



# Parkwood Village Homeowners Association



September – October – November 2010

## 2010 PVHA Board

President – Dana Warren  
Vice President – Gail Brittan  
Treasurer – Susan Day  
Secretary – Abbie Norderhaug  
Director – Jim Stahl  
Director – Sue Goldstein  
Director – David Fine

**Board Meetings**  
2<sup>nd</sup> Monday  
of the month  
7:00 pm – 9:00 pm  
PVHA Clubhouse

## PVHA ANNUAL MEETING November 11, 2010

*Details and location will be provided  
in a separate announcement.*

## September is Apple Month & the PVHA Cookbook



Now is the time to taste test those apple recipes. Whether you have an old favorite or something new, make it, try it, and ... if you like it, submit your recipe for the PVHA cookbook.

To get you in the mood for dessert, Coal Morton is donating a bushel of apples. They will be available at the September 13th Board meeting. Please stop by the clubhouse anytime after 6:30 p.m. that evening and pick up a few. If your schedule permits, pull up a seat and stay for the meeting.

Judy Carlson will be gathering all of your recipes for the cookbook which will be available for the upcoming fall and winter holidays. It's not just about apples. We need dishes made with beef, pork, chicken, turkey, and fish along with your favorite appetizers, soups, chili, and desserts. Everyone has a favorite dish. Please share some of them with us. Send your favorite dishes along with a category title (i.e. snack, main dish, dessert, etc.) to Judy Carlson at: sunnyboy1@tds.net.

## PVHA Motto



**Together Everyone Achieves More**

## Dates of Interest

Dane County Farmers' Market –  
Wednesdays (through Nov. 3) 8:30 am – 2:00 pm  
Saturdays (through Nov. 6) 6:00 am – 2:00 pm  
Sept. 4 – Taste of Madison 2:00 pm – 8:30 pm  
Sept. 5 – Taste of Madison 11:00 am – 7:00 pm  
Sept. 6 – Labor Day  
Sept. 13 – PVHA **Monthly Board Meeting**  
Sept. 22 – Autumn begins  
Sept. 28 – Oct. 2 World Dairy Expo –  
(Alliant Energy Center) [www.worlddairyexpo.com](http://www.worlddairyexpo.com)  
Oct. 22 – 24 The 9<sup>th</sup> Annual Madison Food & Wine Show  
(Exhibition Hall) [www.madisonfoodandwineshow.com](http://www.madisonfoodandwineshow.com)  
October 31 – Halloween  
November 2 – Election Day  
November 7 – Daylight Savings Time Ends  
November 11 – PVHA **Annual Meeting**  
November 11 – Veterans Day  
November 25 – Thanksgiving Day

## Policies Updated

Everyone has been issued a set of updated PVHA policies. This was a long process; however, the end result is a set of documents that are current and reflect the provisions necessary for the continued well-being of the community.

As you take the time to review the policies, you will notice only minor changes in most of them. The individual policies for parking, pets, and use of the community room were incorporated into the Summary of Rules. Forms were included to provide you with their familiarity (i.e. key receipts) as they are PVHA documents. Forms such as these will be provided by management as signatures are required to replace lost or stolen keys. This also allows management to maintain accurate key records.

Two significant changes can be seen in the Rental Policy which decreased from the previous \$500 to \$250; and, the addition of a separate Collection Policy explaining, in detail, what actions will take effect and how they will be enforced for non-payment of fees and/or special assessments in accordance with the PVHA Declaration and By-Laws.

This new set of documents is to be considered the official PVHA Board approved policies under which the Association will operate.

Suggestions for future updates are always welcome as situations change that may need to be reflected in our policies to keep PVHA a progressive community.

## For Sale



**7200 Trek bike** with added accessories: lights, bell, water bottle holder. It is in very good condition. Asking price is \$200. You can contact Lisa Malawski, 26 Grand Canyon, at 608-228-6303.

## Pool Season Comes to a Close – Sept. 6 @ 9 PM

As we approach the end of the pool season, we want to take time to recognize an amazing lady who helped give the community a fun and safe place to enjoy the summer. Please thank Linda Borchardt for putting so much time and energy into the day-to-day operations of overseeing the pool and securing enough volunteers to ensure the pool season ran smoothly. With the guidelines in place, Linda made it possible for the PVHA community to have a safe and enjoyable experience whenever they visited the pool. She's an incredible person to have on your team.

