



Parkwood Village Homeowners Association

www.parkwoodvillage.org

Summer of 2014

2014 Board of Directors

Dana Warren	President
Jennifer White	Vice President
Mark Habich	Treasurer
Marlene Reineking	Secretary
Jim Stahl	Director
Marilyn Virtue	Director
Nancy Evans	Director

Memoriam

PVHA lost a friend, neighbor, and Homeowner on August 6th when Mary Esch of 118 Grand Canyon Drive passed away. A memorial service was held on August 26, 2014.



Important Phone Numbers

- Dial **911** in the event of an emergency.
- Police non-emergency (608) 266-4948
- Animal Control Officer (608) 255-2345
- Graffiti Hotline (608) 246-4532
- Speeders Hotline: (608) 266-4624

Management Company

Coal Morton Incorporated

Phone: **608-249-2736**

Fax: 608-234-5952

For Emergencies Only: 608-259-2820

Louis Glauner: Lou@coalmorton.com

Maintenance, Projects, Schedules, Budget

Mary Glauner: Mary@coalmorton.com

Accounting, Fees, Website, Newsletter

Submit a service request: www.parkwoodvillage.org

Procedures For

Suggestions . Concerns . Complaints

- To share an idea with the community, request information on a specific topic, have a concern you would like the Board to address, contact the Board Secretary, Marlene Reineking. She will see that you are put on the Board agenda.
- Neighbor vs Neighbor issues that cannot be resolved amicably between neighbors should be brought to the attention of the Neighbor Relations Committee. Contact Management through written communication (letter or email) detailing the issue at hand. It will then be brought to the attention of the Committee where it will be reviewed and discussed. If deemed necessary by the Committee, a meeting of both parties will be requested to hear the concerns and to suggest compromises and equitable solutions whenever possible.
- General complaints or concerns (i.e. excessive noise, speeding, improper or illegal parking, etc..) should be directed to Management through written communication (letter or email). Written documentation constitutes a formal complaint which allows Management to address the matter. It also provides a record of the number of complaints received. Keep in mind that time of day is also a factor in many situations.



Insurance Information for Homeowners



Certificates of Insurance and/or a copy of the PVHA Master Policy are necessary for closings, refinancing, and sales. This information should be requested from the Association's insurance company by the Homeowner.

American Family Insurance / Agent: David Scher
637 E. Washington Ave., Madison, WI 53703
Phone: 608-249-3111 Fax: 608-661-0258

Monthly Board of Director Meetings

Monthly Board meetings are held on the second Monday of each month at 7:00 PM in the PVHA Community Room. Residents are welcome and encouraged to attend.

An agenda is sent out prior to the meeting listing scheduled topics of discussion. Occasionally, other topics may arise. Don't wait to hear about them. Consider attending a meeting.

Community Room Reservations

Now that the community room has been refurbished, private gathering reservations have increased significantly. Residents of the PVHA community are now using the community room for special events such as social gatherings, birthday parties, christening parties, baby showers, and where stamping and craft groups meet.



If you're looking for the perfect place to hold a small gathering, consider the community room. With new flooring, windows, and blinds, a kitchenette complete with sink, microwave, refrigerator, and coffeepot, all you need is to provide the guests.

Check to see if the room is available for the date of your event by going to the PVHA website at www.parkwoodvillage.org and click on "Community Calendar." Dates of scheduled use are marked with C-Room Reserved in them. If the date is open, contact Management at Mary@coalmorton.com and your event will be recorded on the calendar.

Safety Tips-Take Preventive Measures



- Be aware of your surroundings at all times.
- Limit use of your cell or earbuds when walking or biking.
- When walking during early morning or late evening hours, use the buddy system.
- Doors/windows should be secured.
- Close your garage door and lock any door to an attached garage.
- Remove your garage door opener from your vehicle when parking in the lot.
- If you will be away, stop your newspaper and mail service; or, have someone pick it up daily. Remove trash/recycling carts from the roadway before you leave or ask a neighbor to gather them for you.
- Never leave a message on the answering machine saying you are away.
- Never place keys under the doormat, flower pot, or other obvious places.
- Do not leave valuables in plain sight in your vehicle. Remove them when possible.
- Report suspicious persons, vehicles, or activities to Management; and, contact the police non-emergency number (608) 266-4948.
- If you think you hear someone breaking in, leave safely if you can, then call the police. If you can't leave, lock yourself in a room with a phone and call 911.

