



# Parkwood Village Homeowners Association

2011 Second Quarter Newsletter



## 2011 PVHA BOARD OF DIRECTORS

President – Dana Warren  
Vice President – Gail Brittan  
Treasurer – Travis Warwick  
Secretary – Kathryn Moore  
Director – Jim Stahl  
Director – Sue Goldstein  
Director – Robert Webb

### Board Meetings

2<sup>nd</sup> Monday  
of the month  
7:00 pm – 9:00 pm  
PVHA Community  
Room

## TEAM

*Together Everyone Achieves More*

## MANAGEMENT COMPANY INFORMATION

### Coal Morton, Inc.

Office Phone: 608-249-2736  
Emergency Only: 608-242-1776  
Fax: 608-234-5952

Mailing Address:  
2318 Superior St., Madison, WI 53702

## “Bill Pay” for Your Monthly Fee

Tired of writing checks? Most banks and credit unions have an automatic payment service available to their members. This is not an ACH as money is not being transferred from your account directly into the PVHA account. A physical check is printed by your financial institution in the name of the recipient (PVHA or Parkwood Village Homeowners Association), in the amount you specify, on the date requested, then mailed to the management company (Coal Morton, Inc. at 2318 Superior St., Madison, WI 53704.) You do need to complete a brief form to authorize this transaction and to sign for this service. It's one less check for you to write and you can be assured your payment will reach management in a timely manner.

## UPCOMING AND CURRENT EVENTS

Visit the PVHA website where current events will be listed monthly. New voter requirements can also be found on the website: [www.parkwoodvillage.org](http://www.parkwoodvillage.org)

## 2011 SUMMER PICNIC – JULY 31ST

The Annual Picnic will be held on Sunday, July 31<sup>st</sup> from 3:00 to 6:00 p.m. in the picnic area by the pool.



This event is a great way to meet your neighbors and enjoy good food. If you plan to attend or need more information about this event, contact Nancy Evans or any member of the Neighbor To Neighbor Committee.

## SUCCESSFUL GARAGE AND BAKE SALE



Even a day filled with scattered showers didn't stop the bargain shoppers from coming out, umbrellas in hand. Ten households participated in the garage sale. And, the bake sale brought in \$88.40 to be applied toward the Summer Picnic on July 31<sup>st</sup>.

The Board of Directors and the Neighbor to Neighbor Committee would like to thank all of the Homeowners who made this event possible.

*Bakers* – (Kathryn Moore, Sue Goldstein, Marilyn Virtue) *Sellers* – (Judy Carlson, Sue Goldstein) *Advertising* - (Sue Goldstein) *Setup & Signage* (Chuck Savage, Jim Jackson) *Balloons* (Judy Carlson) *Garage Sale Participants* – (Kathryn Moore, Scott & Lisa Malawski, Mark & Diane Habich, Liz Primozic, Karen Turner, Laurie Chagnon, Linda Jameson, Bob Krolnik & Joan Severson, Chuck & Judy Savage, Dana Warren) *Carpet Cleaning* – David Fine

Thank you for making this event a success. We hope to see everyone again next year!

## CONDO RULES – City Laws & Ordinances

All Homeowners must abide by the Condominium bylaws and policies. In addition, as a resident of the City of Madison, you are required to comply with all city, state, and federal laws, codes, and ordinances. Citations for violations can be assessed to the Homeowner and the Association for non-compliance.

## GRILLING SEASON – IMPORTANT INFORMATION



It is important that we remind Homeowners that rules are in place for grilling outdoors. Per the City of Madison, you can not grill within 10 feet of combustible material. You can store your grill on the patio but you may not use it in that location (unless it is electric or does not use an open flame.)

Following an email from the Fire Inspector, a copy of the City/State Fire Codes was emailed on 6-30-11 to Homeowners who have an email address on file with the office and mailed via USPS to those without access to the Internet. **These records should be kept with your Association documents.** They are also available on the PVHA website.

[www.parkwoodvillage.org](http://www.parkwoodvillage.org)

Citations for improper grilling can be issued to any Homeowner in violation of the grilling ordinance and/or to the Association. Fines begin at \$177.00.

