



Parkwood Village Homeowners Association



January-February-March
2013 Newsletter

2013 PVHA Board of Directors

President – Dana Warren
Vice President – John Lowrey
Secretary – Marlene Reineking
Treasurer – Travis Warwick
Director – Jim Stahl
Director – Robert Webb
Director – Marilyn Virtue



Board meetings are held on the second Monday of each month at 7:00 PM in the Community Room.

Management Company Information

Coal Morton Incorporated
Office: 608-249-2736
Emergencies Only: 608-259-2820 ← **New Number**
Fax: 608-234-5952

Lou@coalmorton.com (Service Schedules/Budget)
Mary@coalmorton.com (Account Information,
Refinancing Questionnaires, General Questions)

All Payments should be made out to: PVHA
Mail To: Coal Morton, Inc.
2318 Superior St., Madison, 53704

Service Requests

Requests for service should be submitted through the PVHA website whenever possible. If you do not have access to a computer, call 608-249-2736.

www.parkwoodvillage.org

(Click the Request Maintenance Tab)

Welcome New PVHA Members



Please welcome your newest Members to the community.

Frank and Ingeborg Wellstein have recently purchased 6622 Offshore Drive.

Insurance Information (Master Policy Requests)

Homeowners can obtain a copy of the Association's Master Policy Declaration Page (needed for refinancing) by contacting the Association's Insurance Agent. Please call or email:

David Scher (Agent) - American Family Insurance
637 E. Washington Ave., Madison, WI 53703
Phone: 608-249-3111

You may also email your request directly to:
Matthew Smith at MSMITH3@amfam.com

2013 – New Fee Amount Reminder

A \$4.00 increase in fees was approved at the Annual Meeting to become effective January 1, 2013.

\$246.00 becomes **\$250.00**

\$258.00 becomes **\$262.00**

Those currently using a payment plan such as "Bill Pay" should confirm the amount payable with their service or financial institution. In some cases, the change in fees did not take effect on January 1st leaving a balance due, double payments were made, and/or some payments reverted back to the old fee. Management is in the process of notifying affected Homeowners who will need to contact their financial institution or service to make the correction.

Memorial

The PVHA community has lost two of its long time Members;

Joe Hynes (120 GCD) passed away in December 2012.

Margaret Walsh (38 GCD) passed away in March 2013.

They will be sadly missed by all who knew them. We extend our heartfelt condolences to their families.



Policies and Enforcement Thereof

A critical part of managing an Association is enforcement of policies.

Homeowners are not singled out. *If we are made aware of a violation, it is addressed. Most likely, others have also received a notice.*

Homeowners cannot pick and choose which rules to follow. *When you purchased your home, you entered into a contract with the Association to abide by all of the governing documents.*

At times it is necessary to revise the rules to meet the changing needs of a community. If there is a policy you feel should be revised for the betterment of the community, request to be put on the agenda and discuss your concerns with the Board.

PVHA – Policy Revisions (Summary of Rules)

The Summary of Rules name was changed to Rules and Regulations. This is not a complete list of PVHA Policies; however, it is more detailed. Appendix Pages have been included to assist Homeowners with immediate answers to questions, specifically where pets are concerned. The most prominent change was to the Pet Policy where the dog weight limit was eliminated. A complete list of the Policies governing the Association can be found at:

www.parkwoodvillage.org/policies.html.

PVHA - Policy Revisions (Trash Collection)

The policy revisions clearly state the expectations and clarify the consequences for noncompliance.

Trash/Recycling bins must not be pulled out for collection sooner than 5:00 PM the day before pick up; and, they must be returned to your patio or garage by 12:00 noon the day following collection. Noncompliance of this policy will result in the following:

- 1st Time - The resident will receive a call from management or a Board member to comply.
- 2nd Time – A letter will be sent by management stating the current violation and the date of the first violation.
- 3rd Time – Fines will be imposed.

A copy of the Trash Collection Policy is available on the PVHA website at www.parkwoodvillage.org.

