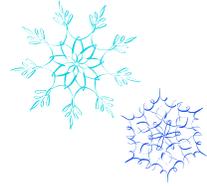




Parkwood Village Homeowners Association Winter News ... Welcome to 2012



2012 BOARD OF DIRECTORS

President – Dana Warren
 Vice President – Gail Brittan
 Secretary – Marlene Reineking
 Treasurer – Travis Warwick
 Director – Jim Stahl
 Director – Robert Webb
 Director – Marilyn Virtue

MANAGEMENT COMPANY

Coal Morton Incorporated

Office: 608-249-2736

Emergency Only: 608-242-1776

Fax: 608-234-5952

Lou@coalmorton.com

(Service Schedules/Budget)

Mary@coalmorton.com

(Account Information/General Questions, etc.)

Mailing Address:

Coal Morton, Inc., 2318 Superior St., Madison, 53704

MAINTENANCE REQUESTS

Please submit service requests through the PVHA website whenever possible at:

www.parkwoodvillage.org.

If you do not have access to a computer, call 249-2736.

PVHA COOKBOOK

We still need more recipes for the PVHA Cookbook. Please share some of your favorite recipes or holiday dishes. You can email them to Judy Carlson at sunnyboy1@tds.net; or, mail them to 102 Grand Canyon Drive.

*** NEW FEE AMOUNT FOR 2012 ***

Reminders were sent in December regarding the new PVHA fees beginning on January 1, 2012. Please notify your financial institution of this change if you have an automatic payment plan set up.

\$234.00 becomes **\$246.00**

\$245.00 becomes **\$258.00**



PVHA EXCHANGE PAGE REMINDER

The PVHA Exchange Page has been added to the website where PVHA Homeowners can list items for sale or purchase. Once listed, it becomes the responsibility of the Homeowner to notify management when an item is sold so it can be removed from the website. All transactions are strictly between the Homeowner and the purchaser. The Association and/or management is not responsible for the condition of a product and is not involved in the transaction. Visit the Exchange Page at www.parkwoodvillage.org.

PARKING REMINDER



Homeowners are assigned two parking tags and are required to display them from your rear view mirror when parked anywhere in the PVHA lot.

Please read the Parking Policy. Vehicles must be operable, properly licensed, and be moved every 72 hours. Additionally, they must be moved following a snowfall that requires plowing of the lots. Inform management of any change in vehicle or plate number so an accurate list can be maintained.

UNWANTED MAIL

There's help to cut down on the volume of unwanted mail that comes to your mailbox. Visit the following: cityofmadison.com/streets/recycling/junkMail.cfm

MONTHLY BOARD MEETING MINUTES

It was discussed and approved at the November Board Meeting that Minutes will be made available on the PVHA website following the next month's meeting after having been formally approved. This is a necessary change that will allow time for revisions such as misspelled names and addresses, clarification on topics, and more accurate reporting.

In the interim, management will send emails to Homeowners who have provided email addresses and mailings to those without access to email of upcoming events, items of concern, and topics that warrant further consideration or discussion.

CONDOMINIUM LIEN RELEASE PROCEDURE

A condominium lien is filed with the Dane County Clerk of Circuit Courts when your PVHA monthly fee balance reflects a delinquency of two or more months. The lien becomes a matter of public record and appears as an open debt until it is paid in full.

Once the lien is "satisfied" (paid in full) management will issue you an original Release of Lien form with the case number assigned by the Clerk of Circuit Courts stating that the lien has been satisfied. **It is then YOUR responsibility to see that this form is filed with the Clerk of Circuit Courts along with a \$5.00 fee required by the court when the form is submitted.** This can be done in person at the Clerk of Circuit Courts Dane County or by mail. Management will provide you with simple instructions along with an original Release of Lien. Copies are not accepted by the court.

CHRISTMAS TREE COLLECTION *** STARTS JANUARY 9, 2012 ***



The Streets Division will begin collecting Christmas trees on January 9th.

Residents should place their trees at the city curb and they will be collected as soon as possible. Snow and ice control activities will have priority over tree collection which could delay collection should there be a significant snowfall. For complete schedule information call 267-2088 or visit www.cityofmadison.com/streets.

