

**Parkwood Village Homeowners Association**  
**Newsletter 2021**  
Third Quarter



**2022 PVHA Board of Directors**

President: Dana Warren  
Vice President Susan Day  
Secretary: Marlene Reineking  
Treasurer: Laura Armstrong  
Director: Nancy Evans  
Director: Shelby Loftus  
Director: Jim Stahl



**Management**

Coal Morton Incorporated  
(In-Home Office Address)  
2318 Superior St., Madison, WI 53704

9:00 AM to 3:00 PM (Monday through Friday)  
Sat./Sun. By Appointment Only

Home/Office Line: 608-284-9676  
In a serious Emergency: 608-259-2820

Lou@coalmorton.com  
Mary@coalmorton.com

**PVHA 2022 Budget Approved and New Assessment Amounts**

The 2022 Budget covers maintenance, services and insurance for the Common Areas in PVHA as specified in their Declaration. It also provides funding for future major replacement projects.

A Budget Hearing was held on Monday, October 25 for Homeowners to ask questions and provide input prior to the PVHA Annual Business Meeting. The Membership voted on Thursday, November 11, and the 2022 Budget was approved.

**2022 Assessment Amounts**

**There is a 4.0% increase in the assessment for 2022.** This is the first time in eight years that the increase is greater than the average rate of inflation (2.2%). The monthly assessments will increase from:

If you currently pay \$284.00, your monthly assessment for 2022 will be **\$295.00**

If you currently pay \$297.00, your monthly assessment for 2022 will be **\$309.00**

**This increase goes into effect on January 1, 2022.**

For Homeowners on ACH payments there is no action required and the amount will be automatically adjusted for the January 2022 assessment payments. Copies of the approved 2022 Budget and the recently updated report from Reserve Advisors are available on the PVHA website.

## TDS Fiber Goes Active

Just recently TDS informed management that the newly installed Fiber optic cables in PVHA are now active. The new Fiber can combine hi-speed Internet, TV and phone service. For more information visit [www.tdstelecom.com](http://www.tdstelecom.com) or call 1-855-220-2592.

## Major Projects from 2021

### **Amended Declaration**

A Condominium Declaration, also sometimes known as Master Deed, is a fundamental document that establishes the existence of and further governs the use and maintenance of a condominium property. It is regulated by the Condominium Act and it includes legal descriptions of the condominium & of each individual unit, the nature and scope of the development project (when applicable), and several provisions regarding the use of the condominium units & common areas. Significant work was put into the Amendment of PVHA's Declaration. Eventually 73 Consent Forms were signed by the Homeowners and then approved by their Mortgage holders as applicable. The Amended Declaration is currently in the final review and approval stage with the City Planning Division. Once approved the documents will be recorded with the Register of Deeds. Once recorded it will be the new governing document for PVHA at which time copies will be made and delivered to all Homeowners.

### **Landscaping**

Boley Tree Service performed maintenance pruning earlier this year. Just recently they removed a very large ash tree in front of 6602 Offshore and installed a Japanese Tree Lilac. This ash tree was suffering from the Emerald Ash Borer which was also the reason the city removed several terrace ash trees in 2020. As noted in the 2022 Budget there are three more ash trees near 6608, 6616 and 6624 Offshore slated for removal in two to three months. Coal Morton also removed and replaced 42 shrubs at several PVHA homes. The majority of the work was to plant shrubs that would grow to the appropriate size for the space available in their location.

Please email [Lou@coalmorton.com](mailto:Lou@coalmorton.com) if there is a landscape or maintenance project you would like to see addressed as we move into the New Year.

### **Main Water Shut Off Valves for Each Building**



The information provided in the box to the right is a list of the units who have two shutoff valves in their unit. One is for their unit while the other shuts off water to the entire building.

At times you will be asked to turn your building valve off. If a plumber is replacing pipes in a unit inside your building or putting in a dishwasher, etc. he may need the entire building's water to be shut off until he can complete the job. You will be provided with the date, arrival time, and be informed on approximately how long the job will take. However, a recommendation would be to run some water into a container to have on hand for drinking or cooking just in case everything doesn't go as planned.



We understand that this may not be the best setup; however, it's what we must go with and hope that everyone will be cooperative when such situations do arrive.