Pet Requirements

Following a survey taken by the Pet Committee, changes to the Pet Policy were submitted to the Board for approval. The revised policy eliminates the weight restriction, requires all pets to be insurable and requires pet Owners to submit current Rabies Certification for each pet to Management on an annual basis. Click the link below to view the Rules and Regulations Number 4-Pet Policy in its entirety.

www.parkwoodvillage.org/policies.html

PVHA – Parking Policy Update

(Verbiage change from tags to stickers)

Vehicles parking on the property must display an issued red and white window sticker with a number that has been assigned to each individual household. This helps the monitors to determine ownership. Vehicles must be operable, properly licensed, and moved at least every 72 hours. They must also be moved following a snowfall of 1" or more to allow for snow removal.

Please remember to notify management of any change in vehicle or plate number so an accurate list can be maintained. Remember to remove your sticker to the new vehicle.

Large Items on the City Terrace

Large item pick is performed every other week by the City. When a large snowfall occurs during a scheduled pick up week, most often, the City will need the trucks for plowing instead of large items. In such events, the service is cancelled until the next scheduled pick up date. Items should not be placed on the City terrace until the day before a scheduled pick up. If it snows, call the City first before taking large items to the terrace.

It is important to review the 2013 City of Madison Recyclopedica before putting items on the terrace as there have been changes. **Items left on the curb that the City does not collect or that do not have the appropriate sticker costs your Association money!** Below are examples of items left curbside without the required stickers.

- 4 monitors and 4 TVs - The City no longer picks up Monitors, CPU's, Laptops, and Televisions. They must be taken to a drop off site. There is a \$10 fee per item.
- 1 water heater and 1 softener - Both require a \$35.00 sticker.
- Four tires - The cost - \$5 per car tire, \$10 per truck tire
- Dehumidifier - Requires a \$35 sticker
- Microwave Oven - Requires a \$15.00 sticker

Please remind everyone who puts items on the City terrace to be sure it is a scheduled pick up week and to refer to the Recyclopedica for the costs of stickers.

PVHA Rental Update

Nine (9) is the maximum number of rental units allowed in the PVHA community. With strict guidelines in place, Lenders must consider these numbers when evaluating loans or refinancing.

A rental availability waiting list has been set up for Homeowners who may encounter life-changing events such as a job transfer, etc. that would require a change in their current living arrangements.

When one of the nine current rentals becomes available, Management contacts the first person on the list to begin the process. Guidelines and time frames are in place and must be met. A time frame is given in which to: secure a Tenant, complete the rental forms, obtain approval of the rental applicant by the Board before signing a lease contract, and pay the rental fee as stated in the Rental Policy before a rental can be established. (All forms are available on the PVHA website.) If you fail to meet the requirements or the time of the availability of the rental does not meet your current needs, your name is then placed at the bottom of the list and the next Homeowner in line is extended the same opportunity. Contact Management with questions.

Refresh Your Parking Sticker

Vehicle windows get dust, grime, and smoke on them. This can break the cling seal on your parking sticker. Here's how to refresh your decal:

Put a couple of inches of "warm" water in a bowl. Blend in a few drops of dish detergent. Insert the sticker for a minute and gently move it around. This will remove any residue. Next, put the sticker into a bowl of "cool" water and gently swish it long enough to remove the detergent. Lay the clean decal on a towel and allow it to dry thoroughly. This will refresh the cling capability. Clean your vehicle window with a vinegar and water mix to remove grime and allow to completely dry before reattaching the decal.

PVHA Cookbook

We have received several recipes for the PVHA Cookbook; but, many more are needed before it can be published. Please share your favorite recipes with us by contacting Judy Carlson at:



sunnyboy1@tds.net; or, mail them to Judy at: 102 Grand Canyon Drive, Madison, WI. 53705.

Community Room

The PVHA community room has a new look. Take time to visit and see all of the updates – new windows, floor, doors and hot water! It's easy to reserve the room for your next special event. Call Management at 249-2736 for details.

MedDrop Box – West Police District Station

The MedDrop box provides a safe and appropriate way to discard unused and expired medication (both prescription and over-the-counter). The West side MedDrop Box is located at the Madison Police West District, 1710 McKenna Blvd., Madison, Wisconsin.

Phone: 608-243-0500

Hours: 8:00 am – 4:00 pm Monday through Friday

Green Tips

There are many ways we can do our part to make a positive effect on the environment.