Remove all lights, stands, ornaments and tree bags from your tree before placing it at the city curb. Trees that are not properly prepared will NOT be collected.

BEING PART OF A TEAM by Grace Wyngaard

My name is Grace Wyngaard and I was asked to describe my experience as a swimmer.

I began swimming for Badger Aquatics Club (BAC) and for the Middleton Gators about three years ago. I have been very fortunate to have been through some fabulous training with wonderful coaches. Also, I have experienced racing with many different swim teams.

Recently, I went to the All City Meet which included all Madison teams. This took place at the Parkcrest pool. I feel that it is very exciting and exhilarating to be a part of this. I have a great time seeing all my friends on my team and friends from school as well.

Overall, swimming has helped me with my confidence and has made me lifelong friends.

See ya at the pool.

Note: Grace resides at 6618 Offshore Drive. You will most likely meet her at the pool during the summer months. Her achievements, energy, commitment, and bond with her teammates is an inspiration to all of us.



FROM THE MANAGEMENT COMPANY

The second drainage project, garage door wraps, siding repair/replacement, gutter cleaning, fence repairs, kick-out flashings, shrub trimming, tree trimming/replacement, and concrete work – these are the many projects that management focused on in 2011. While some were seasonal and others carried over from previous years, most all are completed.

Garage door wraps and the installation of kick-out flashings will continue throughout 2012 as is needed. The continuation of the roof replacements scheduled for 2012, ongoing fence repairs, and concrete work will continue as weather permits.

Of note: A kickout flashing is a small piece of "L" shaped metal that slips under the wall flashing and is angled out to divert water into the gutter and away from the wall where it could penetrate your home and cause unseen moisture damage.

A complete list of accomplishments is available under Management at www.parkwoodvillage.org

MY WINTERIZATION CHECKLIST

- ☑ Smoke alarms, fire alarms, carbon monoxide detectors installed and working properly
- ☑ Furnace and chimney serviced by a certified technician -- *This should be done at least once a year to prevent fires and other problems.*
- ☑ Furnace cleaned, lubricated, and properly adjusted – *Reduces energy use.*
- ☑ Furnace filters changed
- ☑ Ceiling fans reversed to clockwise – *Air is circulated back into the living space.*
- ☑ Outdoor hoses have been drained and put away
- ☑ Exterior water spigots have been drained and shut off – *Helps to prevent pipes from freezing*
- ☑ Water heater has been turned down – *Lowering the temperature to 120 degrees F or less could reduce your water heating costs by up to 10%.*
- ☑ Thermostat is turned down -- *For every degree you lower your thermostat, you can save between 1% and 3% of your heating bill. A programmable thermostat can save an average family around \$180 a year.*
- ☑ Exposed pipes are insulated – *Decreases the chance of pipes freezing.*
- ☑ Ducts sealed -- *10% to 30% of heated (or cooled) air in an average system escapes from ducts. A profession technician can test your duct system and fix any problems. Per the American Solar Energy Society, properly sealed ducts can save an average home up to \$140 annually.*
- ☑ Window and door drafts addressed -- *According to the U.S. Department of Energy, drafts can waste 5% to 30% of your energy use. Replacing windows can be expensive. Inexpensive window insulation kits are available at most hardware stores.*
- ☑ Storm door – *Installing a storm door can increase energy efficiency by 45%, by sealing drafts and reducing air flow.*
- ☑ Insulation added -- *Adding insulation in your walls and attic floor is one of the best ways to save energy and money in your home and help prevent ice dams.*

Learn about local, state, and federal tax credits that can help homeowners install renewable energy and energy efficient projects. Database of State Incentives for Renewables & Efficiency: <http://www.dsireusa.org/incentives/homeowner.cfm?state=WI&re=1&ee=1>

PVHA “SPECIFIC” WINTER NOTES



Drain and shut off your exterior faucet. As your home may house the shut off for more than your home and/or the entire building, it may be necessary to contact management to help determine which one to shut off.

Keep snow away from your gas meter. There is a vent that, if covered, could cause your furnace to turn off resulting in an expensive service call to a heating company.

