

Park Meadows Homeowners Association

NEWSLETTER

♥ February 2000 ♥

Board of Trustees

Fran LaSalle, President (767-2085)

Carolyn Ray, Secretary/Vice President (767-2139)

Julia Cady, Treasurer (767-1586)

- **Trustees news.** The Trustees met on January 9 and elected officers. Fran LaSalle is the new President, Julia Cady is Treasurer, and Carolyn Ray is Secretary/Vice President. The Assessment Committee is making progress in the review of PMA assessments and we expect to have a report in time for the February meeting.
- **Insurance declaration page.** PMA needs to have on file a copy of the current homeowner insurance declaration page for each unit. If you have not done so, please provide a copy to Carolyn Ray, PM155.
- **Bulb burn-out.** Some residents have reported problems with excessive bulb burn-out in track lighting. If this has been a problem, be sure bulbs do not exceed the wattage listed on the socket. Also, make sure that all bulbs in the system are of the same wattage; using bulbs of various wattages can cause them to burn out prematurely.
- **Maintenance reminder.** Expect a visit from AC Service between February 1st and 15th for checking on salt levels and changing furnace filters.

HAPPY VALENTINE'S DAY !



Park Meadows Homeowners Association
NEWSLETTER

☼ March 2000 ☼

Board of Trustees

Fran La Salle, President (767-2085)

Carolyn Ray, Secretary/Vice President (767-2139)

Julia Cady, Treasurer (767-1586)

Park Meadows news of note for the coming month:

- **Keeper of the keys.** Fran La Salle is now the Trustee holding the keys for all PM units.
- **Spring meeting.** The spring PMA meeting has been set for Sunday, May 21, 2000. This is a very important meeting for all residents, so mark your calendars! We will have the opportunity to hear the information compiled by the Assessment Committee.
- **Snow rescue.** Special thanks to Michael Reed who came to our rescue with snow removal in January. Paul Adkins was unavailable due to a family emergency.
- **New resident.** A sunny spring welcome to Elaine Brown! Elaine is our new neighbor at 245 PM.
- **Newsletter items.** Submissions to the NEWSLETTER are always welcome. The deadline for the April issue is Friday, March 24. Items may be delivered to Peggy Saari at 230 PM (phone 767-7399; e-mail: peggy@innovio.com).



Park Meadows Homeowners Association

NEWSLETTER

June 2000

Board of Trustees

Fran La Salle, President (767-2085)

Carolyn Ray, Secretary/Vice President (767-2139)

Julia Cady, Treasurer (767-1586)

News of note for the coming month. . . .

- **New assessments to go into effect:** All Park Meadows residents have by now received the information on the need to raise assessments and have had an opportunity to voice their opinions on the various options to the Trustees. After careful consideration of residents' concerns, the Trustees have decided to follow the wishes of the majority and continue to provide services at the current level. This decision was announced at the PMA meeting on May 21, and the new assessments will go into effect on July 1. Consult the spreadsheet that you received, under the column "Option 1," to determine your new assessment.
- **Carpenter bees:** The critters have been sighted already this season. If you notice sawdust on your porch, or elsewhere--where it shouldn't be--please notify a Trustee and we will ask Andy Holyoke to assess whether he can remedy the problem.
- **Spring inspection:** Andy will be coming around to each unit within the next few weeks to inspect roofs, gutters and foundations.
- **Proof of insurance:** PMA Policies and Procedures state that "each member is required to carry insurance for at least the full replacement value of the home." Please make sure that you have provided a copy of the declaration page of your policy to the secretary, Carolyn Ray. We currently need this page from the following units: 100, 105, 110, 120, 130, 135, 140, 145, 160, 170, 175, 180, 185, 205, 220, 250, 260, 270, 275, 280, 285. They can be put in the PM mailbox, #195, or in the basket outside the front door of #155. Thank you for your cooperation.
- **Newsletter items.** Submissions to the NEWSLETTER are always welcome. The deadline for the July issue is Monday, June 26. Items may be delivered to Peggy Saari at #230 (767-7399; peggy@innovio.com).



Park Meadows Homeowners Association

NEWSLETTER

✿ April 2000 ✿

Board of Trustees

Fran La Salle, President (767-2085)

Carolyn Ray, Secretary/Vice President (767-2139)

Julia Cady, Treasurer (767-1586)

Park Meadows news of note for the coming month. . . .

