



Where You Walk to Play

Est. 1967

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563-285-7804

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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**

# Park View Profile

Published Bimonthly by the Park View Owners' Association

## Board Minutes

### **PVOA Board of Directors Meeting Approved Minutes – September 8, 2021**

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

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

**OPEN TO THE FLOOR:** A resident reviewed the watershed project with the board members. There was confusion about a letter sent that stated a meeting was scheduled for September 2<sup>nd</sup> but received on the 4<sup>th</sup>. The date was wrong on the letter so now the meeting is scheduled for September 16 at 6 pm. The resident relayed his concerns for the area, including drainage issues. He stated the drainage pipe going under 270<sup>th</sup> Street needs to be moved south and increased in size before this project begins. He also addressed safety concerns such as a child or pet falling into the water and urged the board to check with the insurance company on coverage. He feels the project is not worth doing unless a lot of concerns are addressed. Ben commented that he contacted Greg Schaapveld about the area to the west of the project. The engineers should have looking into this area. The drainage tile in that area needs work. Ben looks forward to the meeting with Greg.

### **COMMITTEE REPORTS:**

**Legal:** Sean reported the 2<sup>nd</sup> payment has been received from Kings Landing Properties. The liens will be released when the check clears. 2) There has been no movement on the individual delinquent property owners. The court system is backed up with criminal cases and the civil cases are on hold. 3) Sean has start to review the Bluebook. 4) Deanna reported she has looked into costs of accepting credit cards. The fee is 2.6% + 10¢ for payments in person and 3.5% + 15¢ for manual entries. Sean will check with the lawyer to see how a convenience fee can be added to the 2022 statements.

**Insurance:** Mike will contact Kurt to check with the insurance company about coverage for the watershed project.

**Public Relations/County Liaison:** Patrick reviewed complaints. He talked with the homeowner on Park View Drive about a dog kennel on their property. She is willing to move the dog kennel to have it less visible from the parkway sidewalk. Patrick told the homeowner the board would discuss this at the September meeting. After a lengthy discussion, the board asked Patrick to contact the person who make the complaint and the homeowner and see if they could come to an agreement. 2) There was a request for a stop sign at Cherokee and Park Lane Circle. Patrick will request the county to look at the traffic flow on that intersection. 3) Patrick has contacted Chris Matthias about the large dog kennel on Manor Drive. Now it is covered with tarps and is an eyesore. 4) Sean relayed there have been several car break ins and asked if there could be more patrol overnight. Also he noted that many cars seem to speed and run stop signs in the early morning (5 – 6:30 am). Patrick will ask for more patrol during that time of day. 5) A new complaint was received this evening about junk vehicles and unsafe conditions on Park Lane Circle. A letter needs to be sent before going to the county. 6) At the county supervisor's meeting last week, a fee schedule for rental properties in Park View was presented. The discussion digressed to incorporation for Park View. As this was the initial presentation, no action was taken on the fee schedule. 7) The curb along 125 to 137 Hillside Drive needs to be repaired. Patrick will report this to the Secondary Roads. 8) The home at Cait Drive and Park View Drive does not have a yard light. The homeowner will be sent a letter.

**Park Board:** Chad reported not much happening with the season ending. The pavilion will be re-roofed next month. The park board will meet on Sunday evening.

**Architectural Control:** Two application were approved since last meeting.

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

**Maintenance Control:** Mike received bids for the signs at the compost area. Patrick made a motion to accept the lower bid from Commercial Printers. Sean seconded. All in favor motion carried. 2) Ben asked if the old shed could be sold. The board agreed that if the park board doesn't need it, it can be sold. 3) Ben asked if the maintenance crew could start removing the fence at the ballfield in the 7<sup>th</sup> addition. He will be getting a dumpster for metal and feels this is a good time to get rid of it. Sean made a motion to remove the fence. Patrick seconded. All in favor, motion carried. 4) Ben questioned who should repair the soccer goals and also should the goals be set out for the fall season. Mike will check with the soccer club. Ben would like to know the soccer schedule.

**Office Activities:** Brittany reported no change in liens or donations. She tried to upload the recording of the forum with Sheriff Lane to YouTube but it failed. Notes from the meeting were included in the Profile.

#### **OLD BUSINESS:**

**Watershed project:** A meeting with the adjacent homeowners, PVOA board and Greg Schaapveld will be held on site September 16<sup>th</sup> at 6 pm.

#### **NEW BUSINESS:**

**Preserving Our History** – Scott County Library is hosting a discussion on September 13 about how best to preserve history and document current community events for future generations. Deanna will attend via Zoom.

**Scott County Health Department** –Anna Copp, Community Tobacco Consultant for SCHD contacted Mike. She will attend the October meeting and present information about a tobacco-free/nicotine-free park resolution for Park View.

**Board Comments:** Sean noted there are many yard lights that are not working or don't have the correct wattage. Notices will be put on Facebook and the website. Postcards can be sent to if the addresses are reported to the office.