*By Coal Morton*

Thank you to Diane Habich and Jim Jackson for all of your help and for working so hard to keep the pool experiences wonderful for everyone this season.

I also want to thank the volunteers that helped with closing the pool and cleaning the facilities. There were so many nice people who took the time to help make Parkwood Village a great place to live and to have a great pool to enjoy this summer.

I would like to introduce the people that made this all possible: Donna Baker, Lisa Bullard-Cawthorne, Susan Golz, Marlene Reineking, Jaquelyn Chagnon, Laurie Chagnon, Bonnie Buzogany, Deborah Cook, and Lexie Cook for closing the pool each night; thank you to the subs for being on call at anytime: Mary Swanson, Judy Ferwerda, David Fine, Jim Pederson, Jan Glew, Dick Boots, and Jennifer White. And, thank you Nancy Evans and Judy Carlson for doing a great job of cleaning the pool facilities this summer. What a great job all of these people have done for us this 2010 pool season. It was amazing to see so many people using the pool again.

*By Linda Borchardt*

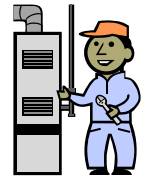
## 2011 PVHA Directory

Coal Morton is currently working on updating the 2011 PVHA directory. An email will be going out in September to the Association requesting updated information. You will have the opportunity to list your name, family information, pets, phone, email, occupation, hobbies/interests, and birthday. Yes, a birthday page will be added for those who would like to share that special month and day. For a fee, you can also place an ad to announce your business. Ads help to defray publishing costs. All PVHA Owners will be provided with a copy of the finished directory.

Unpublished numbers and emails do not have to be shared in the directory but do need to be provided to the office as contact information. Please make a note next to the information you do not want published when returning your response via mail to Coal Morton or, email to [Mary@coalmorton.com](mailto:Mary@coalmorton.com).

## Furnace Checkup

If your furnace is not properly cleaned it could contribute to carbon monoxide poisoning in your home. Should carbon monoxide be present, even at low levels, it can present a danger especially to small children and pets. You should have a professional check your furnace for leaks before it is turned on for the heating season.



## Parking Tags – Be Sure to Display Them!

Two parking tags are assigned to each unit and must be visibly displayed in each vehicle when parking in any of the PVHA designated parking areas. If you have more than two vehicles, consider parking one in your garage. You will need to make other parking arrangements for additional vehicles or you may also choose to park on the street.



Guest parking is allowed for brief visits only. Should you have long-term guests, please contact the office with a description and license information for the vehicle. You, as the Owner, are responsible for your guest(s) which includes extended parking in the Association parking areas. All parked vehicles without tags displayed are subject to a parking violation notice. Please review the PVHA Parking Rules if you have any questions; or, contact the management company or a Board member.

**PVHA Collection Policy**

Monthly fees not paid before the 11<sup>th</sup> of the month incur a \$10 penalty for that month and every month thereafter where the balance remains outstanding. Payments not made until the end of the month incur an additional \$15 fee for each month an outstanding balance is carried. Units with a balance due in excess of 60 days for monthly fees or non-payment of the special assessment are subject to a condominium lien being filed against the property. The cost to file the lien, in addition to late fees, processing fees, court costs and/or legal fees will be assessed to the Owner. Should you encounter a situation that may affect your ability to make scheduled payments, it is always in your best interest to contact management to discuss available options for payment.

**Main Water Shutoffs**

The City has provided us with the master list of those Owners who control the entire building water shutoffs. This means that if you control the master shutoff and have your water turned off for repairs or renovations, you are actually shutting off the water to all of the units you control. Below is a list of those units who control the master shutoff.