- **A note of sympathy.** Our deepest sympathy goes to the Weatherup family for their loss. Mary died suddenly on March 10. She had served Park Meadows as a Trustee and will be fondly remembered by her PM neighbors.
- **Mailbox flowers.** It's spring, and time to start planning! Volunteers are needed for all the flower boxes. Last year the 100 west boxes were planted by Julia Cady and Phyllis Duckwall, and a volunteer watering schedule for the season was set up. This seemed to work well, and other lanes might want to give this approach a try. Remember that Park Meadows will reimburse you for the cost of planting the boxes. Just give your receipts to Julia Cady.
- **Caution! Children at play!** Please remember that the speed limit for PM Drive is t 25 mph, the same as for other Village residential streets. An even lower speed is suggested. The lanes radiating from PM Dr. are private drives, not Village streets. Playing or riding bikes on the lanes is permitted. Drivers should observe a speed limit of 10-15 mph on the lanes and exercise extreme caution when entering or exiting driveways or lanes. Please share this information with your guests!
- **Termite prevention reminder.** A call to Greene County Extension verified the following information.
 - Mulch: Mulch should be 6 in. below the wooden siding. Mulch tends to get higher on the foundation as we keep adding fresh mulch, so take a look around your foundations this spring and keep space between the mulch and siding.
 - Firewood: Our lots are too small to follow Extension recommendations; however, firewood should be stacked at least 12 to 18 in. away from your home.
- **April meeting.** You all should have received by now the letter from the Trustees regarding the April 16 PMA meeting. This is a very important meeting, so don't forget! It will start at 5 pm at Julia Cady's house, 165 PM. Please bring chairs. Another reminder: The regular PMA spring meeting will be held on May 21 (see March NEWSLETTER).



Park Meadows Homeowners Association

NEWSLETTER

✿ May 2000 ✿

Board of Trustees

Fran La Salle, President (767-2085)

Carolyn Ray, Secretary/Vice President (767-2139)

Julia Cady, Treasurer (767-1586)

Park Meadows news of note for the coming month. . . .

- **Cat leash law.** Park Meadows residents are reminded that the Yellow Springs leash law regarding dogs also applies to cats. These animals are to be kept indoors unless on a leash. Please be considerate of your neighbors' gardens and flower beds, as well as our bird population. Thank you.
- **Volunteers needed.** We still need volunteers for the flower boxes. Please call Carolyn Ray to volunteer.
- **Yard waste update.** The Village no longer provides the special yard waste bags and instead advises us to use regular garbage bags and take them to Stutzman's Nursery. Also there are the Greene Co. drop off sites; call 427-1199 for locations and hours of operation. Be advised that Stutzman will not take "woody" material--that should be bundled and stacked at the curb for "Clean Up Week," May 1-5. For details see the Y.S. News, April 20th issue.
- **Brush piles.** Speaking of clean-up: This will be a good time to get rid of the piles of brush and rubbish that have accumulated in the common area. If any of those piles are yours, please make sure to get them to the curb for pick-up the first week of May.
- **PMA meeting.** Please mark your calendars for the May 21st PMA meeting to be held at 4 PM. You will receive a mailing with an agenda, per the PMA policies. Also, those of you who missed the April 16 meeting on assessments will receive information regarding the proposed increase.
- **Newsletter items.** Submissions to the NEWSLETTER are always welcome. The deadline for the June issue is Friday, May 26. Items may be delivered to Peggy Saari at 230 PM (phone 767-7399; e-mail: peggy@innovio.com).



Park Meadows Homeowners Association
NEWSLETTER
July 2000

Board of Trustees

Fran La Salle, President (767-2085)
Carolyn Ray, Secretary/Vice President (767-2139)
Julia Cady, Treasurer (767-1586)

News of note for the coming month. . . .

- **Procedures for changes and additions:** With summer upon us, many PM residents are planning improvements to their property. Your Trustees felt it would be useful to review the policies and procedures regarding "Additions, changes and improvements." They include the requirement to "draw a sketch, explain in writing who is to do the work and what is to be done and submit [it] to the Trustees for approval." For the most part this includes changes to the exterior of the home, including fences, sheds, shutters, awnings, window boxes, exterior doors, "or to the plumbing, heating, or electrical systems...e.g., thermostats, humidifiers, dimmers, outlets, hot tubs, sinks, faucets, Jacuzzis, furnaces, air conditioners, water softeners, etc." Your cooperation and adherence to these requirements will help us to maintain the esthetics of Park Meadows and ensure that it will be a place where people choose to live.
- **Salt delivery:** A reminder about salt delivery: it is every two months, usually on the second Wednesday of the month. For the remainder of the year, if all goes according to the schedule, those dates would be: Aug 9, Oct 11, and Dec 13. Also, a reminder that according to the PMA Policies and Procedures, all brine tanks will be checked by AC Service and filled if the salt is not near the top of the tank.
- **Cardboard recycle:** Rumpke no longer recycles corrugated cardboard. They still recycle other cardboard, but not corrugated. Cardboard must be flattened and must fit in the red Rumpke bin.
- **Newsletter items.** Submissions to the NEWSLETTER are always welcome. The deadline for the August issue is Wednesday, July 26. Items may be delivered to Peggy Saari at #230 (767-7399; peggy@innovio.com).



