

PM NOTES

PARK MEADOWS ASSOCIATION NEWSLETTER Summer 2013

Staining project at halfway point

Burkland Painting continues to make steady progress on staining houses in the back PM rows. After encountering obstacles, such as having to postpone the start date two times in order to complete preliminary tasks, and then frequently being halted by rainy weather, Nick Burkland and his crew have passed the halfway point.

Coordinating their schedule with Bill Hardman, who has been making advance repairs on buildings, they put final touches on 285, the last house in the north back row, around July 19. They moved directly to the second phase on the south row across the lane at 280. According to reports received by trustees, residents are pleased with the quality of the work on their spruced-up homes.

Look for another progress report in the next issue of *PM Notes*.

Do you know?

How to get rid of carpenter bees...

--- Drill holes in a block of cedar, attach a piece of twine, and hang the block on a tree near the site of bee infestation. Carpenter bees do not like the odor of cedar, so they will stay away.

--- Or, brush almond oil on the site of infestation. Like cedar odor, the almond scent repels carpenter bees.

PM Notes would like to hear reports from anyone who tries these methods

PM beautification completed

The landscape committee (Carolyn Ray, Jeannie Joyce, and Fran LaSalle) invites residents to view recently completed improvements to common areas throughout Park Meadows. Implementing design plans by landscaping consultant Nadia Malarkey, the committee worked with Enoch's Tree Service and crews led by landscapers Bob Moore and Richard Funderburg to refurbish both sides of the main entrance, the circle at the end of Park Meadows, and the wooded grass strips along Dayton Street.

Reinvigorating the PM environs involved trimming trees, clearing brush, removing weeds, planting perennials, and adding fresh layers of compost and mulch. The centerpiece is the circle, which has been enhanced with a Winter King hawthorn tree that replaces the redbud, and several native plants.

Whereas recent heavy downpours disrupted the house-staining project at various intervals, the landscape committee and resident volunteers were able to temporarily suspend their detailed watering schedule and let nature do the work for them.

PMA Board of Trustees

Carolyn Ray, President
767-2139, cjray49@att.net

Ray Werner, Treasurer
767-7247, raywerner1@gmail.com

Jeannie Joyce, Secretary
767-2397, regina__marian@sbcglobal.net

Peggy Saari, *PM Notes* Editor

Notice to PM Homeowners

Maintenance Reminders

Residents are responsible for
**maintaining recently installed smoke detectors;
**taking care of plantings they have placed in common areas, as well as personal plantings on their own property;
**making sure trees are pruned to prevent leaves from clogging drainage gutters;
**and contracting for personal repairs on their property. Residents may hire Bill Hardman, PM handyperson, but he must charge the resident, not PMA.

AC Service will check salt levels and change furnace filters on October 19.

Update: Foundation Repairs

At the 2012 Annual meeting, a resident suggested that PMA consider getting an estimate for repairing cracks in building foundations. Association bylaws state that homeowners must pay for foundation work on their own units, so trustees pursued obtaining a group rate. The hope was to find someone who would make all the repairs and submit one invoice when the job was completed. Homeowners would then be assessed the cost for their individual units.

Trustees have since talked with Edwards Masonry in Springfield. The company will give a quote for each unit only, however, and there will be no price break for several units. Nor has Edwards indicated when they will provide quotes. Residents who still wish to have repairs done on foundations may contact Edwards Masonry at 937-602-9063.

The trustees have observed an increasing number of unkempt properties in Park Meadows. Problems may include invasive weeds and plantings taking over yards, gardens, and common areas; grass remaining uncut; brush and undergrowth not being cleared; and trees not being pruned.

