



# Park View Profile

Published monthly by the Park View Owners' Association

Where You Walk to Play

Est. 1967

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Also follow us of Facebook -  
Park View Owners Association

### Executive Board

President: Sean Stoube  
Vice Pres.: Patrick Dodge  
Treasurer: Mike Wright  
Secretary:

### Board Members

Open—Office Liaison  
  
Patrick Dodge: County Liaison  
309-299-9619  
  
Open: Legal Liaison  
  
Matt Johnson: Insurance/PR  
  
Devin Peterson: Park Board  
563-349-8191 Liaison  
  
Mike Roggenbuck: Architectural  
Control  
  
Sean Stoube: Parkway  
563-349-6414 Development  
  
Randy Warm: Maintenance  
563-285-8568  
  
Mike Wright: Mediacom  
563-343-9894 Liaison  
  
Lindsay Westfall: Office Clerk

### OFFICE HOURS

Monday & Wednesday  
8 AM to 12 PM  
563-285-7804

## Board Minutes

### Special Electronic Meeting December 23, 2024 Approved Minutes

Patrick: I move to add Matt Johnson to our Board of Directors.

Devin: I second with adding Matt Johnson to our board of directors. Four board members approved. Motion carried.

Devin: I move to renew the general fund CD that is maturing with a balance of approximately \$16,324.17 for 11 months at 4.5%.

Mike W: I move to second. Three board members approved. Motion carried.

### Park View Owners' Association Board of Directors Meeting Approved Minutes January 8, 2025

President Sean Stoube called the meeting to order at 7:05 PM. Board members in attendance: Sean Stoube, Patrick Dodge, Devin Peterson Mike Roggenbuck, and Randy Warm. Absent: Mike Wright. Also in attendance: Ben Petty, maintenance; Gary Culver, maintenance; Lindsay Westfall, clerk and one residents.

Patrick made a motion to approve the November and December minutes. Mike R. seconded. All in favor, motion carried.

Patrick made a motion to approve the November and December treasurer's report. Randy seconded. All in favor, motion carried.

**OPEN TO THE FLOOR:** A resident relayed concerns over several community events not happening. He asked how the association can help with these community engagement programs. The board is in need of more members and especially a person that would work on public relations. Possibly a committee could be formed for planning community events.

### COMMITTEE REPORTS:

**Legal:** Sean has signed the Dexter 4th covenants but still waiting for the residents to sign.

**Insurance/Public Relations:** Sean reviewed an email from our insurance provider, Gallagher. The workers compensation will need to be renewed in April. The other policies are effective until 2027.

**County Liaison:** Nothing.

**Park Board:** Nothing

**Architectural Control:** A shed application for 123 Park View Drive needs more information before being approved.

**Maintenance Control:** Randy reported light fixtures in the maintenance building are being updated. Ben provided a quote for a new power washer but is hopeful the current power washer motor can be repaired.

**Office Activities:** There have been no changes to the current active liens. Lindsay is working on getting ready to send out the 2025 dues statements. W2 forms will need to be generated manually. Patrick and Randy will review the November and December financial records. Mike R. and Sean will review the January records.

**Parkway Development:** Nothing.

**Mediacom:** Nothing.

### OLD BUSINESS:

The board discussed items to be included for the letter in the 2025 dues mailing.

**NEW BUSINESS:** New board member, Matt Johnson, was not able to attend the meeting so next month he will be able to select a committee to oversee.

Meeting adjourned at 8:03 pm.

The next meeting will be Feb. 12 at 7 pm.

**Monthly meetings are held the 2nd Wednesday of the month at 7 pm the PVOA Office Building, 17 Lincoln Ave. All residents are welcome to attend.**

**Park View Owners' Association  
Board of Directors Meeting  
Unapproved Minutes  
February 12, 2025**

President Sean Stoube called the meeting to order at 7:05 PM. Due to a snowstorm, the meeting was held electronically. Board members in attendance: Sean Stoube, Patrick Dodge, Matt Johnson, Devin Peterson, Mike Wright, and Randy Warm. Absent: Mike Roggenbuck. Also in attendance: Deanna Nielsen.

Patrick made a motion to approve January minutes. Matt seconded. All in favor, motion carried.

Patrick made a motion to approve the January treasurer's report. Matt seconded. All in favor, motion carried.

**COMMITTEE REPORTS:**

**Legal:** Patrick reported the extension for the covenants for Dexter's 4th addition had been filed.

**Insurance/Public Relations:** Deanna provided details on the policy renewals. 1) Hanover - Nonprofit Entity Advantage (Directors & Officers Liability Coverage + Employment Practices Liability Coverage) - \$1909 due 2/18/2025 (same as past 2 years). 2) Liberty Mutual - Worker Compensation \$1297 due 3/31/2025 (same as last year) 3) Cincinnati - Building and Liability Insurance - This policy also covers equipment and tools. - \$9861 due 4/1/2025 (increase of \$58)

**County Liaison:** Nothing.

**Park Board:** Nothing

**Architectural Control:** A shed application for 123 Park View Drive is waiting for a signature.

**Maintenance Control:** Randy reported the power washer has been repaired. Ben continues to make improvements to the maintenance building.