Park Meadows Homeowners Association

NEWSLETTER

August 2000

Board of Trustees

Fran La Salle, President (767-2085)

Carolyn Ray, Secretary/Vice President (767-2139)

Julia Cady, Treasurer (767-1586)

News of note for the coming month. . . .

- **Hazardous waste disposal.** Hazardous waste disposal will be available from 9 AM to 3 PM on August 26 in the Social Services Parking lot on Ledbetter Rd in Xenia. For more information call Environmental Services, 427-1199.
- **A correction.** In the July newsletter we said that Rumpke no longer recycles corrugated cardboard. That is true, but we should have added that they will continue to pick up corrugated and it does not need to be flattened. It will not be recycled, but it will be picked up.
- **A thank-you.** The Trustees thank those residents who volunteered to plant the flowerboxes and those who are maintaining them. They look great and add much to the appearance of Park Meadows.
- **FREE to a good home.** We have more day lilies and blue/purple veronica than we need in the "circle." Please help yourself to these two plants. If you would like take some day lilies, start from the outside edge of the circle.
- **Garage space for rent?** Barbara and Bill Preis (#260) want to rent garage space for a couple of months. They are planning to get another car, and delivery is promised for an indefinite date in August. They would like to keep their present car until they find out if the new one is satisfactory. If you have garage space available for rent, please phone 767-9905.
- **Newsletter items.** Submissions to the NEWSLETTER are always welcome. The deadline for the September issue is Friday, August 25. Items may be delivered to Peggy Saari at #230 (767-7399; peggy@innovio.com).



Park Meadows Homeowners Association
NEWSLETTER

September 2000

Board of Trustees

Fran La Salle, President (767-2085)
Carolyn Ray, Secretary/Vice President (767-2139)
Julia Cady, Treasurer (767-1586)

News of note for the coming month. . . .

- **Oil damage to driveways.** For Park Meadows residents who leave your cars parked in your driveways: please be aware that oil leaks can damage blacktop. In the interest of lower costs for blacktopping and repairs to driveways, please keep your car in good repair to avoid leaks or, better yet, keep it in the garage.
- **Snow removal bids.** You'll be seeing in the *Yellow Springs News* classified section a request for bids on PM snow removal for the coming season. If you know anyone who would like to bid on this work, they can call Carolyn Ray for details.
- **Street light near #145.** You've probably noticed the darkness at the first corner of PM Drive. The Trustees have had lengthy discussions with the Village on getting a repair to that light. We understand that it is on order and we expect an installation soon.
- **Thanks again.** Another thanks to those of you who have helped to maintain the flower boxes--summer gets long doesn't it! But they look great and improve the appearance of Park Meadows.
- **Fall furnace check.** Stevenson Heating and Air Conditioning, with whom we have a maintenance contract, will be doing the fall furnace inspections on September 14th and 15th.
- **Newsletter items.** Submissions to the NEWSLETTER are always welcome. The deadline for the October issue is Monday, September 25. Items may be delivered to Peggy Saari at #230 (767-7399; peggy@innovio.com).



Park Meadows Homeowners Association
NEWSLETTER
October 2000

Board of Trustees

Fran La Salle, President (767-2085)
Carolyn Ray, Secretary/Vice President (767-2139)
Julia Cady, Treasurer (767-1586)

News of note for the coming month. . . .

- **PMA meeting.** The fall meeting of Park Meadows Association will be held at 4:00 p.m. on Saturday, November 11, at Julia Cady's house. This will be an important meeting at which we will elect a Trustee. Residents should expect a call soon to serve on a nominating committee. Anyone interested in serving a 3-year term as Trustee is encouraged to call one of the three current Trustees. Please mark your calendars, plan to attend, and bring a chair for the meeting.
- **New PM resident.** A warm Park Meadows welcome to Harold Alleman! Harold is our new neighbor at #105.
- **Weeding and pruning service.** Marilyn Van Eaton has been doing weeding and pruning for Park Meadows this summer, and she would like residents to know that she is available to do this work for individuals also. Call Marilyn at 767-7833.
- **Newsletter items.** Submissions to the NEWSLETTER are always welcome. The deadline for the November issue is Wednesday, October 25. Items may be delivered to Peggy Saari at #230 (767-7399; peggy@innovio.com).



**Park Meadows Homeowners Association
NEWSLETTER**

November 2000

Board of Trustees

**Fran La Salle, President (767-2085)
Carolyn Ray, Secretary/Vice President (767-2139)
Julia Cady, Treasurer (767-1586)**

News of note for the coming month. . .

