



Parkwood Village Homeowners Association



---- Summer 2010 ----
Quarterly Newsletter
Next issue coming in September

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 Meeting
June 14, 2010
7:00 pm
PVHA Clubhouse

Property Management Contact Numbers

Coal Morton, Inc.
Hours: 9:00 am to 4:00 pm Mon.-Fri.
Phone: 608-249-2736
Emergency Number: 608-242-1776
Fax Number: 608-234-5952

Condo Fees should be made payable to:
Park Village Homeowners Association

2010 PVHA Bike Tune-up

Reported by Jim Stahl

Though it was in the 90s eight safety-conscious people still endured the heat on May 23 to come out for this event. Per Jim, the bike guru, everyone stayed and shared conversations until 5:00. It was nice and not hurried; and, the bikes were in good condition. Many thanks to Jim for giving his time on a Sunday to make sure everyone rides safely.



Pruning and Trimming – **Return Requested**

Please read the attached flyer regarding the pruning and trimming of shrubs. Check YES or NO on the appropriate lines and return it to Coal Morton via email, fax, or phone before June 15, 2010. See flyer for details.

Going Green Saves Money

A prime example of how going green saves you money is switching from bottled water to filtered tap water. The average family spends some \$1,400 a year on bottled water. And the worst part is that 95% of the plastic bottles are not recycled! For less than \$100 you could get a high quality staged water filter to make your tap water perfect.

Pool Opening Delayed

On May 28th, Coal Morton delivered notices to the homes in PVHA to inform Owners of the delay in opening the pool this year. Foremost, the pool was not compliant with the Federal law referred to as the Virginia Graeme Baker Act. All swimming pools that require retrofitting the main drains must meet guidelines established in the Act.



Virginia Graeme Baker, seven year old granddaughter of former U.S. Secretary of State, James Baker, lost her life when trapped in a pool filtration system without a cover.

This important child safety law became effective in December 2008 and strives to:

- Enhance the safety of public and private pools and spas
- Encourage the use of layers of protection
- Reduce child drownings in pools and spas (nearly 300 each year involving children younger than five)
- Reduce the number of suction entrapment incidents, injuries, and deaths
- Educate the public on the importance of constant supervision of children in and around the water

A requirement of this Act is an engineering study which was not obtained until mid May. Coal Morton is working with two contractors to get the best price for the drain work, repairs to the skimmers, and the re-plastering of the pool walls. Bids will be reviewed prior to the June 14th meeting and a contractor selected. Depending on the contractor's timetable, between three to five weeks, it is anticipated the pool will be opened sometime in July. This coincides with the Budget for this season which allowed for the pool to be open for a 55 day season which was approved by a majority of the Owners at the Membership Meeting in February.

2010 PVHA Garage & Bake Sale



Reported by Nancy Evans
Neighbor to Neighbor Committee

Saturday, May 22, was a beautiful day for the Second Annual PVHA Garage and Bake Sale. A big “thank you” to all of the owners who participated, especially to those five who paid the advertising cost. A total of \$66.00 was raised from the baked goodies. It wasn’t quite as much as last year but what was made will be used toward the July picnic.

The following owners helped make this day a success:

Judy Carlson, Jan Glew, and Gail Brittan for passing out flyers; Sue Goldstein, Kathryn Moore, Gail Brittan, Judy Carlson, and Marilyn Virtue, our PVHA bakers; Marilyn and Sue for also sitting at the table all day with that delicious assortment of goodies with assistance from Jim Jackson; David Fine and Jim Jackson who served as the “stage crew” and helped set up the table for the bake sale; Jim also put out the signs; and Sue Goldstein for taking care of the newspaper ad.

Thank you to everyone for whatever part you played. We’ll be back again next year, the weekend before Memorial Day!



Waste Management – A Green Note



Waste Management recycles enough paper every year to save 41 million trees. Always recycle your printed material.

Quote of the Day

Unity is strength ... when there is teamwork and collaboration, wonderful things can be achieved.