To view a video submitted by a PVHA member of an actual fire caused by a grill in a condo association near a family member's residence, click on either of the two links provided below.

<http://www.kcrg.com/news/local/VIDEO-Urbandale-Apartment-Fire-Visible-for-Miles-98199894.html>

<http://blogs.desmoinesregister.com/dmr/index.php/2010/07/10/large-fire-rages-at-condominium-complex-in-johnston/>

## MADISON STUFF EXCHANGE

The "Madison Stuff Exchange" is a website that is open to anyone who resides or works in Dane County. Register for the Stuff Exchange and shop for bargains on plants and other items by going to: [www.madisonstuffexchange.com](http://www.madisonstuffexchange.com)

## GUEST SPEAKER AT COMMUNITY ROOM

Recently, Paul Grimyser from the City of Madison appeared as a guest speaker. He discussed the federally funded "Green Madison" program which focuses on energy efficiency. Green Madison is a federally funded program that works with the City of Madison residents and businesses to lower energy costs, reduce greenhouse gas emissions, and stimulate the local economy. If you were not able to attend the meeting but would like to hear more about this program, please use the contact information provided below.

Phone: 877-399-1204

Email: [greenmadison@cityofmadison.com](mailto:greenmadison@cityofmadison.com)

Mail: Green Madison

431 Charmany Dr., Madison, WI 53719

## PARKING CITATIONS WILL BE ISSUED

Homeowners were assigned two parking tags for use when parking in the PVHA lot. These tags must be displayed from your rear view mirror at all times.

Parking citations can and will be issued for a number of reasons: parking tag not displayed in vehicle, expired plates, inoperable, vehicle has not moved within the past 72 hours, parking more than two vehicles on the PVHA lot, or use of a non-registered (voided) parking tags. Take time to read the PVHA Parking Rules. If you receive a notice on your vehicle and the violation is not immediately remedied, monetary fines will be assessed to the owner; and, should it be deemed necessary, the vehicle will be towed at the owner's expense.

Any change in vehicle or plate must be reported to management so current information can be maintained.

## SERVICE REQUESTS

**Submit all requests for maintenance through the Parkwood Village Homeowners Association website at [www.parkwoodvillage.org](http://www.parkwoodvillage.org)**

This enables us to maintain more accurate records of date, time, number of requests, and work performed at each individual address. This also increases our ability to track outstanding orders and to keep general information more current.

## **\$0.00 MEANS CURRENT IN FEES**

Members who write a specific month in the memo section of their monthly maintenance check should not assume payment will be applied to that month if their account shows an outstanding balance. Missed payments or payments that were due in December for the special assessment will appear as a delinquent balance on your account until such time as they are paid in full. All monies received must be applied to the oldest balance first.

### *Receipt of Payment Procedure:*

(1) A check is received for \$245.00 with "JULY FEES" written in the memo section. (2) Your account shows that June has not been paid. As of July 1<sup>st</sup> you are \$490.00 in arrears. Your payment is then applied to the oldest balance first which is June. (3) July fees are now delinquent.

Any monies due are considered delinquent and must be paid in full before a zero (\$0.00) balance is reflected in your account ledger.

### REMINDER:

Monthly fees are due on the first day of each month but are not considered late if paid before the 10<sup>th</sup> of that month. Payments received after the tenth incur a \$10.00 late fee. An additional \$15.00 fee is applied if fees are not received prior to the last day of the month. **Late penalties will be enforced.** If your account is delinquent and you are not on a payment plan, if you default on a plan by not paying the amount agreed upon in a timely manner, or are at least two months in arrears, you risk late penalties, service fees, legal fees, and usage suspension of all amenities per the Collection Policy.

Contact Coal Morton (249-2736) if you have questions or would like confirmation of your balance.

## **REPERCUSSION OF CONDOMINIUM LIENS**

Liens can damage your credit and delay the sale of your home.

Homeowners with a lien filed against their unit will have their voting rights suspended for any and all PVHA meetings where a member's vote is required; and, all amenities extended to PVHA homeowners (swimming pool, community room, recreational area) will be suspended until such time as the lien has been satisfied.