All properties in question do not share all these problems. In some instances, the situation is relatively recent. Others may be a result of absentee owners being unaware of the conditions. Unkempt yards and gardens not only create an unsightly environment for neighbors, but failure to control growth of weeds and plantings is also a violation of Park Meadows bylaws. **[Note: I could find no usable info on health hazards.]**

The PMA Policies and Procedures manual, Chapter 4, Section 4.3, states: "Each Owner shall have the duty of maintaining yards and surfaces of his own Lot.... The Association may issue written regulations to establish reasonable standards for such maintenance. If any Owner fails to maintain his property to those standards, the Association shall have authority, after approval by two-thirds vote of its Trustees, to use the easement created in Section 3.5 to perform maintenance on a privately owned Lot,..charging the cost thereof as a Special Individual Lot Assessment against the Lot."

It should be noted that PMA policy pertaining to grounds care is consistent with Village of Yellow Springs Ordinance No. 672.02. Removal of Plants by Owner (see "Public Notice," *Yellow Springs News*, July 18, 2013, p. 8).

Directory Park Meadows Residents

100 Olson	Paulette 767-5054	paulette.olson@wright.edu
105 Beck	Paul 767-2419	Pbyellowsprings@yahoo.com
110 Lackey	Buck 767-7194	buckarama@sbcglobal.net
115 Glancy	Marian 767-2397	mglancy@antioch.edu
115 Joyce	Jeannie 767-2397	regina_marian@sbcglobal.net
120 Brookshire	Barb 767-2719	lilybelle8@att.net
125 Donat	Maria 767-1567	mdonat2@woh.rr.com
130 Price	Beverly 767-3701	beverlyprice854@yahoo.com
135 Neff	Susan 937-554-8171	chefneff@coralwave.com
140 Limbaugh	Jessica 257-5276 272-9603 after 4 pm	wombatticca@aol.com
145 Hsu	Sharon 319-6155	shsu235@yahoo.com
150 Hubbard	Amy 614/565-2043	amelia.hubbard@wright.edu
150 Andrae	Kristen 479-0075	Kristenandrae@aol.com
155 Ray	Carolyn 767-2139	cjay49@att.net
160 LaSalle	Fran 767-2085	franohio@aol.com
165 Cady	Julia 767-1586	juliahcady@att.net
170 McMillan	Kathleen 760-1255	kathleenmcmillanart@yahoo.com
175 Craig	Beverly 767-8948	bcraig@dcrs.info
180 Reber	Dimitria 767-1078	dimireber@rocketmail.com
185 Jelly	Elaine 767-7247	jellyestar@gmail.com
185 Werner	Ray 767-7247	rawerner1@gmail.com
205 Paget	Gina 767-9415	virginiapaget@earthlink.net
210 Deen	Wilma 767-0304	
215 Brown	Jane 767-7802	jbrown@antioch.edu
220 Caudill	Virginia 767-7090	vcaudill@gmail.com
220 Breza	Mark & Jeanna 532-6653	happyjig@yahoo.com
225 Beck	Paul 767-2419	Pbyellowsprings@yahoo.com
230 Saari	Peggy 767-7399	peggyasaari@gmail.com
230 Saari	Jon 767-7399	
235 Parker	Sue 767-9146	sueturnparker@att.net
235 Parker	Bob 767-9146	
245 Brown	Elaine 767-7513	elaine.brown@siscom.net
250 Wiley	Judy 767-7388	
255 Johnson-Chapman	Connie 767-2034	cljohnsonchapman@sbcglobal.net
255 Chapman	Ted 767-2034	
260 Preis	Pat 907-783-2884	patandbetsypries@gmail.com
265 McCullers	Rebecca 618-558-3808	beca052471@yahoo.com
270 Taylor	Chuck 767-1516	ctaylor18@gmail.com
270 Chiang	Mei 767-1516	
275 Koebernic	Peggy 767-9331	mkoebernic@aol.com
280 McVey	Michael 361-0375	mmcvey@woh.rr.com
280 Stevens	Caroline 361-8338	cs323495@ohio.edu
285 Adkins	Andi 767-5092	adkins.andi@gmail.com
285 Adkins	Delaine 937-572-3613	ohiocruiser@yahoo.com