Graffiti

PVHA recently experienced some random acts of vandalism to personal property and Association property.



We asked Residents to report any suspicious activity which was then turned over to the officer in charge of the case. The Madison Police Department increased their patrols of the area and, within days, the suspects were apprehended. The MPD is in the process of contacting individual Homeowners who experienced property damage.

The legal term for graffiti/tagging vandalism is **Graffiti**. Graffiti is defined by Wisconsin Criminal law as intentionally writing, marking, or etching onto the property of another without their consent. In most circumstances, this offense is charged as a **Class A misdemeanor** and carries a potential sentence of 9 months in jail and \$10,000 in fines.

If the property is a highway, state property, owned by a juror, or if the damage is valued at more than \$2,500 you could face **Class I felony** charges. A class I felony carries a potential 3 ½ years in prison and \$10,000 in fines.

Slow Down and Give Pedestrians a "Brake."

At this time of year, foot and bike traffic is especially high. Children are at play throughout the day while young adults and many professionals are walking or biking to/from school and work or running to catch a bus. It is for their safety and that of everyone who resides at PVHA that the 5 MPH speed limit is clearly posted throughout the community. The speed limit is not negotiable.



If you feel that the speed limit is too slow ... then you've never had to back out of your garage on a corner or at an entrance to the property; or, you've never met an oncoming vehicle at the blind corner. So, if you do "feel the need to speed", take it to the highway or racetrack where it belongs. 5 MPH is the Rule. (See Rules and Regulations 5.B All Other Vehicle Parking #15) at www.parkwoodvillage.org.

Pool Closing for the Season



The PVHA pool will be closing for the season on **Sunday, September 7th at 9:00 pm**. A special thank you goes out to the Pool Team and the many volunteers that helped keep everything running smoothly.


Maintenance and Budgeting for Projects

For anyone who is purchasing, selling, or refinancing their condo, the strength of the Association's finances are of major concern to mortgage loan underwriters. Proof will be required showing that the Association is carrying adequate cash reserves and insurance. Maintaining the reserves requires having a reasonably healthy budget from which to work. To keep the budget in check, at times it is necessary to re-evaluate how much time and money has already been spent and if it would be more feasible to plan accordingly and carry the work into the coming year.



The needs of the community are foremost. However, other factors that affect the Association must also be considered. Most often, there will be increases to current services (i.e. trash removal, pest control, lawn care, snow removal, tree service, management, pool supplies and maintenance, general supplies, lumber, utilities, water, sewer, contracted work, and so on.) There are also unforeseen costs that arise such as the sanitary sewer project or home stabilization.

Additional factors include roofs, gutters, rotted wood, and general painting, items scheduled by the severity of the situation. Seasonal projects such as seeding and/or planting and concrete and pavement work are performed at a time best suited for their longevity.

 Each line in the budget reflects a reasonable dollar amount to work with during the year. At times it may become necessary to exceed that amount. But, to do so, especially on a regular basis, can negatively impact the budget. This is why volunteers are an important asset to every condo Association. Their commitment to lending a helping hand in all areas greatly helps to curb expenses and is a generous contribution to the community.

Unless covered by the Association's governing documents, interior projects and patios are limited common areas maintained by the Homeowner. Work performed in these areas is most often done by contractors at the Homeowners expense. When using a contractor, be sure to check their prior performance record, rates, and that they are bonded.

Cleaning Debris From Patios



Please do not rake debris from your patio into the common area. It is the Homeowners' responsibility to bag the leaves, weeds, twigs and sticks from inside their patio. They should then take the bags to the fenced-in area by the maintenance garage doors where the bags are picked up and disposed of by the lawn care service.

Condominiums For Sale at PVHA



118 Grand Canyon Drive - \$139,900
3 bdrms - 1.5 baths

246 Grand Canyon Drive - \$144,500
3 bdrms - 1.5 baths

What Happens When Your Payment is Late?

When buying, selling, or refinancing, a copy of your payment ledger is required by the lending institution to verify your payment history. Whether you are a few days or thirty days late or are behind in payments, not paying your condo fee on time may result in negative consequences beyond just a late fee. Your payment history can be the deciding factor to a financial/lending institution as to whether or not credit is extended. Late payments suggest a risk.



