



Parkwood Village Homeowners Association

www.parkwoodvillage.org



2013 Second Edition

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 Phone: 608-249-2736 (9:00 AM to 3:00 PM)
If no answer, please leave a message.
Emergencies Only: 608-259-2820

Louis Glauner - Lou@coalmorton.com
Mary Glauner - Mary@coalmorton.com

Condo Fees should be made payable to: PVHA (or)
Parkwood Village Homeowners Association

Mail To: PVHA C/O Coal Morton, Inc.
2318 Superior St., Madison, WI 53704

Service requests should be submitted via the PVHA website at: www.parkwoodvillage.org.

Needed for Refinancing and Purchasing a Condo

To obtain a copy of the Association's Master Policy Declaration Page, please call or email the PVHA Insurance Agent.

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

All other documents (Declaration, Bylaws, Policies, etc.) are available for printing on the PVHA website.

Welcome New PVHA Residents

Please take time to meet and welcome your newest neighbors to the community.



Carey Schumacher & Tom Seifarth - 262 GCD
Colin Hynes – 120 GCD
Jerry Goeden – 144 GCD
Kelyn & Chelsey Walker – 114 GCD

Safety and Security

We strongly recommend residents keep their garage doors closed at all times and lock your doors and windows while you're away. An open door is an open invitation for intruders.

Deliveries have disappeared off front steps and mail from mailboxes. When you're expecting a delivery and know you won't be home when it arrives, ask a neighbor to watch for it, and/or with their permission, ask the company to leave it with them. If you will be gone for an extended period of time, have someone collect your newspaper and mail or suspend the service until your return. We also suggest you leave contact information with someone you trust and provide Management with a name or phone number to reach them should something happen in your absence.

If you see someone loitering on the grounds and/or acting suspiciously, call the police. They are trained to handle these matters. Non-emergency **266-4948**. If you see a crime being committed or there's an immediate emergency, call **911**.

PVHA Cookbook



Some awesome recipes have been shared but not yet enough to create a PVHA cookbook.

It would be great to get quick meal tips or ideas on how to turn leftovers into something new in addition to your other wonderful recipes. Please email Judy Carlson at: sunnyboy1@tds.net

Summer Home Pest Control Tips

PVHA has a monthly contract with Professional Pest Control to maintain the grounds directly around the buildings. During a scheduled service, five individual requests may be made without incurring additional charges if the type of pest is covered within the contract. (i.e. Household ants are covered; carpenter and fire ants are not.) Additional requests exceeding five or for dates outside of the scheduled service are billed at \$20 per service call. All requests must go through Management to arrange for service.

If you do have a serious problem, don't hesitate to call Management. There are also ways to be proactive and avoid a situation before it becomes a problem.

Mosquitoes –

- Eliminate standing water—empty buckets and pails where mosquitoes breed. Reduce puddles with a push broom.
- Empty water from potted plants and watering cans.
- For birdbaths - Clean birdbaths and keep water moving with battery or solar-powered wigglers; or, sprinkle Bt (*Bacillus thuringiensis*) or mosquito dunks into the water. It is not toxic and will not hurt birds.
- Use citronella candles or spray oil of eucalyptus.
- Run ceiling or floor fans, when possible as a repellent.



Hornets & Wasps –

- Eliminate standing water.
- Keep trash/recycle carts clean and lids closed.
- Move flowers and plants that attract pests away from your outdoor seating area and doors.

Bees –

- Most bees won't harm you unless you accidentally stumble over their nest. They're good for your landscaping and the planet in general, so leave the bees be.

Yellow Jackets –

- Yellow jackets, on the other hand, are stinger missiles. These common wasps can sting the same person or animal several times. They leave telltale pheromones that mark the victim for a mass attack from hive-mates.
- Avoid wearing bright flower-like colors.
- Trick them into thinking your patio is claimed by filling a paper bag with newspaper and hanging it from a tree.

Ants –

- Ants won't cross lines made of chalk, salt, talc, baby powder, or cinnamon; and, they shy away from bay leaves.
- Try feeding them Cream of Wheat or another food that expands. It will explode their stomachs.
- Spread borax around ant hills and patio/deck perimeters. Ants will eat it, causing them to dry up. Do not use this method anywhere that may be accessible to children or pets!

To read more go to: www.houselogic.com/blog/pest-control/ants-wasps-mosquitoes-do-no-harm-defense-or-all-out-war/#.

Community Room Calendar on the Website

Since the update of the community room, more residents have expressed interest in reserving it for small events. We have recently included a monthly calendar on the website that allows you to go through each month and see what's coming up, holidays, and if the community room is available for the date and time of your special event. Go to the PVHA website at www.parkwoodvillage.org and click on the "Community Calendar." If the date is open, contact management and we'll reserve the date and time for your event.