Main Water Shutoff Locations	For PVHA Units Listed Below
4 Grand Canyon	2 - 14
24 Grand Canyon	16 - 24
38 Grand Canyon	26 - 38
114 Grand Canyon	102 - 120
126 Grand Canyon	122 - 132
140 Grand Canyon	134 - 146
202 Grand Canyon	202 - 216
218 Grand Canyon	218 - 228
230 Grand Canyon	230 - 238
246 Grand Canyon	240 - 256
258 Grand Canyon	258 - 266
6602 Offshore	6602 - 6606
6620 Offshore	6608 - 6620
6622 Offshore	6622 - 6632
6634 Offshore	6634 - 6640
6642 Offshore	6642 - 6652



### **CURBSIDE LEAF PICKUP FOR THE CITY OF MADISON HAS ENDED FOR 2021 (AND WILL RESUME IN THE SPRING OF 2022)**

If you do clear out your patio, please refrain from raking leaf onto the city curb. Dropsites are still open at the city sites. For their location, what is expected and their hours, see link below.

<https://www.cityofmadison.com/streets/Drop-Off/index.cfm#AcceptedMaterials>



### **Dane County Extends Face Covering Emergency Order**

Public Health Madison & Dane County is issuing [Face Covering Emergency Order #5](#), effective at 12:01am on November 27, 2021. The Order requires face coverings among people ages two and older when in most enclosed spaces open to the public where other people are present. The order will expire on January 3, 2022. It also adds an exception for fully-vaccinated groups of people.



View the link for complete details: [https://publichealthmdc.com//documents/2021-11-23\\_Order\\_21.pdf](https://publichealthmdc.com//documents/2021-11-23_Order_21.pdf)

### **Holiday Dane County's Farmer's Market:**



This wonderful event has moved indoors for the winter. It will be located at the Monona Terrace Community & Convention Center, 1 John Nolen Dr., The market will be open December 4th, and December 18th, 7:30 AM to 12:00 PM. Grocery shopping has never been so festive.

From January 8th, 2022 through April 9th, vendors will be at the Garver Feed Mill. The market will return to the Square on April 16th.

<https://www.visitmadison.com/event/holiday-dane-county-farmers-market/53345/>

### **Holiday Fantasy in Lights Dusk till Dawn at Olin Park • Madison, WI. November 13th - January 3**

The holiday season is quickly approaching, and that means it's time for the annual Holiday Fantasy in Lights to return at Olin Park.

The 33rd annual light show started on Saturday, Nov. 13th. It runs daily from 4:30 p.m. to 10:30 p.m. until Jan. 3. <http://www.fantasyinlights.com/>



## **CAR THIEF GRIEF**



The Madison Police Department is taking every opportunity to remind you via the news and emails how important it is to lock your vehicles, your home, and to keep your garage door closed even when you are home.

Remove important items out of your vehicle even if it is kept locked (i.e. laptops, purses, wallets, phone, loose change, fobs, etc.)

Homes are being burglarized regularly due to doors being left unlocked. Thieves are gaining access to homes through open garage doors. Garage door openers are being left in vehicles. This provides easy access to your garage and your home if your door is not locked. Your vehicle might also present a temptation to a thief. These are all "crimes of opportunity." Don't make it easy for anyone to take advantage of you.

To view police activity throughout city and details of actual incidents, go to the City of Madison incident reports at: <https://www.cityofmadison.com/police/newsroom/incidentreports/>

*Released 11/08/2021 at 11:26 AM by P.O. Ryan Kimberley* (As a reminder:

- Keep valuables in your garage, car, and home out of sight.
- Removing valuables from your car is better than hiding them. This includes garage door openers and spare keys.
- Report all criminal and suspicious activity immediately.)

## **FINDING WAYS TO HELP LOWER YOUR MONTHLY BILLS**

People heating their homes with natural gas can expect their bills to go up 30% this winter. With costs rising for groceries, gas, energy and more, click on the link below to find ways to help you keep costs down somewhat. <https://www.mge.com/saving-energy/for-homes/tips>

Remember that you are not alone. We are all in this together. United Way is also there to help. Call 608-246-4350 Monday through Friday from 8:00 AM to 4:30 PM or go to their link at: [writeus@uwdc.org](mailto:writeus@uwdc.org) for complete information. They have access to others who also want to help. Thank you United Way.



