



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**

# Park View Profile

Published monthly by the Park View Owners' Association

## Board Minutes

### PVOA Board of Directors Meeting Unapproved Minutes— May 18, 2022

President Michael Wright called the meeting to order at 7 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, Deanna Nielsen, clerk and 10 people.

**Special Guest, Scott County Engineer, Angie Kersten:** Handouts of the Park View Stormwater Drainage System Analysis were distributed. This presentation was previously given at the Scott County Board of Supervisors meeting on March 29. The handout is available on their website.

(scottcountyiowa.gov) Angie presented a high level review of the analysis, including methodology that was used to perform the analysis, explaining the work that was done, reviewing the findings from the study and discussing a conceptual solution. In April 2021, televising was performed to determine the condition of the existing sewer and the capacity, recommend pipe sizes based on current and future conditions and prioritize pipe replacement. Several areas are in need of immediate attention. Design practices have changed in the past 20 years and improvements need to be made. The board of supervisors have identified money may be available through the American Rescue Plan Act funds. Several projects have been programmed for the 2024 fiscal year in hope of funding. Residents asked question pertaining to the stormwater system and streets in Park View. With the federal money available, this is an opportunity to move forward.

**OPEN TO THE FLOOR:** no comments

Sean made a motion to approve the April minutes. Patrick seconded. Motion carried.

Sean made a motion to approve the

treasurer's report for April. Patrick seconded. Motion carried.

**COMMITTEE REPORTS:**

**Legal:** Nothing new

**Insurance:** Kurt reported a refund of \$239 was received from Liberty Mutual as a result of self-audit for workers compensation insurance. He has contacted the agent about including the playground firetruck in the special event liability coverage for the 4<sup>th</sup> of July event.

**Public Relations/County Liaison:** Patrick had a conversation with Chris Matthias, Scott County Planning & Development about complaints at various apartments and junk vehicles. As for the rental ordinance, Chris informed Patrick that preliminary inspections on Park View apartments have begun but about 50% of the landlords have not complied with registration. Chris is consulting the county attorney on repercussion. Chris plans to work with Sheriff Tim Lane on an incorporation plan.

**Park Board:** Nothing new

**Architectural Control:** Randy reported several applications were reviewed and approved. Pools have to follow rules of the county and need a building permit. Kurt asked Randy to follow-up on safety concerns over a fence that has partially fallen down on Cherokee Drive.

**Maintenance Control:** Mike reported the signs for the yard waste area are done and will be installed soon. 2) An account at Eldridge Lumber was already in their data base. 3) The yard light at Meadowbrook has been replaced and Ben repaired the lights at the pavilion. 4) The light by the flag pole on Park View Drive is not able to be repaired. The Park Board is looking into a new flag pole with a solar light. 5) The primary focus of the maintenance crew is mowing,

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

herbicide spraying, weed eating, and the yard waste area.

**Office Activities:** Deanna reported 25 single family homes and a landlords with a 14 apartments have not paid their 2022 dues. In June, liens will be placed on properties with unpaid dues. 2) Donations received: General Fund \$14,873.53, Mower Replacement \$10,123, 4<sup>th</sup> of July Celebration \$6426 Long Grove Fire Department \$4615 3) Liens remain the same with 4 for 2020, 4 for 2019 and 4 for 2018. 4) Patrick made a motion to purchase a trim mower at a cost of \$30,189 using the donations and money from the reserve fund. Sean seconded. Discussion included continuing to ask for donations to replenish the reserve fund and plans for the old mowers. All in favor, motion carried.

**Parkway Development:** The merry go rounds have been sandblasted and one is in the process of being painted. The merry go round in Quail Trail will be relocated near the swings. The one from Sunny Creek will be returned to its original spot.

**Mediacom:** Josh reported he hasn't heard many complaints lately. He is willing to contact Mediacom if residents let him know of problems. Mediacom did work on the problems after the last time he contacted them.

#### **OLD BUSINESS:**

**Spring Clean Up:** About 40 people volunteered to clean up the parkways on April 23<sup>rd</sup>. Thanks to the Lions Club and Girls Scouts for all their help.