## **DISPOSAL OF OLD COMPUTER EQUIPMENT**



Goodwill has partnered with Dell to make FREE computer recycling available to area residents. It is called the Reconnect Program. You can donate your computers, speakers, and printers at any of the attended donation centers; and, your donation is tax deductible. For questions, contact the Middleton Goodwill at 836-3120. A complete list of acceptable items can be found online at: [http://www.goodwillscwi.org/donate\\_dell\\_reconnect.php](http://www.goodwillscwi.org/donate_dell_reconnect.php)

## **MANAGEMENT PROJECTS**

### **In Progress, Completed, or Scheduled:**

- Siding - repair/replacement (95% completed)
- Garage door wraps (10 already done that had excessive damage)
- Second drainage project – waiting for engineer's report and estimate (date to be determined)
- Roof repair/replacement from hailstorm – (July & August)
- Gutter cleaning – (completed July 6<sup>th</sup>)
- Fences (making repairs as needed without going over budget) Oldest work orders given to us by CMA from last year are being done first
- Kickout Flashings – (installed at the corner of garages at 8 homes)
- Shrub Trimming (July)
- Tree trimming/removal (July)

## **PVHA COOKBOOK**

You may have noticed that the PVHA Cookbook was not available for purchase at the Annual Garage and Bake Sale. We are anxious to see the recipes published so we can put them to work in our own kitchens. But, we need to collect many more recipes before printing will be cost efficient.

So, don't disappoint your family by making them miss out on some of the fun dishes that have already been submitted like (Nancy's Layered Tostada Dip, Jim's Pizza Margarita, Marlene's Southwestern Soup, and Sue's Peanut Butter Cookies.)

Share your recipes. They can be emailed to Judy Carlson for publication in the PVHA Cookbook at [sunnyboy1@tds.net](mailto:sunnyboy1@tds.net); or, you can mail or drop them off with Judy at 102 Grand Canyon Drive. The more recipes received, the sooner the PVHA Cookbook can sit next to your other most used cookbooks.

## HOW ECO CONSCIOUS ARE YOU?



**Turning off the lights** when you leave a room is one of the easiest ways to save energy.

An empty room with a single light left on for ten to fifteen minutes can lead to as much as thirty minutes or more of wasted electricity if done a number of times a day. Millions of people do this daily. Each person consumes 182 hours of electrical energy a year for this one light. Multiply that by one million individuals. That's 182 million hours of wasted electrical energy from one room in every home.

Here are links to environmental calculators to help provide you with estimates to see how well (or not) your family is doing towards going green.

Carbon Dioxide Emissions Calculator: This site will show you how many tons of carbon dioxide some of your activities generate and how many trees it would take to offset those emissions.

<http://www.carbonify.com/carbon-calculator.htm>

Power Usage Calculator: Calculate an estimated monthly electrical bill for your home including KWh usage.

[http://www.consumerspower.org/home\\_energy/billestimator.php](http://www.consumerspower.org/home_energy/billestimator.php)

Household Emissions Calculator: Provides an estimate of your personal or family's greenhouse gas emissions.

[http://www.epa.gov/climatechange/emissions/ind\\_calculator.html](http://www.epa.gov/climatechange/emissions/ind_calculator.html)

## WATER CENTS AND WATER SENSE

Daily indoor per capita water use in the U.S. is 69.3 gallons. Since 2005, Wisconsin has seen the average cost of water increase by 17.4%, due in part to the rising energy, chemical, and capital costs.

The PVHA community saw a \$2,000.00 increase in the water/sewer bill from 2010 to 2011. And, by the end of this year, PVHA will have spent approximately \$34,000.00 for water and sewer usage in 2011.

As a member of the PVHA community, consider implementing the following tips to help minimize water consumption and control costs.

### Indoors:

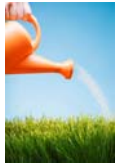
- Take shorter showers. Five minute showers use 4 to 5 gallons of water while a bath uses up to 50 gallons.

