



Parkwood Village Homeowners Association



January – February – March 2011

TEAM

Together Everyone Achieves More


2011 PVHA Board

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

Board Meetings

2nd Monday
of the month
7:00 pm – 9:00 pm
PVHA Community
Room

Coal Morton Incorporated

Hours: 9:00 am to 4:00 pm Mon. through Fri.
Phone: 608-249-2736 
Emergency: 608-242-1776
Fax Number: 608-234-5952
Closed holidays and weekends

Monthly fees should be made payable to:
Parkwood Village Homeowners Association

New Fees – January 1st

New fees became effective January 1, 2011. Fees are determined by unit percentage as stated in Exhibit E of the PVHA Declaration.

Unit %	Previous Amount	As of January 1
1.008	\$220.00	\$234.00
1.057	\$230.00	\$245.00

Special Assessment Payments Were Due 12/1/10

All payments toward the special assessment were due in full as of **December 1st**. Due to the late approval of the 2010 budget, the payment period ran from March through December instead of January through December. Payment was based on a ten month fee of \$86 or \$82 per month to total \$860 or \$820 depending on the unit percentage. If you were making quarterly payments, the first quarter included January, February, and March with the first payment being due for that quarter on March 1st. December is the last month of the final quarter. Please call or email Mary at the Coal Morton office to schedule payment of your remaining balance.



SAVE THE DATE

The Annual PVHA Garage Sale will be held on **May 21st**. Start your spring cleaning early so you're prepared when the date arrives. Reminders will be sent out as the date approaches.



BAKERS are also needed to make and donate cookies, cakes, pies, etc. for the bake sale that accompanies the Annual Garage Sale. Proceeds from the Bake Sale help to offset the cost of the summer poolside picnic enjoyed by the PVHA community.

The Neighbor-2-Neighbor Committee will provide complete details and contact information as we near the date ... **May 21st**.

Vehicles Must Be Moved After a Snowfall

All vehicles **MUST BE MOVED** following a snowfall in excess of 1" to allow the plows to do their job. It is necessary that you move your vehicle to a previously cleared space or find alternate parking. The service returns the day after they plow to attempt to clear out additional spaces. If your vehicle has not moved, the area is not plowed. It is an additional expense to the Association should it become necessary to request Property Services to return yet again, or to have the management company staff shovel the parking area.

The PVHA Parking Policy states that vehicles must be moved following a snowfall that requires plowing. Pictures are taken of the vehicle and plate number; the Owner(s) in violation of this policy will be cited.

Parking Tags Must Be Displayed

Two parking tags were issued to every PVHA household. These tags must be clearly displayed from your rear view mirror whenever you park in the lot. A parking violation notice will be issued for any vehicle without a proper tag, current plate, or that is inoperable. If the violation is not immediately remedied, fines will be assessed to the owner to include towing charges if deemed necessary.

Down the Drain

A dripping faucet can waste 20 gallons of water a day. A leaking toilet can use 90,000 gallons of water in a month.

A typical household of four uses 260 gallons of water every day. 40% of that is being used for toilets and another 35% on showers, baths, and faucets. A total of three-quarters of a household's water usage goes directly down the drain. Spending about \$30 on low-flow showerheads and faucets is estimated to save 45 gallons of the 260 gallons of water, almost 18% of your usage. Low-flow toilets could save another 50-80 gallons of water a day. Together, those changes nearly cut in half the household's daily use, saving a considerable amount of water. A reduction in water usage not only helps to reduce the Association water bill but saves you money on your monthly water heating bill.

Payments Applied to Outstanding Balances First

To avoid any misunderstanding, we must remind you that any payment received toward your monthly fee will be applied to past due balances first, not the month in which you are making the payment. Your account ledger will reflect the actual date of the payment though it will not be applied to that month if an outstanding balance exists.

(Example – If you have not submitted your monthly fee for November and/or December and pay in January, that payment will not be applied to January even if that is the date written in the memo section of your check. It will be applied toward November; and, you will still owe for December and January.) We do not want you to be under the assumption that you have paid for the current month when an outstanding balance exists.

Service Requests

Coal Morton receives approximately 80 to 100 emails each week. To avoid the risk of your request being delayed, please use the Coal Morton website instead of a general email when requesting service. Requests for service through the website appear in a separate category from other emails. This enables us to immediately identify and respond to them more efficiently. Go to: www.coalmorton.com

Click on the **Service Request** button. Complete the brief form and click "Submit." A popup appears asking if you're sure you want to send the information. Click yes. Keep in mind that some requests may require Board approval.

Delinquencies and Lien Facts

- An owner's obligation to the Association and to all Homeowners in the Association includes the duty to pay fees and assessments in a timely manner.
- The Association depends on fees and assessments being paid to provide services and improvements that benefit all Homeowners.
- Outstanding fees/assessments of a few may prevent other Homeowners who are current in their dues from the ability to refinance.
- To enforce the collection of delinquent fees and assessments, Associations have the right to file and enforce a lien against the property for the security of the Association.
- Liens are filed in the Office of the Clerk of Courts, become public record, and may affect your credit.