Upcoming PVHA Events

Sept. 7th Pool Closing Ice Cream Social (3-4:30 PM)



Oct. 26th Halloween Party (2-5 PM)



Jan. 1st, 2014 New Year's Day Open House (12-3PM)



PVHA Exchange Page on the Website



The PVHA Exchange Page is available to the residents of PVHA; and, its inventory is ever-changing. Email Management with your contact information, description, a picture, when possible, and dollar amount. 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.

2013 Annual Picnic

What a perfect day! Forty-four residents of the community spent the afternoon visiting with and getting to know their neighbors, sharing some great food, playing games, and listening to music. Twenty-two homes were represented making this the largest annual summer picnic ever.

A special "thank you" goes out to the Neighbor-to-Neighbor Committee for making this event possible. Your time, energy, and community spirit were greatly appreciated by all. Thank you to everyone who attended the picnic and for the wonderful dishes you prepared. You made the picnic a huge success!

PVHA Garden Corner



Whether you enjoy annuals or perennials, the beauty of a flower garden in full bloom enhances the appearance of everything around them.

This beautiful showcase of flowers growing within the Association was taken by James Moore, 4 Grand Canyon Drive.



Tips to help make cut flowers last longer –

- ☺ Cut flowers early in the morning. Flowers cut on a hot day won't last as long because the heat of the sun draws moisture from the plants.
- ☺ Remove all leaves from the part of the stem that will be submerged in water.
- ☺ Cut about ½ inch of the bottom of the stem at a 45 degree angle.
- ☺ Cutting the stems under water prevents air from getting into the veins in the stem of your flower.
- ☺ Split the stems about 1/2 inch from the bottom with a knife.



- ☺ To prevent an airlock from developing in tulips and preventing water in the stem from getting to the flower, pierce the stem at intervals with a needle.
- ☺ Change the water daily. Mist flowers with water.
- ☺ A teaspoon of sugar in the water helps renew flowers.
- ☺ Keep them out of direct sunlight and away from heat vents or drafts as this will make them wilt quicker.
- ☺ Remove any dying flowers as they emit ethylene gas that will cause the healthy flowers to wilt.

Information from Do It Yourself

For more tips go to:

www.doityourself.com/stry/flowersavetips#.UeqU-E0o5nI

Water Conservation Tips

The Association has seen a significant increase in water/sewage usage over the past six months. This is reflected in the City of Madison Water Utility bills. Please do your part to help conserve water.



- Run the clothes washer and dishwasher only when full. You can save up to 1,000 gallons a month.
- Wash fruits/vegetables in a pan of water instead of running water from the tap. Then, reuse it to water houseplants.
- If your shower fills a one-gallon bucket in less than 20 seconds, replace the showerhead with an inexpensive, easy to install, water-efficient model and save up to 750 gallons a month.
- Shortening your shower by a minute or two can save up to 150 gallons per month.
- Upgrade older toilets with water efficient models.
- Put food coloring in your toilet tank. If it seeps into the toilet bowl without flushing, you have a leak. Fixing it can save up to 1,000 gallons a month.
- By fixing a leaky faucet, you can save 300 gallons a month, or more.
- If you are still unable to determine if you have a leak, call management for assistance. All repairs are at the expense of the Homeowner.
- Turn off the water while brushing your teeth and save 25 gallons a month.
- Make sure there are water-saving aerators on all of your faucets.
- Turn off the water while you wash your hair to save up to 150 gallons a month.
- Turn off the water while you shave and save up to 300 gallons a month.
- If you drop an ice cube when filling your glass, don't throw it in the sink. Put it in a house plant instead.
- Set a timer when watering your plants. A running hose can discharge up to 10 gallons a minute.

Personal Property Home Inventory

The information provided below is available for viewing on the Office of the Commissioner of Insurance website:

If you've ever filed an insurance claim, you know how difficult it can be to recall items, specifics about an item such as purchase dates, detailed descriptions, etc. The link below is a home inventory guide provided by the Office of the Commissioner of Insurance where you can list all of the items in your home and have it at your fingertips if it's ever needed. *Taking photos of your belongings will be extremely helpful should you need to file a claim.*

http://oci.wi.gov/pub_list/pi-224.pdf

Neighbors Have Rights, Too

You share walls, patios, driveways, and walkways with people of all ages. They are your neighbors.

There is the professional who leaves early and arrives home late, the habitual cleaner who runs the vacuum at odd hours, the sports enthusiast expressing excitement over a call on TV, and the neighbor who has children that never get exhausted.

Due to the close proximity of the neighboring homes, the chance that you will hear noises from traffic, stereos, televisions, visitors, appliances and children being children is pretty much guaranteed. These are normal activities that take place throughout each day. But, keep in mind that everyone does not live their life by your schedule.