- Repair leaky faucets – At one drop per second, a leaky faucet can waste more than 3,000 gallons of water in a year.
- Watch for toilet leaks. Flapper replacement is the most common remedy for such leaks. Check float ball assemblies for corrosion of metal components that may prevent the shutoff of water refilling the tank so that it runs over into the overflow pipe.
- Install water saving devices: Aerators for kitchen and bath taps, flow regulators for shower heads and toilet tanks, and high-efficiency toilets to reduce the amount of water used in every flush. Use the most efficient settings for dishwashers and clothes washing machines. Full loads are often the most efficient. When it's time to replace appliances, consider water efficiency in your choice.



### Outdoors:

- Water your lawn and garden, not the pavement.
- Lawns and garden plantings do well with about 1" of water per week. Place a couple of tuna or cat food cans at varied distances from the sprinkler. The time it takes for them to fill is how long you should water the lawn.
- Consider collecting water in a rain barrel. It's more plant-friendly than using tap water.



## PET RESPONSIBILITIES



- Showing affection.
- Proper care (feeding, bathing, shots)
- Guidance (training, disciplining bad behavior, rewarding good behavior)
- Seeing that your pet gets plenty of exercise
- Keeping your pet leashed outdoors
- Cleaning up after your pet (It is against the law to dispose of animal feces in the trash bins.)

Five important reasons for cleaning up after your pet:

- It's the law.
- It can be hazardous to others' health.
- Pet deposits contain bacterium which may sink into the soil and is harmful to us and the water.
- Skin infections can occur in humans and pets.
- The waste is not as biodegradable as other types of waste. If left on the lawn, it can cause problems with fungus, weeds, or cause the grass or plants to die.



## GRANDCHILDREN -- GRANDPARENTS

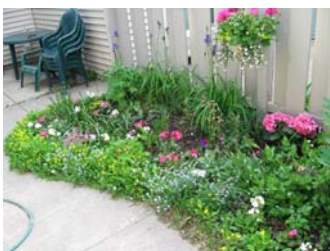


*July AARP Magazine –*  
Consumer Cellular's Grandparent Day 2011 Contest. What does it mean to have, be, or transform someone into a grandparent?

Go to Consumer Cellular's Grandparents Day website: [www.GrandparentsDay2011.com](http://www.GrandparentsDay2011.com). Read previous year's entries; write your own story or share your own video. You'll then be entered to win a Caribbean cruise for you and three loved ones. The contest is open until August 1<sup>st</sup>. All contestants must be 13 years of age or older as of June 1, 2011.

## GARDENERS CORNER

We would like to thank Pat Weyland for allowing us to take photos of her beautiful patio garden.



## SAFETY AND SECURITY TIPS

- When you're away from your home, close and lock all windows and doors. Open entrances are crimes of opportunity.
- Close and lock your garage doors. An open garage door is an open invitation.

- Use automatic timers on lights, televisions, and radios during appropriate hours.

### If you're going out of town:

- Let a friend or trusted neighbor know how long you will be gone and how to reach you.
- Notify the management company who should be contacted in case of an emergency.
- Leave drapes or shade in their normal position; or, arrange to have someone open and close them at the appropriate times.
- Put your mail and newspaper service on hold until you return. Ask a neighbor to remove any flyers that are left in your door.
- Put your lights and TV on random timers to give the appearance that someone is home.

### When you are home:

- Again – Keep your doors and windows locked.
- If you answer your door to an unfamiliar face, at least make sure the screen door is locked. It's not a deadbolt; but, it may provide you with those extra seconds needed to close and lock the interior door.
- Always ask for identification and company name. Call the company to verify they have sent a serviceman to your address.
- Call (911) if you feel threatened and the police non-emergency number for any disturbance or suspicious activity at (266-4275)
- Then, notify management.

## INSURANCE COVERAGES TO CONSIDER

Homeowners policies sold in Wisconsin are package policies that combine four types of insurance coverage in a single policy: property, liability, medical payments, and additional living expenses.



There are other coverages you should consider if ...

- You are an absentee landlord -- You own a home in a condominium association but rent to others. (Special insurance arrangements can be made.)
- You have an office or business in your home – (You need special coverage.) Check with your agent regarding any home business or hobby that could be considered a business to make sure you have the right kind of coverage.

Never assume you have the right coverage or enough coverage! Ask your agent for confirmation.