Management takes collection procedures very seriously. We have an obligation to the Association to enforce their governing documents. It is our responsibility to work with Homeowners to establish an acceptable payment plan. Should a Homeowner default on said arrangement, collection procedures will be enforced to protect the Association members from further losses that could result in a decline in services and amenities provided due to lack of funds.

Life-changing events can affect your ability to pay fees in a timely manner; but, your payments will still be due. Management sends emails, letters, and makes phone calls when an account is in arrears. Should contact attempts be ignored, we will be unable to work with you to establish a payment plan that may help you through those times. You risk court proceedings, having a lien filed against your home which clouds your title and can damage your credit, or possible foreclosure action being pursued. It is imperative that you contact management if a situation presents itself that will affect your ability to pay your fees.

Sand-Salt Mixture in Containers

Containers are located throughout Parkwood Village. The continual thawing and freezing makes it impossible to be aware of every walk or step that becomes ice-coated. Please use the contents of the containers when necessary. If you would like a small container for your personal use on your steps or walk, please call the office and one will be delivered to you.

A Matter of Importance *by Mary Glauner*

Louis will undergo major surgery in late February. We do not anticipate any significant interruption in service during this time. Office hours will be adjusted accordingly to allow for personal time during the surgery and throughout the recovery period. Calls received through the office number (249-2736) will be responded to as soon as possible. All emergency calls should go through the answering service (242-1776) and will be responded to by the person on call at that time.



Maintenance staff will be onsite on their regular scheduled work days of Monday and Wednesday. All service requests should be submitted through the Coal Morton website www.coalmorton.com whenever possible. If you do not have access to a computer, please leave your request on the office line and we will contact you to confirm the information.

We want to thank everyone for their kindness and generosity. Our family was blindsided by this chain of events and we prayed for a miracle. You have helped to make it happen. The Glauner family has been deeply touched by your actions.

Projects

In Progress or Completed:

- Refurbishing of the pool
- Major storm drain project
- Parking lot restriping (volunteers)
- Seven rounds of gutter cleaning
- Several large trees removed and replaced
- Quarterly newsletters back on schedule
- PVHA policies updated to reflect current needs of the Association
- Original signed PVHA documents made available to the Association
- Concrete work – patios, walks, stoops (ongoing)
- 2011 directory
- PVHA website (end of January)
- Siding - repair/replacement (in progress)
- Garage door wraps – those with excessive damage (in progress)
- Garage door and Insulation of maintenance shop

To Be Scheduled:

Second drainage project – date to be determined
Roof repair/replacement from hailstorm – Spring



No one throws away leftover holiday ham or turkey. So ... tell us what you made with those leftovers. Was it a scrumptious omelet or maybe a savory pot pie? It's amazing how creative we can get with our leftovers by stretching them into a completely different meal?

We welcome all of your tried and true recipes or newly discovered palate pleasers for publication in the PVHA Cookbook. Please submit them via email to Judy Carlson at sunnyboy1@tds.net or by dropping them off at 102 Grand Canyon Drive.



Recipe for a successful PVHA cookbook:

- 1 cup – Communication
- 1 cup – Community Spirit
- 1 cup – Participation

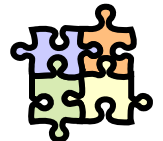
Mix all of the above and season with enthusiasm.

“When a community teams up for success, anything is possible.”

Community Room – Enjoy the Fun

Don't sit home with the winter blues when fun activities are only a few steps from your very own front door.

Visit the Community Room. There's something for everyone. A gigantic crossword puzzle hangs on the wall waiting for someone to enter the next word. A community puzzle is usually in progress for those who have an eye for matching pieces together. There are board games available and a chess game can even be scheduled. So, don't get bored this winter. Get a board game ... and have some fun with your friends and neighbors.



The Board is looking for volunteers to open the Community Room for a couple of hours on Tuesdays and Wednesdays during the months of February and March. You can volunteer for a few hours or as many days as you like. Please contact Dana Warren at 833-5703 or email djwarren5703@hotmail.com.

Upcoming Development Projects

There are two upcoming development projects on Grand Canyon Drive.


Project 1: Demolishing the BP gas station on the corner of Mineral Point Rd. and replacing it with a CVS Pharmacy with drive-through. Details about this proposal are here:

<http://www.cityofmadison.com/planning/projects/conditional/6701mpr.html>

Project 2: Construct a new grocery store at 414 Grand Canyon Drive. (This is the former location of Chi Chi's, where construction of two retail/office buildings was previously approved.) Details about this proposal are here:

<http://www.cityofmadison.com/planning/projects/demo/414gcd2.html>

Picking Up After Your Pet

Most pet owners are very responsible when it comes to following the rules; but, there is always that one who needs to be reminded. 