As the old adage goes, there are not enough hours in a day to get everything done we want or need to do. So, we work the hours required; then, we play, visit with friends, or simply relax as time permits. But even then we must be considerate of our neighbors' schedule in order to co-exist. What one neighbor may see as acceptable behavior, another may view as intolerable behavior. Through many noise related studies, it has been proven that persistent loud noise can disturb sleep, increase stress, and make neighbors irritable. So it is necessary to work with your neighbor to find that medium ground.

- Play your stereos and TVs at a moderate level. When possible, place your speakers on an inside wall.
- Don't let your car stereo announce your arrival or progression through the community.
- Be ready when you call a taxicab so they don't sit honking the horn (which is against the law.)
- It is not necessary to monitor your neighbor's visitors unless requested to do so.
- Unless harmful or illegal, what your neighbor has or does in their patio is of no concern to anyone else. Please respect their privacy.
- Children play hard and are rarely cooperative when it's time for bed. Have patience when you hear their resistance and consider how their parents are feeling.
- And, respect after hours' quiet time (between 10:00 pm and 6:00 am)



Neighbor Quotes:

When strangers start acting like neighbors... communities are reinvigorated.

"Be at war with your vices, at peace with your neighbors, and let every new year find you a better person."

Wisconsin Record



In June 2013, Madison, Wisconsin experienced the wettest first six months of the year on record. June was also the fourth wettest month in 145 years of records compiled by the National Weather Service. June of 2012 produced only 0.31 inches of rain while June of 2013 saw 10.86 inches.

Requests for Maintenance



All requests for service should be submitted through the PVHA website "Request Maintenance" page.

It is not an uncommon occurrence for maintenance or management staff to be approached by a resident who wants to submit a work order. Please understand that every work order is taken seriously; however, when the staff is already working on one project, it is their primary focus. A verbal request could result in miscommunication; or, worse yet, be completely overlooked.

Requests should always go through the office. By using the online form, work orders can be logged in directly and recorded as pending. This allows management to maintain scheduling and oversee what is or is not completed. Verbal communication with staff while in the field could put your request at risk if it's not properly recorded. If you do not have access to a computer, call the management office directly at 249-2736 and your request will be entered into the work order log.

PVHA Maintenance and 2014 Budget Information

As we move into the second half of 2013 a lot has happened. The major event was the replacement of two underground sanitary sewer lines running between 232 - 238 Grand Canyon and 246 - 254 Grand Canyon. Both areas were recently seeded; but, the middle of summer is not the preferred season for starting a lawn. We intend to over-seed and apply a turf builder compost to

both areas in early September. New plantings that can handle submerged roots and full sunlight have already been added in the water-holding area between 246 & 254 Grand Canyon Drive.



The total project cost for the sewer pipe replacements will amount to nearly \$30,000. The cost includes the initial Roto-Rooter work, Monona Plumbing (both exterior and under the basement floors in 244 & 246 Grand Canyon, repouring and filling under the concrete floors) plus estimated costs to install helical piers to stabilize the footings at the northwest corner of 244 Grand Canyon.

Due to this unexpected expense the storm drain project will not occur this year. We still plan to remove and re-grade a section of asphalt north of the garages at 242 & 246 Grand Canyon. Concrete replacement work will be limited to \$6,000 - \$7,000 (originally budgeted at \$10,000). Also, significant savings in a renegotiated contract with Waste Management will help to defray some of the cost of this major expense.

The biggest question is how much all of this work is going to affect next year's assessments. Expected increases in the City Water Utility costs and property insurance will likely require a 2% to 3% increase in operating costs along with an additional \$2/month increase in Reserve Assessments. This would result in a \$7 to \$8 increase in the monthly assessment.

We are in the beginning stages of preparing the 2014 Budget and would like to hear from the Members. If you have any thoughts, ideas, helpful suggestions, or concerns you would like addressed, please send them to: Management at Lou@coalmorton.com, Travis Warwick/Treasurer at twarwick@wisc.edu, or to any Member of the PVHA Board.



Near the entrances to 240 and 258 Grand Canyon spruce trees were removed and replaced with Weeping Crab and Colorado Spruce. We also intend to remove the arborvitae along the Grand Canyon entrance fence in this area and replace them with DeGroote Spire Arborvitae which is a very narrow variety reaching heights of 7' to 8' tall in 10 to 15 years.

Lou Glauner (Coal Morton) recently toured all of the walks in PVHA to mark them for this year's work. White paint indicates sections to be raised or replaced. Yellow paint indicates small dips or depressions which we will grind or patch.