Payments are recorded when they are received, not the date written on the check. When mailing your check, allow sufficient time for it to arrive by the due date. If you are using a bill-pay service, **confirm the date you expect the payment to be mailed out** as financial institutions consolidate mailings. Example: Eleven checks were received on 9/2 for September's maintenance fee in a single envelope. The checks were dated 8/26 through 9/3 meaning that one payment arrived a week after the requested date, nine were as scheduled, and one was early and could not be deposited with the others.

Electronic checking has also faced other challenges, especially when a payment amount is changed. When contacting your financial institution to set up your monthly payments, you must inform them if this is a "one time" payment" or a "continual payment." If you do not, you risk the payment reverting back to the earlier amount the next month; or, as in some cases, two checks are sent monthly. One is in the original amount while the other is in the new amount. This is an unexpected jolt to anyone's bank account.

Madison Parks Moonlight Movie Series

When: September 26th, 2014
Where: Garner Park
333 South Rosa Road
Movie: Apollo 13
Time: 7:00 PM



To learn more about this event, go to:
www.cityofmadison.com/parks/celebrate/moonlightmovieseries.cfm

PVHA Annual Meeting – Save the Date

The 2014 PVHA Annual Meeting
of the Membership will be held on



Thursday, November 13th at 7:00 PM
Schwoegler's Entertainment Center
444 Grand Canyon Drive . Madison, Wisconsin

Bats and Rodents



Chipmunks, squirrels, groundhogs, skunks, bats and the like are not covered under the (PPC) Professional Pest Control contract; and, their removal requires the use of a company specializing in this service.

If one of these animals invade your limited common area (i.e. home, garage, patio) it is the Homeowner's responsibility to have it removed. Maintenance will help when possible but are limited due to safety concerns, liability and legal repercussions. The Homeowner should contact a wild animal removal company such as one listed below.

- Critter Control – 608-273-1318
- Cedar Ridge Pest Control – 608-592-5737
- Bohmz Pest and Animal Control - 608-201-0807
- Allstate Animal Control - 1-888-488-7720
- Professional Wildlife Removal - 608-770-7600

Wild animals in the common areas are handled by the Association. Don't touch injured or "orphaned" wild animals. Call the Dane County Humane Society at (608) 838-0413 or the Emergency Animal Clinic at (608) 274-7772 for further instruction.

West Nile Virus (WNV) Concerns

Management received reports from Homeowners concerned about the West Nile Virus after finding two dead crows on the property. They appeared to have been attacked by a predator such as a hawk. But, Residents can take simple precautions to help reduce the spread of the West Nile Virus by:

- Eliminating stagnant water, regularly cleaning your bird baths, and by emptying water containers where mosquitoes may breed.

If you find sick/dead corvid (crow or jay) call the **Dead Bird Reporting Hotline at 1-800-433-1610**. This hotline set up by Wisconsin state health officials will be available from May through October. If any other birds or mammals are showing [clinical signs of WNV](#) contact the local [DNR office](#).

Meals for Westside Seniors Served

Nutritious and affordable meals for Seniors (60 and older) are served 5 days a week at two locations on Madison's west side: West Madison Senior Center, 602 Sawyer Terrace near Hilldale Mall, and the Lussier Community Education Center, 55 S. Gammon Road next to Jefferson Middle School.

There are also special Saturday night dinners with entertainment on the Second Saturday of the month at the West Madison Senior Center. The meals are sponsored by the West Madison Senior Coalition and the Dane County Area Agency on Aging.

The suggested minimum donation is \$4.00 per meal for those persons who are 60 or older; but, please pay only what you can afford. The cost to anyone under 60 is \$7.50.

Bus transportation is available for daytime meals for \$1.00 roundtrip. www.westmadisonseniorcoalition.org

PVHA Ice Cream Social

All Residents are invited to attend the
Annual Ice Cream Social.

WHEN: Saturday, September 6th, 2014
WHERE: PVHA Community Room
TIME: 3:00 PM to 4:30 PM

Interested in a PVHA Craft Fair?

PVHA has many Residents with special talents, specific products, or offer select services. With the gift-giving season around the corner, we're looking for anyone who would be interested in selling their homemade items, wares or services by participating in a PVHA craft fair.



Do you ...

- Knit or crochet
- Do woodwork
- Can you bake
- Make cards
- Do stained glass or other artwork
- Make ornaments, candles, etc.



Please contact Dana at djwarren5703@hotmail.com or Management at Mary@coalmorton.com if you have an interest in participating in a craft fair.