



the PMA QUARTERLY

Replat for Park Meadows Association Homeowners:

In the summer of 2007, the PMA Trustees became aware that two new additions were built beyond the owners' property lines. Therefore, the trustees contracted Kline Engineering to do an as-built survey of the PMA residences and common area in order to understand the extent of the problem.

In December 2007, the as-built survey showed that all residences within 13 of PMA's 15 buildings were not built on or within their property lines and were, as the accompanying from Kline Engineering states, "crossing into the adjoining Lot(s) or Common Area(s)." The cover letter also stated, "With these encroachments (ranging from 0'-1/2" to (Deck) 11'-5 7/8"). The Association may want to consider having a replat prepared and recorded with the Greene County Recorder's Office...." The trustees were also told that "if building(s) are destroyed, then residences will be re-built on and within the existing property lines and thus, some residences will not have the same floor plan area as originally built." A replat and re-filing will facilitate rebuilding if building(s) are ever destroyed.

In most of 2008, Kline Engineering and real estate lawyer, Shannon Martin, worked together with the trustees to provide an effective solution to complete the replat. A document has been prepared to allow all owners to sign and have notarized quit-claim deeds to their existing property so that properties can be re-deeded for new property lines and the replat filed with the Greene County Recorder's Office.

The trustees are planning a "signing meeting" (with a notary in attendance) for owners. (NOTE: signatures of owner(s) power of attorney on the quit-claim document will be accepted.) Written notice will be given, in advance, of the "signing meeting" date. If owner(s) cannot attend the "signing meeting," contact a trustee and another arrangement for venue, or date, will be made.

Board of Trustees

- Delaine Adkins, President
(767-5092; cell 572-3613)
- Sharon Hsu, Treasurer
(319-6155)
- Ray Werner, Secretary
(767-7247)
- Emily Fine, Bookkeeper
(767-9856)
- Newsletter Editor, Volunteers Still Wanted

Owners with mortgages, will need to fill out a form—provided by Kline Engineering—notifying their mortgage company of the replat. Two owners (#220 and #175) will need to sign an agreement—also, provided by Kline Engineering—stating that future changes to their decks will not extend into the utility easements or common space. Owners will receive copies of documents after the replat has been recorded.

Action: Bring questions or concerns to a trustee ASAP. If owner won't be available, secure power of attorney for the date of the signing meeting and **please attend.**

Replat (cont.)

The following owners will be notified of the date for the “signing meeting:”

#140 (Lot 1A) Dorothy A. Limbach

#130 (Lot 2A) Beverly A. Price

#120 (Lot 3A) Barbara J. Brookshire

#110 (Lot 4A) David F. Lackey

#100 (Lot 5) Paulette I. Olsen

#105 (Lot 6) Paul H. Beck

#115 (Lot 7) Regina M. Joyce & Marian C. Glancy

#125 (Lot 8) Maria Donat

#135 (Lot 9) Susan Neff

#230 (Lot 10) Jon & Paggy Saari

#220 (Lot 11) Virginia Kauss Caudill

#210 (Lot 12) Wilma J. Deen

#225 (Lot 15) Charles Colbert, Trustee

#235 (Lot 16) Robert L. & Sue T. Parker

#265 (Lot 19) Rebecca A McCullers

#275 (Lot 20) Margaret R. Koebernick

#285 (Lot 21) Delaine & Andrea Adkins

#280 (Lot 22) Michael G. McVey &
Caroline B. Stevens

#270 (Lot 23) Charles E. Taylor &
Meicheng Chiang

#260 (Lot 24) Paul E. Wagner, Trustee

#250 (Lot 25) Judith C. Wiley

#145 (Lot 26) Sharon B. Hsu

#155 (Lot 27) Carolyn J. Ray

#165 (Lot 28) Julia H. Cady

#175 (Lot 29) Beverly G. Craig

#185 (Lot 30) Raymond J. Werner, Jr. &
Joyce Elaine Jelly Werner

#180 (Lot 31) Dimitria Reber

#170 (Lot 32) Kathleen A. McMillan

#160 (Lot 33) Frances La Salle

#150 (Lot 34) Phyllis G. Duckwall

AC Service 2009 Basic Maintenance Schedule:**

Wednesday, June 17th—salt levels checked, furnace and water filters changed

Wednesday, August 19th—salt levels checked and furnace filters changed

September or October—furnace check up (weather permitting)

Wednesday, October 14th—salt levels checked and furnace filters changed

Wednesday, December 16th—salt levels checked, furnace & water filters changed

**weather & unforeseen circumstances could play a factor in changing these dates



A Reminder from PMA Trustees:

Residents who have changed their exterior door locks need to make two copies of the new keys and give them to the trustees for access by contractors. Five residences were inaccessible to AC during the last maintenance check. Return trips by contractors cause added fees.

Each PMA resident is required to submit—yearly—a copy of their homeowner’s insurance policy to the Secretary/Trustee or residents can request their insurance company to automatically to send a copy of the declarations page to Park Meadows Association, 195 Park Meadows Drive.