Unit with Master Control	Units Controlled
4 Grand Canyon	2 through 14
24 Grand Canyon	16 through 24
38 Grand Canyon	26 through 38
114 Grand Canyon	102 through 120
126 Grand Canyon	122 through 132
140 Grand Canyon	134 through 146
202 Grand Canyon	202 through 216
218 Grand Canyon	218 through 228
230 Grand Canyon	230 through 238
246 Grand Canyon	240 through 256
258 Grand Canyon	258 through 266
6602 Offshore	6602 through 6606
6620 Offshore	6608 through 6620
6622 Offshore	6622 through 6632
6634 Offshore	6634 through 6640
6642 Offshore	6642 through 6652

**We now need to establish which Units control the individual water shutoffs.** From the conversion, your unit may control the water shutoff for both your neighbor and yourself. Please contact management to let us know which individual units you control. Example: 220 Grand Canyon controls both that unit and 222 Grand Canyon. Call 249-2736; or, email Mary@coalmorton.com.

**2010 Remaining Projects and the 2011 Budget**

There are major projects remaining this year that will have an impact on the Reserves and the development of next year's budget. Although we are currently over budget, the following roofs need to be done yet this year based on actual inspection: 144 and 146 Grand Canyon, and the garage roofs at 126 & 128 Grand Canyon. This would bring year to date expenditures on roofing to \$41,000 while only \$30,000 was budgeted. Combining the roofing with the pool work (\$31,000) and the storm sewer drainage project to be completed in late September (\$25,000), these three projects alone total \$97,000. This expends the \$86,000 special assessment as well as \$11,000 of additional reserve income from monthly assessments. Concrete and trees will total approximately \$20,000 for this year.



**Budgeted Major Projects**

**Roofing:** In reviewing past invoices and an inspection of the roofs, the following units have yet to be re-shingled: Garages at 242, 244 Grand Canyon Drive, 6646, 6648 Offshore Drive; House & garages at 2, 4, 26, 28, 30, 32, 130, 132, 136, 138, 232, 246 Grand Canyon Drive; 6630, 6632, 6642, 6644 Offshore Drive. This represents \$68,000 of roofing which must be completed in the next two years.

**Drainage:** The following projects are included in the planned reserve expenditures: 2011 – storm sewer for the asphalt area that holds water in back of 118/120 Grand Canyon Drive; 2012 – storm sewer at back of 240 Grand Canyon Drive; 2013 - the area behind 6652 Offshore Drive. 2014 would see the completion of landscape drainage projects north of the Clubhouse and other areas to be determined.

**Pool Filters** – The filters are leaking and will need to be replaced prior to the pool opening in 2011.

Coal Morton is in the process of putting together the first draft of the 2011 Budget. If you have a project that you feel should be included in the budget, please email your comments or suggestions to [Lou@coalmorton.com](mailto:Lou@coalmorton.com) or call the Coal Morton office at 249-2736. The budget drafts will be reviewed by the Board and at preliminary hearings with the membership in September and October.

.....  
*“Without continual growth and progress, such words as improvement, achievement, and success have no meaning.”*  
 - Benjamin Franklin

## John Lowrey – A Personal Accomplishment

He is an active walker, runner, biker, fitness trainer, and cancer survivor. Determined to move forward with his life, John eats healthy, gets plenty of rest, and continues to run competitively. He has been active in the following races this year:



- New London Invitational mile - no age groups
- East High Cross-Country Pi Race - 2nd age group
- Syttende-Mai - 6th age group
- Norsk Run - Mt. Horeb - 3rd age group
- Paducah, Ky. 10 Hour Race
- Janesville Pancake Run - 3rd age group

Lifetime races, 658; 25 half-marathons in 25 states, 14 marathons in 14 states, 33 ultra-marathons (anything longer than a marathon), 16 Syttende-Mai completed, and a bronze medal in the Badger States Game -1500 (metric equal of a mile).

Newsletter column - Wisconsin Track Club

John is a product tester for New Balance. Sponsors are: Berkeley Running Company, Brooks Shoe Company, Amphipod (a water bottle carrier company among other things), and the Shoe Box (Black Earth).

John and his wife, Linda, reside at 222 Grand Canyon Drive.

.....  
*If you know of someone you would like to see featured, get their permission first, then send or email the information to Coal Morton, Inc. or email to [Mary@coalmorton.com](mailto:Mary@coalmorton.com).*

## Yet Another Thank You ...

Jim Jackson and Karen Timm did an amazing job restriping the parking lot this summer. Please thank these wonderful volunteers for taking time out of their summer to organize and complete this project.