## **LARGE ITEMS/NEW CITY RULES FOR CURBSIDE PICKUP**

You must FIRST [SUBMIT A WORK ORDER](https://elam.cityofmadison.com/CitizenAccess/COMLicensesPermits.aspx) to have your large item picked up. <https://elam.cityofmadison.com/CitizenAccess/COMLicensesPermits.aspx>



Set large items out on the set-out date you selected in the [work order](#). Do not set the item out too early as that creates clutter and do not set it out late because you may miss your pickup opportunity. Crews will collect the material as soon as possible during the work week following the set-out date you chose. Severe weather and holidays may cause a delay. Large items are items considered too large to fit into the refuse cart.

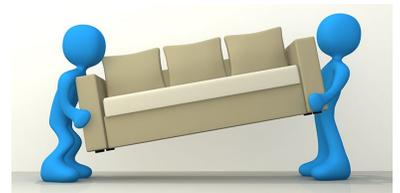
This includes appliances, pianos, furniture, carpets, bicycles, swing sets, etc. Large items are not [oversized cardboard boxes](#) or [extra household trash](#) that cannot fit into an overstuffed refuse cart. Certain appliances and other large items require [a recycling fee sticker](#). Do not place [televisions, computers, or computer peripherals \(like printers\) at the curb](#) as a large item. They are banned from curbside collection and must be taken to a [drop-off site](#).

See the City of Madison website for complete rules. <https://www.cityofmadison.com/streets/refuse/largeItems.cfm>

### **For additional assistance:**

Contact the Streets Division office that services your home.  
If you live east of South Park Street, including the isthmus, call 608-246-4532.  
If you live west of South Park Street call 608-266-4681.

**DONATE:** Also keep in mind that if you have something you're tossing that is still in good condition, you may want to consider donating it. Madison has several thrift shops and services where donations are very much appreciated.



## **IS YOUR HOME PREPARED FOR WINTER?**

**Upgrade Your Thermostat:** Changing your thermostat to a programmable one allows you to control the temperature in your home at different times of the day without being home. Keep the heat set low when you're out and set it to turn up when you return. Some even have a second set of settings for weekends. The thermostats fairly inexpensive and can save 12% or more on your energy.

**Weather-stripping:** Create a tight seal around your windows to reduce heated and cooled air from escaping outside. Weatherstrips are plastic, foam, felt, or rubber strips that fit around the window and door frames with a self-adhesive backing.

**Block Those Leaks:** The average American home can have air leaks that amount to a 9 square foot hole in the wall. A suggestion to locate the air leaks is to light an incense stick and walk around inside your home to the most common drafty areas such as recessed lighting, windows, door frames, and outlets. Purchase door sweeps to close spaces under exterior doors and caulk or apply tacky rolex caulk to those drafty spots. Outlet gaskets can easily be installed in electrical outlets that share a home's outer walls where cold air often enters.

**Insulate Your Home:** Add insulation to the existing insulation in your attic. It does cost a little bit of money; but, you get that back quick. You need a minimum of 12" of insulation in your attic. As a rule of thumb, if you go into your attic and can see the ceiling joists, you know you don't have enough because a ceiling joist is at most 10 or 11." If you're layering insulation atop other insulation, don't use the kind that has "kraft face" finish (i.e. a paper backing). It acts as a vapor barrier and can cause moisture problems in the insulation.

**Clean Your Ducts:** Per the U.S. Dept. of Energy, a home with central heating can lose up to 60% of its heated air before that air reaches the vents if ductwork is not well-connected and insulated, or if it must travel through unheated spaces. You may wish to hire a professional to repair places where pipes are pinched and fix gaps with a metal-backed tape. Ducts should also be vacuumed once every few years to clean out dust and animal hair which can cause respiratory problems.