A Homeowner reported seeing a dog, while on a leash, do its business in front of their home as the owner walked away leaving them to pick it up. It is actions such as this that unjustly reflect poorly on all pet owners. If you see this happening and know the party responsible, we ask that you contact the management. Please be considerate of your neighbors.

Furnace Filters

A dirty air filter can increase your energy costs and lead to early equipment failure. Clean or change the air filter in your heating and cooling system monthly. Some filters only need to be changed every 3 months. Also, have your equipment checked seasonally to make sure it's operating efficiently and safely - check-ups can identify problems early. Dirt and neglect are the #1 causes of system failure.

To Submit Articles ...

The next quarterly newsletter will be printed in April. If there are specific issues you would like to see addressed, announcements, items you're looking for or would like to sell, upcoming events of interest to the community, a member of the community you would like to see featured, etc., please send an email to Mary@coalmorton.com with the details. All articles must be received by **Saturday, March 12th**.

Upcoming Madison Events By Month

As they were too numerous to list, the links are provided to the Greater Madison Chamber of Commerce website and the City of Madison website for viewing all upcoming events, times, and locations by month.

JANUARY

(Greater Madison Chamber of Commerce)
<http://www.greatermadisonchamber.com>

(City of Madison to Include Madison Senior Center)
<http://www.cityofmadison.com/citycalendar/>

FEBRUARY

(Greater Madison Chamber of Commerce)
<http://www.greatermadisonchamber.com>



Midwest Garden Expo, Zor Shrine Circus, Fishing Expo.

(City of Madison to Include Madison Senior Center)
<http://www.cityofmadison.com/citycalendar/>

Madison Winter Festival, Polar Plunge for Winter Olympics
<http://running.rso.wisc.edu/races/val5k/>
Running Club at UW Madison – Valentines 5K

March

(Greater Madison Chamber of Commerce)
<http://www.greatermadisonchamber.com>



WIAA State High School Hockey Tournaments, MABA Home Products Show, Home Buyers Fair.

(City of Madison to Include Madison Senior Center)
<http://www.cityofmadison.com/citycalendar/>

St. Patrick's Day Parade, 2011 Shamrock Shuffle

Green Living Idea

Although we may not think about it, our hot water heaters tend to work overtime in the winter months. The water coming into our homes is colder this time of year taking more energy to heat up for washing dishes or taking a shower. Once the water is warm, it will also cool down faster during the winter months. To prevent the water heater from running constantly and running up your utility bills, you can insulate your water heater with a fiberglass hot water jacket. The insulation will help the water heater heat up quicker and stay warmer longer, reducing your overall cost and usage. (www.getgreenliving.com)



Featured Board Members



Kathryn Moore
PVHA Secretary

I have lived here since July 2001 and have been involved with the Board most of that time. When the annual meeting occurred and no one wanted the Secretary position, I volunteered. I always attend meetings and take my own notes and we needed a Secretary.

This year I would like to figure out how to keep our lawn looking good without poisonous chemicals. You may contact me at anytime to volunteer to work on that project. I have a small grand-niece who spends a lot of time here. She has allergies and asthma and I want her to be able to breathe our air and play outside. I also want to thank all of the dog owners who generously allow her to pet their dogs.



Robert Webb
PVHA Director

Q: Why did you run for the Board?

A: I wanted to be involved in what goes on in the Association.

Q: What would you like to accomplish in 2011?

A: Keep the Association focused.

Q: What are your likes and dislikes about PVHA?

A: Dislikes the cliques. Likes current administration.

Q: Is there anything else you might like to share with the other Homeowners?

A: During nice weather you won't find my wife and me at home. We will be fishing!

Insurance Companies and Credit Information

If you are shopping for auto or homeowner's insurance, or if your current policy is up for renewal, your insurance company may be looking at your credit history.

Although some insurance companies still look at your actual credit report, most insurance companies that use credit information are using a "credit score." A credit score is a snapshot of your credit at one point in time. Insurance companies and entities that have developed credit scoring models use several factors to determine credit scores. Each factor is assigned a weighted number that, when applied to your specific credit information and added together, equals your final three-digit score ranging from 0 – 999, depending on the insurance company and the credit scoring model used. Generally, the higher the number, the more financially responsible the consumer. Following is a list of the more common factors used:

Major Negative Items – Bankruptcy, collections, foreclosures, liens, charge-offs, etc.

Past Payment History – Number and frequency of late payments; days elapsed between due date and late payment date.

Length of Credit History – Amount of time you've been in the credit system.

Homeownership – Whether you rent or own.

Inquiries for Credit – Number of times you've recently applied for new accounts, including mortgage loans, utility accounts, credit card accounts, etc.

Number of Credit Lines Open – Number of major credit cards, department store credit cards, etc., that you've actually opened.

Type of Credit In Use – Major credit cards, store credit cards, finance company loans, etc.

Outstanding Debt – How much you owe compared to how much credit is available to you.

For more information on this specific article, go to: http://oci.wi.gov/pub_list/pi-204.pdf or, visit the Office of the Commissioner of Insurance website: <http://oci.wi.gov/index.htm>