**Meeting adjourned at 8:45 pm.**

#### **PVOA Board of Directors Meeting Unapproved Minutes—October 13, 2021**

Vice President Patrick Dodge called the meeting to order at 7 pm. Board members in attendance: Brittany Bellows, Patrick Dodge, Chad Metcalf, Justin Norwood, Josh Ong, Kurt Proctor and Sean Stoube. Absent: Mike Wright and Randy Warm. Also in attendance: Greg Schaapveld, engineer for watershed project, Ben Petty, head of maintenance, Deanna Nielsen, clerk and three residents.

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

**OPEN TO THE FLOOR:** Greg Schaapveld, a resident of Park View and engineer for the storm water wetlands reviewed the project and the meeting at the site last month. The purpose of the wetland is to catch the storm water, slow it down, clean it and release it slowly. Plants will be introduced that attract animals that keep mosquitos away. Based on the available funds and how the land lies we can only construct a wetland that treats storm water from the west side of Willow Springs parkway. There is not enough money or land to capture and treat the water from the north-south waterway. The following was discussed at the site meeting. 1) The 18" pipe located in the berm at Lake View

will be maintained. 2) Trees will be removed in the parkway. 3) The native vegetation will be taller, flowering, and not something that will be mowed on a regular basis. 4) Some likened the wetland to a pool without a fence and worried about a child or pet drowning. But a pool has vertical walls, and if you go in and can't swim you could be in trouble. The wetland is like any other natural water body, you can walk in and walk out. The edges of the wetland will be soggy ground covered in dense vegetation up to a few feet tall. Fencing was discussed but it makes it harder for maintenance team. 5) There would be informational signage that explains the purpose of the wetland. Also signs around the perimeter could state no fishing / no swimming. 6) Residents reminisced about a permanent pond that was in the Lake View parkway. No component of this project will bring back the pond but if the pond is desired in the future, the wetland project doesn't prevent it.

**Question from residents:** *How are you going to get the dirt out of the area?* The contractor for the project will decide this but most likely the trucks (and other equipment) will access the area via the entrance to Willow Springs parkway on Park View Drive. *Why is the first catch basin uphill? It is higher than where the water is coming from.* The first catch basin, the sediment fore bay, will still collect the upstream water. In the first plan, not much dirt would need to be removed but due the county not wanting any water to pool in their right of way during a 100 year storm, the design had to extend further west and into the hillside, necessitating the removal of soil from that area. The county would like to lengthen the culvert under 270<sup>th</sup> Street but there are no plans for it in the near future. They requested additional changes to accommodate that work whenever they decide to extend the culvert. *This was sold as project to reduce the impact of storm water quality in the parkways. Why is only the north edge of Park View being addressed?* There isn't enough money or land to treat more area. A condition of receiving the funding is to demonstrate that we have cleaned the storm water from a normal rainfall of 1.25 inches. The quantity of water that drains to any given location cannot be changed, so if there's not enough land available to treat that water where it collects, it isn't a viable location to utilize the grant money. The quantity and quality of water that comes from the south will not change. We can capture the water from the west, treat it and release it slowly. We can't change the upstream area that are flat as part of a water quality project. PVOA can take that on if they want to change it. We are not trying to make a water problem worse by sending more water some place.

**Questions from board members:** *What do you need next from us?* The board should review the new plans and make sure no additional changes are needed. The plans are ready to go to the DNR. Nothing will be constructed this year. It would be best to have this under contract by spring. *Who will need to sign off on the plans?* – PVOA & PVWSD along with the DNR *Do we have to worry about fund expiration?* The project needs to be under contract before the first principle payment is made on the sewer project.

#### **COMMITTEE REPORTS:**

**Legal:** Sean reported there has been no changes on delinquent dues of 3 owners. One owner has made another payment. 2) No changes are needed to the Bluebook.

**Insurance:** Kurt checked with the insurance company

about coverage for the watershed project. The agent said there would be no increase in the premium. A storm water wetland or pond is very common in communities. The agent recommended signs to keep people out of the water. If a building was constructed, there would be an addition fee.

**Public Relations/County Liaison:** Patrick reviewed complaints. He contacted the person who made the complaint about a dog kennel and has agreed to drop the complaint. 2) The fence has come down on Manor Drive but now junk is accumulating. Patrick will contact the county to follow up. 3) Deanna mailed out 16 notices about yard lights not working. 4) Patrick contacted the sheriff to get more patrol during the early morning hours. There was some nuisance activity during homecoming week. 5) The county will investigate the possibility of a stop sign at the intersection of Cherokee and Park Lane Circle. 6) The county will look at the curb along 125 - 137 Hillside Drive and determine if it needs to be replaced. 7) The owner of 214 Park Lane Circle has contacted the office and is working on the complaint issues. The vehicles have current registration and a battery has been purchased for the car. The owner has ordered precast steps and will be meeting with contractors about the siding. The owner will continue to update the office as work progresses. 8) To follow up on a complaint about a camper being parked in the driveway, a notice will be put in the November newsletter with information for the different areas of Park View. Campers are not allowed to be stored in Dexter Acres or Pacha Farms. In original Park View, campers can be stored on a hard surface behind the front edge of the home. During the summer when campers are being used, the covenant was not enforced. For winter, the campers need to be stored properly.

