vehicles out of the private parking lots. 8) There was some vandalism at the double diamonds. The situation has been addressed.

Park Board: Chad reported handicap parking signs are needed at the ballfields. 2 signs are needed at the west parking lot of the double diamonds and 1 sign in each parking lot at Meadowbrook. Also the curbs need to be repainted to keep people from parking along the street.

Architectural Control: Randy reported he has reviewed and approved a shed, a fence and a pool.

Maintenance Control: Mike reported equipment continues to break down so there are more repair expenses. The repairs are ongoing as the equipment ages.

Office Activities: Deanna reported 2021 dues have not been paid by 9 single family homes (1 has filed bankruptcy, 2 pursuing via small claims court, and 1 will be paid when sale of home is finalized) and 1 landlord (14 units). 7 certified letters were sent out on June 2nd and 2 of those homeowners have paid. 2) General donations: \$12,875.85 4th of July

donations: \$6604.12 Long Grove Fire Department: \$4555 3) There are 8 liens for 2020, 6 liens for 2019, and 4 for 2018. 3 liens were released since the last meeting. 4) The office will be closed July 5-12 while Deanna is on vacation.

Mediacom: Josh reported Mediacom had replied to his email about the declining franchise fee. Mediacom claims as their revenue goes down so does the payment.

OLD BUSINESS:

4th of July: Mike has been in contact with the Deere Valley Collectors about having a tractor show. Next week he’ll find out if they are able to commit to the date. Kurt proposed having bounce houses since COVID restrictions have been lifted. Sean seconded. The motion carried. The Home Run Derby is planned for the afternoon for children (preschoolers to incoming 7th graders). There will be a T-ball division.

Fund Raising: Sean suggest sending information about the cost of replacement equipment with the 2022 dues statements. The cost of the needed item would be split among the members of the association. Instead of having a dues increase, each member would be encouraged to donate their share towards the purchase. If the goal isn’t reached in one year, PVOA would continue to raise funds.

NEW BUSINESS:

Election of Officers: Officers for 2021 – 2022 are President - Mike Wright, Vice President – Patrick Dodge, Secretary – Brittany Bellows, and Treasurer – Justin Norwood. All committee heads remain the same.

Newsletter: Board members discussed items that should be included in the July Profile.

ANNOUNCEMENTS: Fireworks are legal in Scott County July 3 & 4 from 2 – 11 PM. The next meeting will be July 14th.

BOARD COMMENTS: Sean pointed out that kids are out of school so everyone needs to slow down!

Meeting adjourned at 8:23 pm.

COMMENTS FROM THE BOARD

- Thank you for casting your absentee ballots for the election of board members. A quorum was reached during the annual meeting.
- The limb wagon at the yard waste area is for a few tree branches not the whole tree.
- If you have a dead tree on your property, please get it taken down as soon as possible to avoid having the tree fall down.
- Please submit plans to the Park View Owners’ Association before installing a pool, shed, fence or other renovation. The architectural improvement application is available on the website. We are trying to keep you in compliance with PVOA and Scott County.
- In Scott County (including Park View) fireworks may be used on July 3 and July 4 from 2 PM until 11 PM. A person shall discharge fireworks only on their property or if the person has consent on other property. The person is responsible to clean up all debris created by the fireworks.
- No motorized vehicles allowed in the parkways!

- When mowing your lawn, PLEASE don’t blow the grass into the streets. Yard waste build up can restrict street and storm water drainage. Also, grass on the gutters and streets is a safety hazard for pedestrians, 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.
- Emergency sirens are used to alert citizens who are outdoors of an imminent hazard and prompt them to go indoors and seek further information. The siren will be sounded for storms producing tornadoes, thunderstorms with winds 70 mph or greater or golf ball sized hail or larger. The same tone will be used for all threats and may be sounded multiple times during the threat. There will be no all-clear signal from sirens. Sirens are tested on the first Tuesday of each month.
- Slow down when driving in Park View!!

Park View Owners' Association

17 Lincoln Avenue
Eldridge, IA 52748

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Important dates —Mark your calendar

July 3 8:30 am Oil Recycling
Used engine oil is collected the first Saturday of each month at the PVOA maintenance shop, 16 Lincoln Ave.

July 4 4th of July Celebration

July 14 7 pm PVOA Monthly Meeting*

August 7 8:30 am Oil Recycling

August 11 7 pm PVOA Monthly Meeting*

* 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.

Welcome New Residents

If you are a new homeowner in Park View, please contact the Owners' Association Office at pvoa18@mchsi.com or 285-7804 and give us your name and new address. The Blue Book listing covenants and restrictions, is available on the website, parkviewiowa.com, on the document page.



Celebration at Meadowbrook Park

9 AM to 2 PM Home Run Derby— for boys & girls

5 PM to 7 PM Bounce Houses— Free

5 PM to 8 PM Pony Rides— Free

5 PM to 10 PM—Music by Anytime Entertainment

Dusk (9:30ish) Fireworks

Watch Facebook, our web page and the entrance message boards for an updated list of events.

Thank you to all residents that donated to the fireworks fund. Also a big THANKS to Tracy and Matt Lindaman Family for their generous donation!