Routine maintenance shearing of shrubs will start soon. We will adhere to residents special requests which we keep on file from past year's work. If you have a special trimming request please contact the Coal Morton office at 249-2736 or via email to Mary@coalmorton.com.



**MATTRESSES AND BOX SPRINGS – As of 7/29/13
THERE IS A \$10.00 FEE PER UNIT LEFT CURBSIDE**



The City of Madison Streets Division has begun recycling all mattresses and box springs put out for collection or brought to its drop off sites. **There is now a \$10 fee per unit to cover the cost of recycling.**

Residents must purchase a sticker to attach to the units left at the curb or brought to a drop off site. **If you plan to purchase a sticker on line, you will have to order a ten dollar electronics sticker as the mattress stickers are not yet available on line.** When purchasing a new mattress or box spring ask the retailer about their policy on removing old items.

No fee for Futon or Air Mattresses, Air Beds, or Pillows.

YOU MUST PURCHASE A STICKER FOR EACH ITEM WHICH REQUIRES A FEE. Stickers are NOT sold at the drop off sites. They are available at the city offices during regular business hours, at all Madison Public Libraries, and at madisonpay.com. Go to: www.cityofmadison.com/streets/refuse/appliances.cfm
Questions - Call 608-267-2626; or, Email: gdreckmann@cityofmadison.com

A \$35 FEE WILL BE CHARGED FOR THE FOLLOWING

Air Compressors, Ovens, Air Conditioners, Ranges, Copiers, Refrigerators, Dehumidifiers, Stoves, Large Commercial Appliances, Wood Stoves, Dishwashers, Trash Compactors, Dryers, Washers, Freezers, Water Heaters, Furnaces, Water Softeners, Water Coolers, Ice Machines, Large Medical Devices

A \$15 FEE WILL BE CHARGED FOR THE FOLLOWING

Fluorescent light fixtures, Microwave Ovens, Small “dorm” refrigerators weighing less than 50 pounds, Gas Grills, Lawn Mowers, Snow Throwers, Garden Tillers

\$5 AND \$10 FEES FOR TIRES

\$5.00 FEE PER TIRE
Automobile, Small Truck, and Motorcycle Tires

\$10.00 FEE PER TIRE
Car, Small Truck, and Motorcycle Tires ON RIMS
Large Truck Tires and Tractor Tires

The City does not accept large truck or tractor tires on rims or end loaders, graders, or other large equipment tires.

Check the City of Madison – **RECYCLOPEDIA** for all fees and regulations. And, check the City site for updates such as the new fee for mattresses and box springs.
www.cityofmadison.com/streets/documents/recyclopediapdf

----- IMPORTANT -----
When PVHA Owners put items at the curb/terrace without the required sticker, or items the City does not pick up (electronics/cardboard,) the cost to remove those items must be paid by the Association and will ultimately affect Association fees.
Also make sure it is the correct week. When you are unsure about an item, view the City **RECYCLOPEDIA**.
www.cityofmadison.com/streets/documents/recyclopediapdf

The City WILL NOT Pick Up the Following ...
**CPUs – MONITORS
LAPTOP COMPUTERS - TELEVISIONS**
These items must be brought to one of the locations listed below AND there is a \$10.00 fee.
Large console TVs will be picked up curbside (IF) a \$10.00 fee sticker is attached.

DROP OFF LOCATIONS – CLOSED HOLIDAYS

East: 4602 Sycamore Ave. - West: 1501 W. Badger Rd.

OPEN - December 7th through March 27th
Monday through Friday 7:30am - 3pm

OPEN - March 28th through December 6th
Mon., Wed., Fri., Sat., Sun. 8:30am - 4:30pm
Tues., Thur. 8:30am - 8:00pm

FREE OR LOW COST RECYCLING OPTIONS

Computers - *Goodwill* accepts computers, monitors, and printers for free at their donations centers located at:
2127 East Springs Drive . 4530 Verona Rd.
2501 Royal Ave. Monona

Habitat for Humanity ReStore - No Charge for computers and most computer components. **No Televisions or CRT monitors.**

Locations: 208 Cottage Grove Rd. 661-2813
5906 Odana Rd. 661-2813

Televisions - American & Best Buy Accepts TV's. Call them for details.

CARDBOARD – This belongs in your WASTE MANAGEMENT recycling cart. It will not be picked up from the city terrace.



When your cart runs out of room, either hold onto your trash/recyclables until the next scheduled pick up; or, ask a neighbor if you could put your bags in their cart.

If you've missed the pick up time/date, please do not deposit your trash in the carts at the side of the maintenance shop. These are used for the community room and for maintenance projects. Several times maintenance found them filled with boxes and bagged and open trash requiring sorting. No one should have to sort through your garbage or smell it at the pool or community room. PLEASE be responsible for your own trash.