



# Parkwood Village Homeowners Association



2014 Winter Edition

[www.parkwoodvillage.org](http://www.parkwoodvillage.org)

## 2015 Board of Directors

Jennifer White	President
Bonnie Buzogany	Vice President
Mark Habich	Treasurer
Marlene Reineking	Secretary
Jim Stahl	Director
Nancy Evans	Director
Susan Golz	Director

## Management – Coal Morton Incorporated

Phone: 608-249-2736 **Emergency:** 608-259-2820

Maintenance Requests should be submitted through the PVHA website at [www.parkwoodvillage.org](http://www.parkwoodvillage.org)

**Louis:** Maintenance, Projects, Schedules, Budget  
[Lou@coalmorton.com](mailto:Lou@coalmorton.com)

**Mary:** Fees, Account Information, Newsletter, Condo Questionnaires, Website, Directory, PVHA Calendar  
[Mary@coalmorton.com](mailto:Mary@coalmorton.com)

## Insurance Information for Sales or Refinancing



Certificates of Insurance and/or copies of the PVHA master policy are required for closings, refinancing, sales, etc. and should be requested from the Associations' insurance company **BY THE HOMEOWNER.**

Please contact American Family Insurance  
Agent: David Scher **Phone: 608-249-3111**  
637 E. Washington Ave., Madison, WI 53703

The PVHA Governing Documents are available for printing on the website at [www.parkwoodvillage.org](http://www.parkwoodvillage.org). Management completes the condo questionnaires. Email the request to: [Mary@coalmorton.com](mailto:Mary@coalmorton.com).

## New Homeowner



Lillian McGrath is the new Owner of 6652 Offshore Drive. Please take a moment to welcome her to the PVHA community.

## Condolences



Isaac Linney of 38 Grand Canyon Drive passed away on Friday, Dec. 5th due to complications of diabetes. A memorial celebration of Isaac's life will be held on Sunday, December 28, 4 – 7 p.m., at the Harmony Bar & Grill, 2201 Atwood Avenue in Madison.

Online condolences: [www.gundersonfh.com](http://www.gundersonfh.com).  
Gunderson West Funeral & Cremation Care  
7435 University Avenue - (608)831-6761

## New Fees as of January 1, 2015

The 2015 Budget was approved at the 2014 Annual Business Association Meeting. Effective January 1, 2015, monthly fees will be as follows:

- 1.008% of ownership – **New Fee \$259.00**  
(Previously 255.00)
- 1.057% of ownership – **New Fee \$271.50**  
(Previously 267.00)

If you are using a "bill pay" service to pay your monthly condominium fee, please notify your financial institution that the new fees are due beginning **January 1, 2015.**

Fees are due on the first day of each month. They are not considered late **if payment is received on or before the tenth of the month in which it is due.** The date that appears in your account ledger is the day the check was received, not the day it was mailed. Make sure your payments arrive on time to avoid penalties.

## Waste Management Trash Pick UP ...

**Please do not put your Waste Management bins out until after 12:00 noon on Friday. This is a holiday week which moves trash pick up to one day later. This Friday pick up will be delayed until Saturday, December 27<sup>th</sup>. The following week will be January 3<sup>rd</sup>.**

## Plan Ahead –Surviving Winter

Plan your travels and check weather reports so you know what's ahead. Latest road conditions are available on the Wisconsin Department of Transportation travel info website at [www.511wi.gov](http://www.511wi.gov) or by calling 511.



Let both parties at each end of your trip know where you are going and your route. Report your safe arrival. Give both parties your cell phone number and license plate number before you start your trip.

(Carry a winter storm survival kit in your vehicle.)

- Blankets or sleeping bags
- Flashlight with extra batteries
- First-aid kit
- Shovel, tools, booster cables, ice scraper
- High-calorie non-perishable food (raisins, candy bars, energy/protein bars, etc.)
- Sand or cat litter to use for traction
- Cell phone adapter

For more recommendations, go to "Ready Wisconsin."

[http://readywisconsin.wi.gov/winter/winter\\_weather\\_facts.asp](http://readywisconsin.wi.gov/winter/winter_weather_facts.asp)

## Being Safe and Thoughtful

It can be difficult getting around in winter weather. But, there will be times when you must go out. Icy, snowy roads and sidewalks make it easy to slip and fall. So, be sure to wear shoes or boots with good traction and non-skid soles. Never assume any sidewalk that appears clear is free of black ice. It's winter. Temperatures rise and fall throughout the day causing snow to melt and refreeze. Always watch your footing. If at all possible, wait until the roads and walkways have been cleared before going outdoors.

Prepare your home and cars. Prepare for power outages and outdoor activity. Above all, be prepared to check on family and neighbors who are especially at risk from cold weather hazards.



Many older adults have less contact with their friends during the cold months. This can make them feel lonely or isolated. Family members should check in as much as possible. Even a brief phone call can make a big difference. Consider a check-in system where a friend, neighbor, or family member looks in on the designated person on a daily basis. It will give them something to look forward to.

