

PM NOTES

Park Meadows Association Newsletter
Mid-February 2018

2018 PMA Board of Trustees:

Jane Brown, 767-7802, jbrown@antioch.edu
Ken Dahms, 608-6618, Ken.Dahms@wright.edu
Fran LaSalle, 767-2085, franohio@aol.com
Joan Champie, 532-3020, jchampie@yahoo.com

January 21, 2018 PMA Annual

Meeting: At the annual meeting, Jane Brown was elected as trustee. Fran LaSalle presented the Treasurer's report and commented that higher than anticipated expenses were offset by increased income due to investments. Ken Dahms read the minutes from the 2017 annual, which prompted questions and discussion on several topics:

- ❖ Water Softeners should be set at 20 or 15. Cold water in kitchens is unsoftened. If desiring unsoftened water from the kitchen tap, (If using water from the cold water tap,) let the cold water run a few moments to offset any residual hot (softened) water in the pipes.
- Additional parking places have been discussed with the Village. The expense of these would be prohibitive for the Association.
- Condition of the roofs is being monitored and no

action is necessary at this time.

- Smoke detectors were replaced in 2013 and are not due for replacement until 2023 (Note: this does not include smoke/CO₂ detectors which are the owners' responsibility to monitor and/or replace.)
- Bob Moore, a registered arborist, has been contracted for one year to work with Carolyn Ray in caring for our green areas.
- A handyman, Les Gilford, was recommended by Virginia Caudill. He can be reached at 206-9801 or lesgilford@aol.com.
- Questions were raised about units vacant for an extended period of time. Trustees will be reviewing the currently stated regulations in the Policies & Procedures, and will inform everyone in a future Newsletter.

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January 21, 2018 PMA Annual Meeting (cont.): Copies of the Policies and Procedures, revised by the Trustees during 2017, were distributed to all attendees and will be placed in non-attendees mailboxes.

Also discussed at the annual meeting, Joan Champie reiterated each owner's responsibility to insure his/her home for its **full value**. Currently, 50% of PM home owners insure for under \$180,000, but it is doubtful that the state's evaluation is similar. The issue of insuring for value is explicitly stated in **Section 8.4** of the Declaration of Covenants, Conditions and Restrictions. If you do not have this document, notify a Trustée.

Here is the full statement:

➤ **Section 8.4 Mandatory Reconstruction.** Each Owner shall have an obligation to repair and rebuild any damage or destruction caused to the building situated upon his or her Lot and place the damaged property in condition as good as that before the casualty. If the insurance proceeds will not be sufficient to pay the estimated cost, the shortfall shall be assessed against

➤ **Section 8.4 Mandatory Reconstruction (cont.):** the Lot (and the Owner thereof) as a Special Individual Lot Assessment.

REMEMBER: Before calling any service provider, contact a trustee, who will advise you whether costs will be covered by PMA, or are the Owner's responsibility. Trustees must approve all PMA-cost repairs and will assist the Owner by first contacting the service provider.