- **New snow removal service.** The Trustees advertised and received bids from two contractors interested in snow removal. We have chosen the bid from All-Around Landscaping, based on their ability to get to us early in the day. Expect to see them here when we have received at least two inches of snow. They will clear the lanes, driveways, and sidewalks up to the front door of each unit.
- **Woodpeckers at work.** Some Park Meadows residents have found holes in the trim on their houses, and at first carpenter bees were thought to be the culprits. When Andy Holyoke made repairs, however, he surmised that woodpeckers had been at work. The holes are more than an inch in diameter, whereas holes drilled by carpenter bees are only a half-inch. Call a Trustee if you notice any damage on your house.
- **Meeting reminder.** All residents should have received a mailing about the PMA meeting set for November 11, 4:00 p.m., at 155 PM. Don't forget! This is an important one as we will be electing a Trustee.
- **Newsletter items.** Submissions to the NEWSLETTER are always welcome. The deadline for the December issue is Wednesday, November 22. Items may be delivered to Peggy Saari at 230 PM (767-7399; peggy@innovio.com).

Park Meadows Homeowners Association

NEWSLETTER

December 2000

Board of Trustees

Fran La Salle, President (767-2085)

Carolyn Ray, Secretary/Vice President (767-2139)

Julia Cady, Treasurer (767-1586)

News of note for the coming month. . . .

- **November meeting held.** A Park Meadows Association meeting was held on November 11. Residents in attendance were Harold Alleman, Elaine Brown, Virginia Caudill, Ted Chapman, Rita Colbert, Beverly Craig, Phyllis Duckwall, Irwin Inman, Dawn Kyle, Fran La Salle, Dotty Limbach, Gina Paget, Bob Parker, Bill Preis, Bev Price, and Carolyn Ray .

President's report. PMA President Fran La Salle told the group that we have received an estimate for blacktopping the lanes and that the work should take place in spring or summer 2001. Rita Colbert asked that we make sure that blacktopping extend under the mailboxes.

Kathy Austin is having an addition built onto (the west side of) her house.

Water softeners at Park Meadows have become problematic recently. Mike Brown of Harner's in Xenia, who services the softeners, is adamant about keeping the salt level no higher than 10-12 inches from the top of the brine tanks to help keep bridging from occurring. Residents were advised to be aware of whether they had hard water and to let one of the Trustees know. Fran has a test kit to check hardness of the water and will be glad to check if anyone suspects a hard water problem.

Treasurer's report. In the absence of PMA Treasurer Julia Cady, Fran gave a financial report and made available copies of the Profit & Loss statement prepared by the bookkeeper. Julia had also prepared some information on PMA investment options. PMA Secretary/Vice President Carolyn Ray read it to the group. Julia is recommending putting \$25,000 into a combination stock/bond mutual fund, aiming for a return of 8-10%. She suggests equal ratios of stocks and bonds to be covered in either up or down markets. The rest of association fees could go into certificates of deposit and treasury bills. There would be little impact on the Association's federal taxes.

There was discussion of this plan. One question was "What is long-term"? What if the market is down when large withdrawals were needed? Should we have a financial expert look at our situation and give advice? Harold Putnam was mentioned as someone who fit the bill and was not associated with a particular fund. Another resident suggested that the

advisor should be someone with experience in condo association investing. The membership indicated that they do favor some alternative form of investing.

New Trustee. Beverly Price was elected as the new Trustee. She will replace Julia Cady in January 2001.

General discussion. Fran asked for questions or comments from residents:

- * It was suggested that e-mail addresses be included in the roster of residents that goes out monthly. Communication could be facilitated throughout Park Meadows in this way. The sign-in list was circulated again and e-mail addresses were added by those who had them.
 - * Dawn Kyle asked if there was interest in having a progressive dinner. Since there seemed to be interest, Dawn volunteered to organize one.
 - * Rita Colbert asked if window caulking was covered by the association and/or whether Andy Holyoke could check window caulking. PMA policies and procedures do not mention windows per se, but the Trustees took this issue under advisement.
 - * Fran mentioned that Andy would repair doorbells for a cost of between \$15-\$20 to be paid by the owner. She has noticed that doorbells do not work in several of the units.
 - * Fran requested (again) that residents do not park in driveway aprons. Oil dripping on the asphalt will cause its deterioration.
- **Newsletter items.** Submissions to the NEWSLETTER are always welcome. The deadline for the January 2001 issue is Thursday, December 28. Items may be delivered to Peggy Saari at PM 230 (767-7399; peggy@innovio.com).

Best Wishes for a Happy Holiday Season