Recycle

Plant an herb garden

Turn off lights when you leave a room

Use energy-efficient lighting

Fix leaky faucets

Wash laundry in cold water

Use environmentally friendly detergents

Use a reusable bottle instead of disposable bottles

Turn your computer completely off at night

Shop at the Farmer's Market

Make your own household cleaners

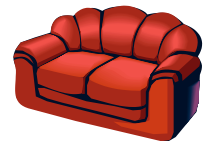
Turn your water heater down (120 is good)

Unplug unused appliances

Donate and shop at Thrift Stores

PVHA Exchange Page

The PVHA Exchange Page is available for use by the community. Whether you're looking to purchase or sell an item, start here first.



Contact management to list an item. Provide a description and picture when possible. Once the item is no longer available, let us know so the information can be removed.

Visit the Exchange Page at:

www.parkwoodvillage.org/pvha_exchange.html.

Management Notes

Ice and Gutters - Heavy snowfalls and extended periods with temperatures fluctuating just below the freezing point have caused melting and reoccurring ice on a daily basis. During a February walk through, problem areas were noted. We will inspect and repair the gutters in these areas this spring.

Turf Care - The drought caused a fair amount of turf damage last year. To revitalize the damaged areas Property Services performed dormant season slit seeding in late November. The snow cover should provide plenty of moisture to help the seed germinate in the coming months. These areas will be monitored and we will spot seed as necessary in mid-May. The slit seeding and spot seeding of bare areas will help develop a thicker turf helping to crowd out weeds and reduce the use of herbicides.

Clubhouse Remodel - As outlined in the 2013 Budget the PVHA Clubhouse is in the process of receiving a minor renovation. Work includes relocating the plumbing from the attic into the heated portion of the building and installation of a small electric water heater for the pool shower and bathrooms. Windows, doors, and carpeting are being replaced. The new flooring is a wood-look vinyl plank that is impervious to water. New oak trim and baseboard will be installed to finish the project.

Kick-out Flashings - We continue to inspect and install kick-out flashing at locations where a gutter terminates at a vertical wall. We are finding damage to the structures in approximately one out of each five locations. The target area for this year's work is 2-38 Grand Canyon Drive.

Dormant Pruning - Over the next few weeks we will perform dormant pruning of the burning bushes throughout the Association. Pruning will be less severe than past years and will focus primarily on reducing the width of the shrub. Contact the Coal Morton office (249-4736) with any questions.

Fence Repairs - Replacement of rotted fence posts will continue this summer. Only necessary repairs will be performed as complete fencing replacement starts in 2015. Over the past two years we have been able to keep up with requests as well as proactively work on four or five additional fences on a worst first basis.

Drainage Project - This summer the asphalt area behind 240-246 Grand Canyon will be surveyed as well at the courtyard area between 246 & 254 GCD. Based on the results of the survey a drainage improvement plan will be developed for this area.

The Louis Glauner Family

Thank you for the many donations to the American Cancer Society in memory of our father, Norman Glauner, who passed away unexpectedly on January 18th. Our family is most appreciative of your thoughtfulness.



PVHA Committees

Volunteering to be on a committee is a great way to get to know your neighbors and become an active Member of the community.

Neighbor-To-Neighbor Committee
Property Committee
Pool Committee
Green Committee

If you are interested in serving on any of the above committees, please contact the Board President, Dana Warren, at 608-833-5703.

PVHA Upcoming Event Schedule

Below is a list of upcoming events planned for 2013 by the Neighbor-To-Neighbor Committee.

March 30 th	Easter Egg Hunt (10:00 AM)	
April 21 st	Bike Check-up (2:30 – 5:30 PM)	
May 25 th	Pool Opens	
June 29 th	Annual Garage & Bake Sale (8-3 PM)	
July 4 th	Fourth of July Parade (10-11 AM)	
July 21 st	Annual Potluck Picnic (4-6 PM)	
August	No events scheduled	
Sept. 7 th	Pool Closing Ice Cream Social	
Oct. 26 th	Halloween Party (2-5 PM)	
Jan. 1 st , 2014	New Year's Day Open House (12-3PM)	

Always check the Community Events page on the PVHA website for announcements.

Together Everyone Achieves More

TEAM