Plan A Day Around An Event

2010 Attic Sale and House & Garden Tour

Attic Angel – www.atticangel.org
June 17 – Tickets \$16 in advance, \$18 on day of tour
High Point Church, 7702 Old Sauk Road

Dane County Farmers' Market www.dcfm.org
4-17-10 to 11-6-10 (6am-2pm) on the Capitol Square

Elver Park Fireworks
7/2/10 (Friday) Elver Park
Start at dusk-around 9:30 pm

Rythm and Booms
7/3/10 (10 am–11 pm) Warner Park (rain date 7/5/10)
www.rhythmandbooms.com

52nd Annual Art Fair on the Square www.mmoca.org
July 10 (9 am – 6 pm) and July 11 (10 am – 5 pm)
Capitol Square

31st Annual Art Fair Off the Square [ww.artcraftwis.org](http://www.artcraftwis.org)
July 10 (9 am – 6pm) and July 11 (10 am – 5 pm)

Dane County Fair www.danecountyfair.com
July 14 – 18 Alliant Energy Center

Concert On the Square www.wcoconcerts.org
6-30 to 8-4 (Wednesdays at 7:00 pm) State Capitol Square

Sun Prairie Sweet Corn Festival
8-19 through 8-22 Angel Park in Sun Prairie
www.sunprairiechamber.com/Sweet-Corn-Festival.68.0.html

Electronic Communications:



The quickest and most efficient way to communicate information is through email. We have collected more than 70 emails from the residents of PVHA. Let us know if you change your email account so you don’t miss out on important news or events. If you have more than one email, tell us which one you prefer we use to contact you.

Owners Without Green Thumbs

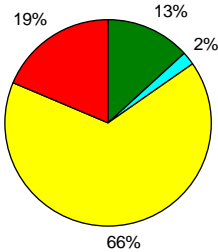


Here’s a website where you can enjoy the beauty of flowers, learn how to identify flowers and shrubs, send e-cards, and much more all year long. www.flowerpictures.net

Association Fee Information & Collection Policy

Money is a sensitive matter, especially in today's economy. Asking for money, regardless of the need, isn't easy for anyone. With that said, we at Coal Morton feel it is necessary to inform you why it is imperative that fees are current, special assessments are paid, and outstanding balances are addressed.

The graph below represents PVHA "Aged Receivables" from current to ninety days overdue. 0 to 30 or (13%) includes up-to-date monthly fees and special assessments paid in full. 31 to 60 or (2%) reflects current fees with few payments remaining toward the special assessment. 61 to 90 or (66%) shows most fees are current and the assessment is being paid on a monthly basis. Over 90 or (18%) indicates non-payment of fees and/or special assessment.



Below is a breakdown of the days overdue and the actual dollar amounts as of June 4, 2010.

0-30 Days	\$ 8,953.58	13%
31-60 Days	\$ 1,395.08	02%
61-90 Days	\$44,474.34	66%
Over 90 Days	\$12,650.69	19%
Total	\$67,473.69	

Cash flow is vital to the success of any association. Ultimately, unpaid and late fees/assessments affect everyone. Owners have a legal responsibility to pay and the Board or Managing Agent has a legal responsibility to collect. Enough unpaid fees can result in projected monies not being readily available to make necessary repairs or to complete scheduled projects. This impacts the entire community both financially and emotionally.

For the past month Coal Morton has been working diligently with several of these accounts. We have successfully collected payments toward the assessment, initiated payment and repayment plans on past-due accounts, condominium liens are being filed as necessary, and legal action is being pursued where required. We will continue in our efforts to work within the collection guidelines set forth in the PVHA condominium documents until all matters are resolved.

Everyone should be aware of the PVHA collection policy: Monthly fees not paid before the 11th of the month incur a \$10 penalty for that month and every month thereafter where the balance remains outstanding. Payments made at 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 a lien in addition to late fees, processing fees, court costs and/or legal fees are assessed to the unit Owner.

Being part of a homeowners association requires getting involved. Attend meetings to hear first hand discussions. Participate. Calmly voice your opinion and be a part of the decision making process. The Board is given the task of making difficult decisions and they will consider the opinions of all the Owners when doing so. On an average, at least one Board decision made will affect you. By being informed, you eliminate the element of surprise such as the need to increase fees or enact a special assessment. Use your right to vote on decisions that require a vote. Whether the outcome is or is not in your favor, it must be understood that the Board must operate under the budget which is approved by the majority of the membership. Their decisions, though not always the most popular, should be respected. Keep in mind that Board members are homeowners, too. Any actions taken, large or small, affect them as well as every homeowner in the association.