Keep an eye on your dryer vent. Heat from your dryer typically keeps the snow melted in that area. In a large snowfall, it is always wise to make sure the vent is cleared so your dryer functions properly.

Most older furnaces vent through the roof. If you have a newer furnace that vents through the wall to the outdoors using a white PVC pipe, you will need to keep the vent cleared of snow to prevent the furnace from shutting down.

A snow shovel is a good investment to maintain the level of snow around your gas meter and dryer vent.

Homes with a fireplace – Your fireplace and chimney should be inspected by a professional before use to be sure everything operates safely and efficiently. If you have a fireplace but don't use it, close the damper to prevent drafts. Magnetic and quilt-like covers are also available at stores as added protection against drafts.

PVHA Homeowners are required to move their vehicle(s) every 72 hours. Additionally, vehicles must be moved after a snowfall where plowing is required. If the lots and roadways are plowed prior to moving your vehicle, the vehicle must then be moved to a plowed space or the city street.

2012 RECYCLOPEDIA & LARGE ITEM PICK-UP

The 2012 Large Item Pick-up Schedule for the City of Madison can be found on line at: cityofmadison.com/streets/documents/friA.pdf

Please use it to determine the dates for “large item pick-up” only as PVHA refuse and recycling is performed by Waste Management. The dates to place items on the curb are located in the triangles.

The 2012 Recyclopedia is now available online (no longer mailed) and all 24 pages can be printed from the website. Pgs. 9-10 provide collection information and the fees to dispose of certain items. Go to: cityofmadison.com/streets/documents/recyclopedia.pdf

NO WALKER LEFT BEHIND

John Lowrey of 222 GCD has always been an avid runner. Unfortunately, he sustained a serious leg injury during one of the many competitive races he participated in this year that required surgery. Though this will limit John's future activities as a long distance runner, he has been given medical approval to pursue 5Ks once his injury has healed.



As a healthy community activity, starting in March of 2012 and weather permitting, John hopes to organize a group of Homeowners who would be interested in forming a walking group. His mission is to get people actively involved in doing something that promotes health, builds friendships, and would be fun.

There's no excuse that you wouldn't be able to keep up as the pace of the group will be determined by the slowest walker. Walks will be under one mile; so, get up, get out, and enjoy yourself. This is an opportunity for individuals and families to shrug off those winter blues and get ready for summer.

If you are interested in participating, you can reach John via email at maddog2@chorus.net.

TREE REPLACEMENT



Some trees saw the end of their life cycle such as the spruce that once stood majestically at 134 Grand Canyon. It has been replaced by a healthy young tree. Thank you to all of the Homeowners who helped keep the new plantings watered.

MADISON AREA CSA COALITION 20TH ANNUAL CSA OPEN HOUSE

You are invited to meet local farmers in person and learn more about how to receive fresh foods from a community supported agriculture (CSA) farm at the Madison Area CSA Coalition's 20th Annual CSA Open House event (Sunday, March 18, from 1-4 pm, at Monona Terrace.) This family-friendly event features a diverse array of CSA farms, a key note speaker, kids' activities, music, a raffle for great prizes from local businesses, and information sessions to showcase the many benefits of CSA. Enrollment for CSA shares will be accepted. Go to the PVHA website under Community News or visit www.csacoalition.org for more information.

2012 PVHA DIRECTORIES

We are anticipating that the 2012 Parkwood Village Homeowners Association Directories will be ready and available for delivery during the second week of January.



As she has done for so many years, Sue Goldstein (6614 Offshore Drive) and volunteers will be walking door-to-door hand delivering the directories to each household.

GIFT CARDS

Though always given with the best intentions in mind, everyone has received a gift card to an establishment where they don't or won't shop. These gift cards tend to get tucked away somewhere in a drawer and are forgotten about.



According to a Mass. Consulting firm, 10% of the 58.3 billion cards purchased this year will never be used.

This causes problems for the retailers because they have to record the money as a liability for a period of time. This makes their financial report off for that period. But, after that point when the cards are no longer valid, as many have an expiration date, the company can report the money as 100% profit.