Thank you again to the Neighbor-to-Neighbor Committee, the Green Living Committee, the Pool Committee, and the Grounds Committee for their day-to-day effort in working together to establish an even better quality of living for the PVHA community.

## Orkin Pest Control

PVHA contracts with Orkin Pest Control for the treatment of the exterior of the building foundations and for individual service. If you experience a pest issue indoors or out (i.e. ants, flies, bees or other insects), call Orkin for service at 222-5600. The current technician for PVHA is Michael Slattery.

## Flu Shots – Tis the Season

You can visit Home Health United online for the list of public immunization clinic dates, locations, and times at: [www.HomeHealthUnited.org](http://www.HomeHealthUnited.org). Coal Morton also has a complete listing. The cost for shots this year are: Flu shot \$30, FluMist® \$32, and Pneumonia Vaccine \$55.

## A Note from Coal Morton

Thank you to the Board, Committees, volunteers, and to the PVHA community for your help, guidance, and support since we've come on board. There were some challenges and we hope they were met to your satisfaction.

At Coal Morton Inc., management and staff have always worked side by side delivering notices, pulling weeds, cleaning gutters, or anything else that requires attention. We are a team. Our reputation was built on strong communication, honesty, integrity, and hard work. These are the basic values we instill in our children and expect of our staff.

Don't be surprised if you see Louis on your roof cleaning gutters or pulling weeds. Asked by Owners why he doesn't have an employee doing this will bring a response that he wouldn't expect an employee to do something he wouldn't do himself.

## Service Requests for July

Coal Morton received and completed approximately 80 requests during the month of July. The total number of hours spent on projects was 270.25 which included:

- Pool maintenance
- Tree and shrub trimming
- Weeding
- Yard waste removal
- Cleaning of all Association gutters
- Removal of trash
- Coordinating of parking restriping
- Outdoor light repairs/replacement
- Rebuilding/reinforcing fence posts/gates
- Drywall repairs
- Exterior building repairs
- Parking monitoring
- Concrete inspection for mudjacking
- Meeting with contractors for upcoming maintenance projects (asphalt/concrete) and for Owner project inspections-recommendations

Thank you goes out to Mike Sweeney, Kyle Glauner, Erik Kosak, Brian Franks, and Corban Bartell for their hard work at PVHA. Corban has since accepted a teaching position in Korea and we wish him the best.

## A Successful 2010 PVHA Annual Potluck

The Annual Potluck Picnic on Sunday, July 25<sup>th</sup> was a great event. The weather was beautiful, and over 50 residents were in attendance to enjoy the delicious food, conversations with neighbors, and toe-tapping music. We have some amazing cooks in Parkwood. We also have some creative non-cooks: Thank you to John Horner for the pizza he had delivered to the picnic.

To the Neighbor-to-Neighbor Committee for planning this event, to Donna Johnson-Schmidt who grilled brats and hot dogs for the picnic, and to the Odana Road McDonalds for donating the orange drink, we say Thank You!



## Eco Friendly Tips

Turn Off Your Computer: Save energy and wear and tear on your hardware by shutting down your computer at night. You'll save an average of \$90 of electricity a year.



Wash Your Laundry in Cold Water: An easy way to clean green is to turn the dial on your washing machine to cold. Most loads don't require hot water to get them to come clean, and 90% of the energy used by washing machines goes into heating. The higher the water temperature setting, the higher the cost to you.

Stop Idling: Every moment you spend idling your car's engine means needlessly wasting gas, as well as rougher wear on your vehicle. Idling for more than 10 seconds wastes more gas than is needed for startup. Overall, Americans idle away 2.9 billion gallons of gas a year, worth around \$78.2 billion.

## Inexpensive Home Tips for Fall and Winter



**Cover Your Air Conditioner:** If you're unable to remove your window a/c, cover it both indoors and outdoors. This will help prevent cold air from entering through the space around the a/c and help to save on heating costs. You may also want to consider covering your central air unit.

**Caulking:** Small spaces and gaps around windows, pipes, and wires entering your home create energy wasting drafts that can cut the efficiency of your heating system. Most caulking product sell for less than \$10. Rope caulk is one of the easiest to apply and sells for about \$4 for 40 to 50 feet.