**Planning for 4<sup>th</sup> of July:** A kettle corn vendor has been contacted and will come for the event. The consensus of the board is to not have a live band but have music provided by Brandon Hudson.

**Annual Meeting:** The meeting is set for next Wednesday, May 18<sup>th</sup> at 7 pm. Three board members' term will expire. All have agreed to continue on the board. No other people have volunteered to be on the ballot. Absentee ballots are available during office hours and on the website. 48 votes are needed to have a quorum.

**Increasing Dues Cap:** The group has not meet. Chad presented an idea of contacting all the landlord to see what increase would be acceptable to them. He will get contact info from the office.

**Watershed Project:** Mike attended a meeting in April. The work should begin in the next 2 weeks. Trucks will enter the work area via 270<sup>th</sup> Street.

**NEW BUSINESS: none**

#### **ANNOUNCEMENTS:**

Annual Meeting is next Wednesday, May 18<sup>th</sup>.

#### **BOARD COMMENTS:**

Patrick thanked Angie for attending the meeting.

A resident asked about the accounting method for the 4<sup>th</sup> of July expense. The amount is in the budget because donations are not guaranteed. The total amount is

allocated in the budget but not used.

Kurt made a motion to adjourn. Randy seconded. Meeting adjourned at 8:43 pm.

### **PVOA Annual Meeting - May 18, 2022**

#### **Unapproved Minutes**

The 2022 Annual Meeting was called order by President Mike Wright at 7:05 PM. Board members in attendance: Patrick Dodge, Chad Metcalf, Justin Norwood, Kurt Proctor, Sean Stoube, Randy Warm and Mike Wright. Also in attendance: Ben Petty, Head of Maintenance and Deanna Nielsen, Clerk.

**Comments by President Mike Wright:** Mike has missed about half the year as he recovered from surgery but Ben was able to oversee the maintenance crew. PVOA needs to figure out a way to increase dues to keep up with the maintenance needs. Mike is glad to have all board positions filled.

**Approval of minutes.** Patrick Dodge made a motion to approve the minutes of the 2021 annual meeting, Randy Warm seconded. The motion carried.

**The Treasurer's & Audit Reports for 2021:** Justin Norwood made a motion to accept the treasurer's report and audit reports for 2021. Patrick Dodge seconded. The motion carried.

#### **Committee Reports:**

**Insurance:** Kurt Proctor reported all insurance policies are up to date.

**Public Relations/County Issues:** Patrick Dodge remarked the past year has been rather uneventful. PVOA hosted Sheriff Tim Lane for a public forum about the rental ordinance. Increase sheriff patrol was requested because of break-ins in cars and motorists not obeying stop signs and speed limits. PVOA also hosted Angie Kersten, Secondary Roads Engineer. Also we dealt with various complaints such as junk vehicles and long grass.

**Park Board:** Chad Metcalf reported the roof on the pavilion at Grandpa Ed's Fields (Double Diamonds) was replaced. Also the dugouts on the east field were rebuilt. The dugouts on the west field will be worked on after ball season is done in July.

**Architectural Control:** Randy Warm reported a year full of many, many applications. This was a good response from the home owners as we just want to keep anyone from having issues with the county later on. In the past year, Randy has reviewed applications for pools, fences, sheds and additions to homes.

**Maintenance Control:** Ben Petty reported a very successful year. In his first year as head of maintenance, he worked to get all crew members to focus on specific jobs. Ben has implemented tracking of man hours for each function. This will result in knowing exactly how many man hours are needed for normal maintenance of Park View. There will always special projects. For the

past 2 years the whole crew has worked together on tree cutting in October. Each year sidewalks are replaced as allowed by the budget. Last year sidewalk was replaced in Quail Trail and more will be replaced this year.

**Legal:** Sean Stoube reported in the past year we continued to pursue payment from owners over 3 years delinquent. Three owners were taken to small claims court and judgements were granted for PVOA, but no payments have been received. One owner started a payment plan but has stopped so we will reopen that case. One landlord paid before the court date but now has not paid for 2022. One home in Park View is in foreclosure and hasn't paid dues since 2018.