There are websites where you can trade, direct sell, or auction off those unwanted gift cards. As with any website, especially those that ask for personal information, you should always check first with the Better Business Bureau before proceeding. We do not endorse these particular sites and are only informing you of their existence.

www.swapagift.com is said to be the leading Internet site that provides a forum for buying, selling, swapping merchant gift cards.

www.giftcardbazaar.com is said to be the best place on the Internet to buy and sell discounted gift cards.

There are other ways to make those gift cards useful that would be a blessing. Donate them to a charity where you know they will be put to good use. The gift of food and clothing to those less fortunate is invaluable. So, the next time you receive a gift card you won't use, enjoy the gift of giving by passing it along to a place where it can make a difference.

HELPFUL ADVICE FOR CONDO CO-EXISTENCE

Communication is the key to getting along in condominium living. It is often the best way to prevent and resolve conflict. You don't have to be friends or spend time together to achieve a peaceful coexistence; but, you can still be a good condo neighbor.

- Say hello. Introduce yourself.
- Provide a heads up. Planning a renovation project or hosting a party that would increase noise level or the volume of traffic. Not everyone lives on your schedule.
- Do unto others. Treat your neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, projects, etc.
- Know your differences. Make an effort to understand each other. Differences in age, ethnic background, or years in the community can lead to expectations or misunderstandings.
- Consider the view. Keep areas of your limited common area that others can see presentable.
- Appreciate them. If the neighbors do something you like, let them know. They'll be pleased you noticed, and it will be easier to talk later if they do something you don't like.
- Stay positive. Most people don't try to create problems. If a neighbor does something you find irritating, don't assume it was deliberate.
- Tolerance is important. Politely let your neighbors know if they do something that constantly annoys you. It will be appreciated in the long run.
- Be respectful. Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create undo trouble.
- Reclaim calm. If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Do not respond if you are angry.
- Listen carefully. When discussing a problem, try to understand your neighbor's position and why he/she feels that way.
- Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

TEAM *Together Everyone Achieves More*

PHONE BOOK DELIVERY



As many as six different phone books may be delivered during the year in Madison.

To stop delivery, go to the phone book section under recycling: cityofmadison.com/streets. Or, visit the site directly, request one book, and stop all others. cityofmadison.com/streets/recycling/phoneBook.cfm

2011 DRAINAGE PROJECT



Second Drainage Project 102 to 132 Grand Canyon

← Water pools following rain or melting snow.



Work was performed by Badgerland Excavating and Poblocki Paving.

This was the second of four planned major drainage projects. The next project will be completed in 2012 with the final one in 2013.

RAISING THE GARAGES



Over the course of several years, the garages located at 34 and 36 Grand Canyon Drive sank 4 to 6 inches.

Work was performed by RaiseRight Inc. to level and stabilize the foundation. The work involved excavating down to the footing around the perimeter of the foundation and installing eleven piers 30 feet into the ground. The piers were then attached to the base of the foundation and footing with heavy-duty steel brackets. The garage foundation on both sides was then raised hydraulically to return the building to its original position.



PVHA EVENTS

“Halloween at the Community Room”



“Community Room Decked for the Holidays”



2012 UPCOMING EVENTS

“ANNUAL GARAGE & BAKE SALE”

Sponsored by the Neighbor-To-Neighbor Committee



“THE BIKE CHECKUP”

Performed by the bike guru himself,
Jim Stahl



***** BE A PVHA VOLUNTEER *****

The Committees are always looking for Homeowners who would like to be more involved in the community events. If you have the time, please contact Dana Warren at 833-5703 or any Committee Chairperson to let them know you're interested and available.

Neighbor-To-Neighbor Committee
Nancy Evans
836-7201

Green Committee
Sue Cesnik
827-3060

Property Committee
Kathryn Moore
354-3290

Pool Committee
Linda Borchart
833-1773

“TEAMWORK”

Never doubt that a small group of thoughtful, committed people can change the world. Indeed, it is the only thing that ever has. ~Margaret Meade

Regardless of differences, we strive shoulder to shoulder... Teamwork can be summed up in five short words: "We believe in each other." ~Author Unknown