**Install Heat Reflectors:** These are thin sheets that fit behind radiators to reflect heat away from the walls, thereby maximizing the radiator's efficiency.

**Upgrade Your Thermostat:** Changing your thermostat to a programmable one allows you to control the temperature in your home at different times of the day without you being home. Keep the heat set low when you're out and set it to turn up when you return. Some even have a second set of settings for weekends. The thermostats range from \$90 to \$175, but can save 12% or more on your energy bill and will pay for itself within 3 years.

**Reflective Window Film:** These are thin plastic sheets that fit directly on the panes or glass door. They reflect inside heat back into your home reducing the amount that is conducted outside through the windows. The cost is about \$10 per window, adheres directly to the window, and is easy to apply.

**Weather-stripping:** Create a tight seal around your windows to reduce heated and cooled air from escaping outside. Weatherstrips are plastic, foam, felt, or rubber strips that fit around the window and door frames with a self-adhesive backing. Prices vary but average about \$5 per window.

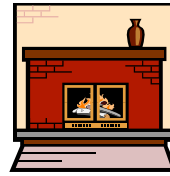
**Block Those Leaks:** According to EarthWorks Group, the average American home has air leaks that amount to a 9 square foot hole in the wall. A suggestion to locate the air leaks is to light an incense stick and walk around inside your home to the most common drafty areas such as recessed lighting, windows, door frames, and outlets. Purchase door sweeps to close spaces under exterior doors and caulk or apply tacky rope caulk to those drafty spots. Outlet gaskets can easily be installed in electrical outlets that share a home's outer walls where cold air often enters. Outside, seal leaks with weather-resistant caulk. For brick areas, use masonry sealer which stands up better to freezing and thawing. Even small cracks are worth sealing to also discourage insects from entering.

**Insulate Yourself:** Add insulation to the existing insulation in your attic. It does cost a little bit of money; but, you get that back quick. You need a minimum of 12"

of insulation in your attic. As a rule of thumb, if you go into your attic and can see the ceiling joists, you know you don't have enough because a ceiling joist is at most 10 or 11." If you're layering insulation atop other insulation, don't use the kind that has "kraft face" finish (i.e. a paper backing). It acts as a vapor barrier and can cause moisture problems in the insulation.

**Get Your Ducts in a Row:** Per the U.S. Dept. of Energy, a home with central heating can lose up to 60% of its heated air before that air reaches the vents if ductwork is not well-connected and insulated, or if it must travel through unheated spaces. Repair places where pipes are pinched and fix gaps with a metal-backed tape. Ducts should also be vacuumed once every few years to clean out dust and animal hair which can cause respiratory problems.

**Don't Forget the Chimney:** Spring is actually the best time to think about your chimney as chimney sweeps are very busy right now; but, don't put off your chimney needs before using your fireplace. Chimneys should be inspected before use each year. Ask for a Level 1 inspection where the professional examines the readily accessible portions of the chimney. Most certified chimney sweeps include a Level 1 service with a sweep.



Woodstoves should be swept more than once a year. A cleaning should be performed for every ¼ inch of creosote anywhere that it's found. Why? If it's ash, then it's primarily lye which is acidic and can cause mortar and the metal damper to rot.

Put a protective cap on your chimney with a screen to keep out foreign objects as well as rain that can mix with the ash and eat away at the fireplace walls. To keep out cold air, close the damper when the fireplace is not in use. On woodstoves, keep the glass doors closed when not in use.

**Reverse Your Fan:** By reversing your fan from the summer operation, the fan will push warm air downward and force it to re-circulate, keeping you more comfortable. When looking up at the fan, the blades should be turning clockwise. Now you're ready for winter.

**Wrap Those Pipes:** A burst pipe caused by a winter freeze can be a nightmare! Make certain that the water to your hose bibs is shut off inside your house via a turnoff valve, and that the lines are drained. Pipes that run through unheated spaces such as a crawlspace, some basements and garages should be wrapped with pre-molded foam rubber sleeves or fiberglass insulation.

**Check Those Alarms:** See the City of Madison website for details on smoke alarm requirements.

*Articles appearing in the Home Tip Section -  
Submitted by Gail Brittan on behalf of  
The Green Living Committee*