**Office Activities:** Lindsay resigned in January. Deanna is filling in as needed until a replacement can be hired. A person interested in the clerk job will meet with Deanna to review job duties. 2) Deanna returned on January 27 to finish the yearend government filings and get the statements ready for mailing. W2 forms were generated via Aatrix, an online financial app at a fee of

\$29.99. All other government forms were mailed on January 28, 2025. 3) 2025 Statements were mailed February 3. Thanks to Patrick & his family for stuffing & stamping the 600+ envelopes! 4) When getting ready for the mailing it was discovered that the new envelopes that were delivered in November do not have the correct return address. Patrick has followed up with Commercial Printers but the situation has not be resolved. Return address stickers were used for the mailing. 5) A new owner of an apartment complex would like to make quarterly payments for the dues. The owner's request will be denied because the Blue Book (Article V Section 7) states the due date as the first day of March. 6) The Park View Profile was not published in February. 7) Active liens remain the same. 2024 - 8 2023 - 5, 2022 - 4, 2021 - none filed, 2020 -3, 2019 -4, 2018 - 2 8) Financial records need to be reviewed for November, December and January.

**Parkway Development:** Nothing.

**Mediacom:** The 4th quarter 2024 franchise check for \$1111.36 has been deposited.

**OLD BUSINESS:** New board member, Matt Johnson, will oversee insurance and public relations. A resident that is interested in a board position will be asked to come to the March meeting.

**NEW BUSINESS:** Sean reported that J & M Display has been booked for the 4th of July Fireworks. They are working on proposals for the display based on PVOA's budget. Last year the display cost \$8000 and the board agreed that \$8000 would be the maximum again this year.

**Announcements:** Important dates from the Park View Lions Club – Park View Clean Up April 19th at 9 AM, Park View Spring Garage Sale – May 3rd and Membership drive – April 3rd at 7PM

Patrick moved to adjourn the meeting. Randy seconded. Meeting adjourned at 7:50 pm.

The next meeting will be March 12 at 7 pm.

Respectfully submitted,  
Deanna Nielsen

## **Park View Lions Club Membership Drive**



Park View Lions are looking for new members to join and help with our club's events. Our club is aging and we would like to add younger members to help keep our club going. If interested, please come to our meeting on April 3rd at the PVOA meeting room, 17 Lincoln Avenue at 7 PM.

Our main mission is to help any student with an eye exam and glasses, if they are unable to afford them. We also do eye screenings for preschoolers.

If you would like to participate in events and contribute to Park View, you may do so by joining the Park View Lions Club!

Join us on April 3rd!

## Important dates

### Mark your calendar

- March 1** 2025 Dues payment due  
**March 12** 7 pm PVOA Monthly Meeting  
**April 1** Late fee added to unpaid 2025 dues  
**April 3** 7 pm Lions Club Meeting  
**April 5** 8:30 - 10:30am Used Motor oil recycling  
Used engine oil is collected on 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.
- April 9** 7 pm PVOA Monthly Meeting\*  
**April 19** 9 am Park View Clean Up  
**May 3** 8 am Community Garage Sale Day
- ◆ Meetings are open to the public and held in person at the office at 17 Lincoln Ave.
  - ◆ The yard waste area is CLOSED until spring! Should be reopen in April!



### Park View Clean-Up

**Saturday, April 19 at 9 am**

Volunteers are needed to help with spring clean up of the parkways. Groups will be sent out to the parkways to pick up trash. It's important to get the trash picked up before the mowing season begins! The Lions Club will provide snacks for all the volunteers.

**Just a  
reminder...**



**2025**

## Association Dues

Don't forget to pay your dues!!  
The \$25 late fee will be added  
April 1st.

Dues are \$125 per unit, but we ask all owners to consider donating beyond the \$125.

- An extra \$21.86 per household will balance our budget. Even with the dues cap increased to \$125, a deficit of over \$30,000 is projected.
- An extra \$14.40 per household will buy the trim mower. The mower should be purchased this year!
- Donations towards the fireworks are appreciated! As with all things, the cost of the 4th of July Celebration keeps increasing.

If you need a copy of your statement, contact the office. For your convenience, you may drop off your payment in the locked mail box/drop box at the street in front of the office. Credit cards are accepted; a 4% convenience fee will be added when processed. Pay in person or via phone!

Thank you for your continued support and commitment to keeping Park View the vibrant, welcoming, unique community we love!

**Thank!  
You!**

**Thanks for your  
donations!**

**Donations as of  
March 5**

**General Fund**

**Donations: \$6575.64**

**New Mower Fund**

**2025 Donations: \$4530.54**

**Total donations for the 3  
years—\$35,430.**

**4th of July Celebration**

**Donations: \$2318.74**



## **PARK VIEW COMMUNITY WIDE GARAGE SALES**

**Sponsored by the Park View Lions Club**

**SATURDAY, May 3rd 8 AM – 1 PM**

**Having a sale?** Call 563-265-1881 by May 1st to get on the map! The Lions Club requests \$1 from each family having a garage sale to help pay for ads. This can be paid at the Lions' food stand at Park View Lutheran Church.

**Shopping?** Pick up a map of sales from the Lions at Park View Lutheran Church. After finding great deals, stop at the Lions' food stand for lunch!

### **PVOA Board of Directors**

Can you spare a few hours each month to help our community? The Park View Owners' Association has 2 open board positions.

If you can attend meetings on the 2nd Wednesday of the month at 7 PM and have desire to serve your community, come to the next board meeting and check us out!

More help would be greatly appreciated!!

### **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](http://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.