**Don't Forget the Chimney:** Spring is actually the best time to think about your chimney as chimney sweeps are very busy right now; but, don't put off your chimney needs before using your fireplace. Chimneys should be inspected before use each year. Ask for a Level 1 inspection where the professional examines the readily accessible portions of the chimney. Most certified chimney sweeps include a Level 1 service with a sweep. Woodstoves should be swept more than once a year. A cleaning should be performed for every ¼ inch of creosote anywhere that it's found. Why? If it's ash, then it's primarily lye which is acidic and can cause mortar and the metal damper to rot. Put a protective cap on your chimney with a screen to keep out foreign objects as well as rain that can mix with the ash and eat away at the fireplace walls. To keep out cold air, close the damper when the fireplace is not in use. On woodstoves, keep the glass doors closed when not in use.

**Reverse Your Fan:** By reversing your fan from the summer operation, the fan will push warm air downward and force it to re-circulate, keeping you more comfortable. When looking up at the fan, the blades should be turning clockwise. Now you're ready for winter.

**Wrap Your Pipes:** A burst pipe caused by a winter freeze can be a nightmare! Make certain that the water to your hose bibs is shut off inside your house via a turnoff valve, and that the lines are drained. Pipes that run through unheated spaces such as a crawlspace, some basements and garages should be wrapped with pre-molded foam rubber sleeves or fiberglass insulation.



## **Winter First Aid Kit For You and Your Car:**

Bottled water, energy bars, hand warmers, cell phone and charger, whistle, extra gloves and warm clothes, boots, shovel, kitty litter, jumper cables, flares, flashlight, matches, a medical first aid kit, blankets, sleeping bag, battery operated radio and any other essentials you can think of. If you have a pet, make sure it has food/water and stays warm. Plan for at least three days should something happen. Also let someone know where you are going and the time you anticipate your arrival.



## Winter's Here and Vehicle Parking Policy

It's that time of year when the snow will inevitably begin to fall. I can see the faces now; and, I'm seeing both smiles and frowns. I personally like snow in small doses and especially when I don't have to drive in it and can just sit and look out the window and enjoy the beauty. Most children and parents of young children really enjoy snow. There are so many activities around the Madison area in which you can partake. There's special events held throughout the winter and then there is sledding, ice skating, skiing, ice fishing, making snowmen, snowwomen and snow angels. Keep this in mind over that next four months and you will have a great winter.



With both winter approaching and the upcoming holiday celebrations with friends and family, this might be a good time to review the PVHA Parking Rules. They are all important; however, 1 through 6 and #16 are the only ones we will address here. Please go to the website to review all 16 rules.

<http://www.parkwoodvillage.org/Policies/PV14-Rules%20and%20Regulations.pdf>

### All Other Vehicle Parking - (Policy is from the PVHA Rules and Regulations)

1. Vehicles parked on Association property must display a current PVHA parking sticker at all times. Vehicle registration information must be kept current.
2. All vehicles must have a current license plate, current registration sticker and be operable.
3. Residents and guests may park only in designated parking spaces at all times. Consider parking in little used spaces when your vehicle will not be moved regularly.
4. No resident may park more than two vehicles on Association property, including guest vehicles that will be on the property longer than 72 hours. This limit does not include vehicles in the garage and does not count guest vehicles on the property for less than 72 hours.
5. The Association may request vehicles that are obviously inoperable, unlicensed or that have not been moved, to be moved and/or licensed within 72 hours.
6. **All vehicles must be moved after a snowfall that requires plowing. If the lots and roadways are plowed prior to moving a vehicle, the vehicle must be moved to a plowed space or the street. (1" or more of snow)**



### Rule Violations

16. The Parking Rules apply to all residents, their families and guests. Vehicles parked in violation of these rules may be issued a Parking Violation Notice (PVN) during unscheduled, random walk-throughs. After receipt of the first (PVN), violators are subject to a penalty of \$20.00 per occurrence.

## To All Residents of Parkwood Village Homeowners Association

We are fortunate to have so many volunteers that work tirelessly throughout the year. We have those who pick up litter, sticks, pull weeds, plant flowers and keep the Association looking its best. Others organize and help plan the social events that bring our seasoned and new Residents together. Then there are those who bake delicious sweet treats and delicious healthy treats to sell at the yearly bake sale that helps to fund other events.

We are blessed and thankful to be part of such an incredible group of friends and neighbors who even in challenging times continue to make PVHA a friendly, comfortable and caring place to call their home.

Thank you for all that you do for the betterment of the community.

You are truly appreciated.

PVHA Board of Directors and Coal Morton, Inc.

*Happy Thanksgiving*

