



CEDARWOOD HOMEOWNERS ASSOCIATION NEWSLETTER

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ANNUAL MEETING REPORT

The annual meeting of the Cedarwood Homeowners Association was held on Saturday December 3rd at 9am at the Bettendorf Public Library. Coffee and Danish were provided from Dewey's.

Board members present: Hohenadel, Broughton, Medema, Smay, Berger, and Ralston. Osborn absent.

Homeowners present: Chuck Collins (19), Dan & Rita Cunningham (116), Helen Funkhauser (1), Joyce Holland (93), Lois Wilson (127), Ella Ahlers (115), Irv Darrah (39), Sheila Russell (4), Susan Berger (36), Beth Kelly (107), Bob Hannah (9), Dick Werthmann (6), Andy & Carole Swanson (91), and a resident Ed Rathjen.

David Cribbs gave an overview of what had been done at Cedarwood this past year. His goal is to have 80% of the residents happy with the work his company is doing. There is concern that areas of Cedarwood are becoming dated and would like to create a wish list of things to be done in the spring such as bushes that are at the end of their lifespan, some are 30-40 years old. We will need a plan for replanting to replace old bushes, trees, etc.

There is a need to trim more often due to the type of trees and bushes.

Due to environmental changes we are seeing our major rains in April and May. We are going to put down the weed control first, then are going to start pre-emergent control in June and July as you lose the residual if its put down sooner.

When we get large snows, they are running out of space to put the snow that is removed. We need to designate specific areas for snow and not parking. The City has requirements of what they can and can't do with excess snow.

Questions from residents:

Ralph Berger asked if they have a bobcat to remove snow. They do but again the problem is where to put the excess snow. Ed Rathjen asked about bushes and trees that are planted too close to the buildings and rubbing on the foundations and siding. Dave wants to do a walk-around in the Spring and make recommendations on what needs to be done.

Ralph asked about the berms on

Devil's Glen, if they were grass instead of mulch would that be helpful? Dave thought they would be scalped due to the rise of the berms. Ralph said at some point in time we need to look at the cost of maintaining them.

Sherry said it costs us \$5000/year to maintain. Davue suggested rubber mulch as it lasts longer, but the downside is that if you get a fungus it stays there as it's not biodegradable. Sherry asked about the larger stones that the condos on Maplecrest have. Rock would last about 10 years before needing to be redone. Dave will get us costs for rock and rubber mulch.

Jane Smay wanted to know if any resident can request estimates from Cribbs for work in their courtyards, etc. Dave answered that yes they do all types of landscape work, just call Cribbs directly.

2012 BUDGET

Lori Ulloa (accountant) gave an overview of the budget. The Board is recommending a dues increase of 4.39%/month which will make the dues \$119/month starting in January. This increases the total revenue of the association by \$7,500. We have a ground maintenance contract increase of 2.5%. We are not transferring anything to the reserves accounts except for the roof project which will be finalized this Spring. We have two buildings left at \$60,000.

There is an option of having dues increase to \$125/month which would provide \$9,000 but would require a majority vote of the membership. The Board voted against that.

QUESTIONS FROM RESIDENTS ON BUDGET:

Ed Rathjen asked what the final payout on the roofs was. Large building will be \$39,500 and small building is \$21,000. Bob Hannah asked if we've budgeted for the new drain for the pool that is required by law. Sherry answered that we've hired a pool technician to handle it for us that is included in the cost. Bob remarked that since the pool is on common ground it is considered a public pool. Sherry replied that everything involved in becoming Virginia Graham Baker Compliant is budgeted.

ELECTION OF DIRECTORS

Ballots and proxies were collected. There are 3 people running, no nominations from the floor. Ralph Berger, Ann Broughton and Nancy Medema are all running again.

Carole Swanson asked for clarification on the wording "in good standing" and Sherry responded that it means that all dues are paid.

RESULTS:

Ralph Berger—22 votes

Ann Broughton—23 votes

Nancy Medema—25 votes

No write-ins, no nominations

Thanks to Chuck Collins for being the official counter.

FENCES

Ed Rathjen, who lives at Cedarwood as a renter and therefore can't vote, was here to provide information on fencing options to the residents. He works for Royal Craftsmen and was able to give us some pros and cons for both types of fencing options.

Talked to Lovewell Fencing in Eldridge to get quality information. One option is to replace what we have with similar. We have cedar that is painted. To replace with similar would be approx. \$25-30/linear foot. Lovewell Fencing recommended using Southern Pine as it is a stronger wood, has better posts. More maintenance free than cedar, is a treated wood which helps with rotting and longevity.

Another option is vinyl which is 50% more/ linear foot but requires less maintenance. Cost is approx. \$34/linear foot.

One of the issues with replacing/repairing existing fences is the sizes, many of them have bushes or plants on both sides of them, some have gutters running through them which will affect the costs.

Discussion followed as to the specifics of the existing fences, the benefits of using vinyl, the benefits of continuing what we've got but replacing and fixing, the cost and length of the project involved, the need to have materials consistently available during the project.

those. Concern was noted that whatever we use needs to help us stay looking as good as possible.

The desire of the residents present was to try to keep a similar type of fencing as we have already replaced 50% of the existing fences with wood which is similar. Ed will get pricing on what was used originally by contacting Mr Pottebaum who did some of the work.

Motion by Rita Cunningham to look into redoing the narrow board wooden fences to match what we have. Seconded by Chuck Collins.

Vote results of residents present and proxies:

1 opposed, rest ayes. Motion passed.

Question was asked about painting balconies. Ed will bring some costs to the January meeting.

GROUNDS REPORT

Projects completed in 2011:

Spring trimming completed. Sprayed for weed control. Drainage issue at unit 25 completed. Drain tile with 6" catch basin and grate was installed behind unit 6. Tree trimming for general maintenance completed.

Decision with Dave Cribbs to have City redo new wall on corner of Tanglefoot and Devils Glen.

POOL

Irv Darrah raised discussion on the pool and all the maintenance that has been done this past year as well as needed repairs. Concern that there is considerable cost in maintaining the pool. The concern may possibly be addressed by a survey of residents to see how residents feel..

OPEN FORUM FOR RESIDENTS:

Chuck Collins (19) voiced concern that we have a growing population of younger kids and their safety playing in streets and parking areas. Suggested a sign and/or policing the areas.

Carrie Ralston inquired about the parking bumpers. The ones by her unit are crooked and result in parking issues.

Carole Swanson inquired about where we stand with delinquencies on dues. We have been putting liens and garnishments on as allowed by bylaws. There are 2 units currently in probate.

MOTION TO ADJOURN by Andy Swanson. Seconded by Rita Cunningham. Meeting adjourned.

THE NEXT REGULAR MONTHLY MEETING OF THE CEDARWOOD BOARD OF DIRECTORS WILL BE JANUARY 23RD AT 7:00 P.M. AT THE BETTENDORF PUBLIC LIBRARY.