**Office Activities:** Deanna Nielsen reported mailing of the newsletter was discontinued in 2022. Now the newsletter is available monthly on the webpage and Facebook or a paper copy can be picked up at the office. Credit card are accepted for payment of 2022 dues. A 4% processing fee is added so there is no cost to PVOA. For 2022, 96% of the 953 units have paid their dues. 22 single family homes and 1 apartment owner with 14 units have not paid. Office hours are Monday and Wednesday mornings, 8 to noon.

**Parkway Development:** Justin Norwood reported PVOA was approved for a \$1000 grant from the Moonlight Chase. Two merry go rounds are being refurbished.

**Mediacom:** Deanna reported the franchise fee from Mediacom continues to decrease each year. From 2020 to 2021, the payments dropped by \$1800. The fee is based on cable TV revenue not internet fees.

**Open to the Floor:** no comments

**Election Results:** According to the bylaws a quorum of 5% of the membership (48) is required for a vote. A quorum has been reached with 55 ballots cast.

Brittany Bellows 55  
Sean Stoube 53  
Mike Wright 50

Patrick Dodge made a motion to accept the election results. Randy Warm seconded. All in favor, motion carried. Brittany Bellows, Sean Stoube and Mike Wright are elected to serve another 3 year term.

Kurt Proctor made a motion to adjourn the meeting, Randy Warm seconded. The meeting was adjourned at 7:33 PM.

Respectfully Submitted,

Deanna Nielsen

Thank you for casting your absentee ballots for the election of board members. A quorum was reached during the annual meeting.

## 2022 Association Dues

The following addresses have not paid their 2022 association dues. Please pay \$125 immediately to avoid more fees and a lien being placed on your property. Lien notices will be sent out June 6th. After a lien is placed on the property, the total due is \$245.



103 Park Lane Cr.	14 Dawn Cr.	28 Park View Dr	314 Crest Road	4 Manor Dr #A5
106 Blackhawk Dr.	18 N. Kuehl Cr.	29 Park View Dr.	316 Cherokee Dr.	37 -43 Manor Dr.
106 Hillside Dr.	22 So. Jacob Dr.	304 Hillside Dr.	333 Hillside Dr.	45 - 51 Manor Dr.
107 Hillside Dr.	25 So. Jacob Dr.	305 Concord Cr.	40 Park View Dr.	6 Manor Dr.
109 Blackhawk Dr.		310 So. Park View Dr.		

### Thanks for your donations! - Donations as of May 25



**General Fund**  
Donations: \$14,928.53  
Goal: \$34,685

**New Mower Fund**  
Donations: \$10,148  
Goal: \$30,189

**4th of July Fireworks**  
Donations: \$6476  
Goal: \$7800



- 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.
- 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.
- Slow down when driving in Park View!!

**Yard Waste Area**

(located by the water tower)

Please dispose of leaves and grass at the compost pile. Please pile the grass and leaves in the blocked area! **No garbage bags, no paper bags or anything else just leaves and grass!**

The trailer for brush and branches is also available. **This wagon is for a few tree branches not the whole tree. Do not put branches & brush on the ground!**

If you see someone dumping yard waste that is not a Park View resident, tell them to stop! Your dues pay for the removal of the yard waste!

**Park View Water & Sanitary District will implement monthly billing starting July 1, 2022.**  
**Please direct any questions you may have to 563-285-7397.**

**Important dates**  
**Mark your calendar**

- June 4** 8:30 - 10:30 am Oil Recycling  
Used engine oil is collected the first Saturday of each month at the PVOA maintenance building, 16 Lincoln Ave. Oil containers can be dropped off in the designated box by the door.
  - June 8** 7 pm PVOA Monthly Meeting\*
  - July 2** 8:30 - 10:30 am Oil Recycling
  - July 4** Food and Fun starts at 5 pm  
Fireworks at Dusk
  - July 13** 7 pm PVOA Monthly Meeting\*
- \* Meetings are held in person at the office at 17 Lincoln Ave.

**4th of July Celebration at Meadowbrook Park**

- 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!**

**FIREWORKS CODE FOR SCOTT COUNTY**

In 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. A person shall not release or cause to be released an untethered sky lantern.