**Park Board:** Chad reported the dugout project is underway. Supplies to re-roof the pavilion have been ordered and he hopes to have the project completed this fall.

**Architectural Control:** Two application were received.

**Maintenance Control:** In Mike's absence, Ben reported the whole maintenance crew is working on removing dead trees this month. 2) Ben is preparing a list of equipment repair for next year and proposed budget figures. 3) Ben will order the signs for the compost area from Commercial Printers.

**Office Activities:** Brittany reported 4 liens for 2020, 6 liens for 2019 and 4 liens for 2018. Three owners have not paid 2021 dues. 2) Deanna is looking at ways to accept credit cards for 2022 dues.

**Parkway Development:** Justin reported he will apply for a grant from the Moonlight Chase.

**Mediacom:** Josh contacted Mediacom about crappy internet service. The company will look into it. The franchise fee will continue to go down as it is based on cable TV and video subscribers not the internet service.

**NEW BUSINESS:** Trick or Treat will be October 31<sup>st</sup> from 6 – 8 PM. Brittany will update the entrance signs and Facebook.

**The Lighting Contest** will be held Saturday, December 18<sup>th</sup> from 6 – 8 PM. Deanna will contact past winners for judging.

**2022 Budget:** The board will meeting November 3<sup>rd</sup> at 6:30 PM to work on the coming year budget.

**Tobacco Free Parks:** Anna Copp, Community Tobacco

Consultant for Scott County Health Dept will attend next month's meeting and present information about a tobacco-free/nicotine-free park resolution for Park View.

**Announcements:** Scott County Supervisor Ken Croken will host a public comment sessions on the proposed spending plans for \$33.6 million in federal American Rescue Plan Act funds. The preliminary spending plan includes \$11.6 million for the storm water drainage in Park View. Board members and Park View residents are encouraged to attend the meeting on October 20.

**Board Comments:** Patrick suggested the board send flowers to Mike as he recovers from surgery. Kurt made the motion. Sean second. Motion carried. Deanna will send flowers. 2) A big thanks to Greg for coming to the meeting. 3) Sean thanked Patrick for contacting the Sheriff for the extra patrol. 4) Sean asked that a notice about yard lights including the required wattage for the light bulb be in the next Profile.

**Meeting adjourned at 8:20 pm.**

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### Is Your Yard Light Working?



To keep our community safe, we need to have ALL yard lights in working order. All Park View homes are required to have a working yard light which will provide lighting from dusk to dawn.

In Park View 8 additions, the light must provide lighting of at least 50 watts (600+ lumens).

In Dexter Acres and Pacha Farms, the bulb must be at least 75 watts (900+ lumens).

Decorative bulbs are not recommended. **Please check your yard light!**

### 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.



### Christmas Lighting Contest

**Saturday, December 18, 6 – 8 pm**

1st place—\$75.00

2nd place—\$50.00 3rd place—\$25.00

Make sure your outdoor decorations are lit up! Judging will take place from 6—8 PM. Winners will be notified and signs will be put in their yards. Residents may not win a prize two consecutive years.

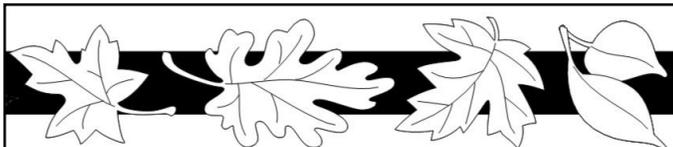
# Park View Owners' Association

17 Lincoln Avenue  
Eldridge, IA 52748

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Postal Customer

Park View, Iowa 52748



## Important dates —Mark your calendar

**November 3** 6:30 pm Budget Meeting

**November 6** 8:30 am Oil Recycling  
Used engine oil collection at the PVOA  
maintenance shop, 16 Lincoln Ave.

**Please note:** No collection of oil in the winter.

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

**November 26** Yard Waste Area Closes for the  
Winter

**December 2** Supper with Santa  
Watch for more details on Facebook

**December 8** 7 pm PVOA Monthly Meeting\*

**December 18** 6-8 pm Lighting Contest

\* 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.

## FOLLOW THE COVENANTS WHEN STORING YOUR CAMPER, RV or TRAILER

During the summer when campers are being used, the  
covenants were not enforced. For winter, campers, RVs  
and trailers need to be stored properly.

### Park View - Additions 1-8

- **No** boats, trailers, motor homes, campers, or other vehicles shall be stored outside on any driveway or street.
- Boats, trailers, motor homes campers and other vehicles can be stored on a hard surface behind the front edge of the home.

### Dexter Acres - Additions 1-7 Pacha Farms

- **No** boats, trailers, campers, or other vehicles shall be stored outside on any lot, driveway or street of said subdivision.