Mary Glauner -- Communications Manager

"Great condominium associations don't just appear. They're built by people who come together to work as a community."



Some of the Owners have expressed interest in starting a PVHA cookbook. We are looking for someone equally excited about this idea that would enjoy compiling a Parkwood Village Cookbook. If you're the woman or man for the job, please call Nancy Evans "Neighbor-to-Neighbor Committee" at 836-7201.



Special Assessment and PVHA Finances

Coal Morton, Inc. has received several questions from homeowners about the pool and how the special assessment is being used. See below.

The total for the special assessment is \$81,400. If operating expenses are maintained a total of \$56,832 from the monthly assessment amounts will be transferred to reserves and utilized for capital improvements. The reserve balance at year start was \$37,700 and combined with this year's reserve income will provide a total of \$176,000. Looking over Parkwood's accounts receivable I plan to allow for a 5% bad debt loss and would recommend keeping a minimum of two month's income (\$43,000) in reserves as a contingency for unplanned expenditures beyond the control of the association. This leaves useable funds at \$126,000 for the year.

To date \$32,000 has been spent on the necessary re-shingling of six homes. Based on a physical inspection, one additional roof remains to be done bringing the total roofing cost to \$36,000. The required work at the pool includes the replacement of leaking skimmers, retrofitting the drains to comply with the new federal law, and replastering and repair of the waterline tiles at a cost of \$29,000. The storm sewer/drainage project at the back area of the garages from 218-226 Grand Canyon Drive will consume \$27,000 to prevent water from pooling in this area. The pool work should occur in late June and the drainage project in July or August.

\$3,000 was spent to replace one front porch earlier this year. An additional \$18,000 is planned for concrete stoop and walk replacement. I plan to tour the property in July to determine which concrete work should be completed yet this year. In addition to concrete replacement, some sections of sidewalk will be mud jacked and raised edges will be ground off using a diamond cup wheel. Based on cash flow projections the concrete work will most likely occur in September.

\$4,000 to \$4,500 will be spent on asphalt repairs to improve drainage at the back of the garages at 34 & 36 Grand Canyon and to eliminate the areas that hold water behind 102 through 116 Grand Canyon. A few walk sections will be lowered in the courtyard in front of 220/222 Grand Canyon and turf raised to the level of the new concrete to allow the water to drain away from the sidewalk to the parking area.

This leaves approximately \$6,000 to be spent on large tree removal and replacement as they

become necessary. To date \$2,500 in tree removal is allocated.

The operating budget will be extremely tight for most of the year. Funding for fence replacements was completely removed from the 2010 Budget. The total budget for light fixtures, gutter cleaning, and repairs & maintenance is \$31,000. By the end of May \$12,000 of this amount had been expended. \$19,000 remains to cover the months of June through October. We have purchased 9' long galvanized posts that can be driven into the ground adjacent to rotted posts to allow us to stabilize unsteady fences. As the roofs, concrete and drainage are priority items we need to help the fences along for three to five years at which time we can start to completely replace them. (possibly with a low maintenance composite lumber).

As part of the transition Coal Morton received over 100 requests for maintenance from the homeowners. It will take a while but we plan to make contact with all of the owners regarding their request. If you have a landscape or maintenance concern that you did not submit as part of the transition we ask that you submit your request via email to Mary@coalmorton.com or by using a request form which is available in the box to the left of the garage door at the pool clubhouse.

We have toured the project several times this past month and have met many of the PVHA residents. It has been a pleasure talking with each of you and I have listened to your concerns. I will strive to do my best to see that your funds are utilized in the most cost effective manner possible.

Lou Glauner
Owner - Coal Morton, Inc.

To Contribute Information

Have any vacation tips, recipes, good books? Do you have an item to sell? Are you looking for something? Share an upcoming class or book reading with your fellow neighbors. Email Mary@coalmorton.com in 100 words or less. Revisions may be necessary to fit into allotted space. The next issue will be in **September**. All articles must be signed by the homeowner and submitted prior to August 15th. We reserve the right not to publish anything we find offensive or detrimental to one's character.