## Close Your Garage Doors

During their monthly service, Professional Pest Control noticed several garage doors that were not fully closed. In some cases, this was deliberate while in others it was a problem with the door itself. Please consider contacting your garage door company if you are experiencing any kind of problem with your door.

An open door will allow blowing/drifted snow to find its way into your garage, can cause a major loss of heat in your home, allow critters to take up residency, and it presents a crime of opportunity for burglars. Always keep your garage door closed and locked. Once a burglar gets inside your garage, they can roam about freely.



An open garage door, an accumulation of newspapers, uncollected mail, or a dark home are all an open invitation to a would-be burglar. If you're going to be away, ask a neighbor or family member to pick up your newspapers and mail; and, use a timer on an interior light.

## "Request Maintenance & More" on the Website

The "Request Maintenance" form on the PVHA website may be used for more than a service request. You can:

- Submit a work order
- Make a vehicle change
- Request parking stickers



By using the website to submit a service request ...

- It insures there will be a record of your request on file;
- Management can track the number and type of requests being submitted by address;
- You minimize the possibility of a request being overlooked that may have been given to someone working out in the field; and,
- You bypass busy phone lines. Management uses more than one phone line; and, some calls can be quite lengthy.

If you do not have access to a computer, by all means, call the office at 249-2736.

## Chief Koval's Blog

### Holiday Safety Tips - December 2014

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With the winter chill in the air and the approaching holiday season, the Madison Crime Prevention Unit has several tips for your safety.

Your personal safety should always be on your mind when out shopping and in the public. During the holiday season people are usually distracted by their shopping list and large crowds.

This time of year, remember not to expose your cash or credit cards while in public. As we become distracted, we may not take the normal precautions.

Remove gifts from your car that are visible or cover them with a blanket. Be aware of someone following you from the store to your car.



If you purchased an electronic item, think about placing the bag in another bag so that you are not advertising what you have bought. Keep at least one hand free. Don't over burden yourself by carrying too many items.

Keep your phone in your pocket so that if your bag, wallet, or purse is stolen you can still call the police. Keep the phone number of your credit card security contact programmed in your phone or written somewhere you can get to it quickly if your credit card is stolen. Be aware of all the cards and personal information that you carry in your wallet, purse, or bag.

At home, be aware of what you advertise to the public passing by your residence. If you purchase a large TV make sure you break down the box so that it is not visible when placed in recycling. Close blinds so that would-be criminals are not able to see into your residence.



When leaving for several days, put a stop on mail and newspaper delivery. Use several timers that can be placed at different locations in your home. Make arrangements for snow removal. Always lock windows and doors. Don't post personal information about travel plans or post photos that identify your location.

When making travel reservations on VRBO (Vacation Rental by Owner) or Craigslist rentals, make sure that the owners email has not been hijacked. This can happen when a suspect takes over the owners email and interacts with a potential renter. The suspect then gives instruction on how to make payment. The legitimate owner is unaware of the interaction.

Confirm that you are making the payment to the real owner by checking the owner's website or other rental sites. Check those sites against VRBO to see that the information matches. Confirm by phone with the owner before you pay and be careful of property owners that don't take credit cards or checks.

This time of year brings with it an increase in potential victims. Practice personal safety measures and be aware of your surroundings. Stay alert and be safe.

To schedule a personal safety course for your business or organization contact, Madison Police Department Crime Prevention Coordinator Rodney Wilson at [rwilson@cityofmadison.com](mailto:rwilson@cityofmadison.com) or call 266-4238

*This post was authored by PO Rodney Wilson  
Posted by: Chief Koval  
Article suggested by PVHA Resident, Caroline Essert  
Share this article with a friend:  
[www.cityofmadison.com/police/chief/blog/?Id=6237](http://www.cityofmadison.com/police/chief/blog/?Id=6237)*

## Dogs – Cats – And The Law

Over the past few weeks, Residents have reported that dogs are using the common area regularly; and, Pet Owners are not picking up afterwards.



The following Madison General Ordinances (M.G.O.) pertains to your responsibilities for **cleaning up after your dog**. **Fines for violating any of the ordinances below are \$100.**

- ALWAYS carry equipment sufficient to clean up your dog's feces whenever you and your dog are off your property. M.G.O. 7.322(2).
- Do not allow your dog to defecate on any property, public or private (except your own property), unless you *immediately* remove, and properly dispose of the waste. M.G.O. 7.322(1).
- Do not allow dog feces to accumulate on your property. M.G.O. 7.37(8).

Please notify Management if you see someone letting their dog run loose or not cleaning up afterwards. This is a serious matter that affects everyone.

## Holiday Notice



The Coal Morton Inc. office will be closing at 12:00 noon on Wednesday, December 24th for the holidays and will reopen on Monday, December 29<sup>th</sup> at 9:00 AM. We wish everyone a wonderful Christmas and a safe, healthy, and happy New Year.