

The Prospector



President's Address – Scott Mattingly

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Welcome to 2026

We have done fairly well with winter so far, freezing temperatures the main issue earlier. That changes this weekend with the temperature drop and major snow fall. The good news is that spring is only one month, three weeks, and three days or 56 days away – March 20th.

In an effort to improve communications with the com-

munity the Prospector will be back each month and redesigned to allow publishing to be more straight forward and faster. Currently the newsletter is designed for a "printed" format. This has become a problem. Starting in February the Prospector will be a digital first format. We will try different designs and processes.

Along the same lines, the web-site will be changed to allow others to make up-

dates faster. I hope to have the first phase up by June.

I want to thank Jackie and Bob for the budget planning. While insurance rate did drop, the community value was raised \$6 million. We were able to hold the monthly increase to \$10. This was great news based raising costs.

Scott

Proof of Insurance

For those homeowners with a mortgage or home equity line, you will likely need to provide your mortgage company with a "Certificate of Insurance". This can be obtained by contacting Joe Wolterman at Wolterman Insurance Services at:

513.245.1675

Trash Can Policy and Action Reminder

The Prospect Point trash can policy states that cans should be put out at dusk the day before pickup and stored in the garage or behind the unit the evening of pickup. Units without a garage may store the cans behind the privacy wall.

Trash cans left outside in full view beyond the permissible timeframe, will be removed from the residence.

Cans that have been removed may be retrieved by paying the cost to pick them up and to return them to

your address. The cost to pick up and then return a trash can is \$14.00 per can. To retrieve your trash can, contact Rentz Management at (859)581-4815.

Snow Removal Policy

Snow-Snow-Snow

One of the most popular questions this time of year is "When do the streets get plowed and when do the driveways and sidewalks get cleared?".

Here is the scoop: We have established guidelines on when snow removal begins based on the amount of snow that has fallen. The snow measurements are

based on the reported snow fall at the airport (CVG). Many factors can affect the removal plan.

- * what kind of snow is falling (wet vs dry)?
- * how hard is the snow falling?
- * what are the predictions for continued snow?



Street Cleaning: 2"



Driveway/Sidewalks: 4"

Board Meeting Highlights



November Meeting November 17, 2025

Dumpsters

We are working with the Villa Hills Police Department to identify illegal use or abuse of the dumpsters. The police are providing the names of people caught on camera, and if they are non-residents, the

Kenton County prosecutor will press "Theft of Service" charges.

Rumpke Contract

We have renewed the Rumpke contract for the dumpsters. The cost is \$360 per dumpster, with three pickups per week, plus fees, taxes, and fuel charges.

December Meeting December 15, 2024

2026 Budget

The 2026 budget was approved. There is a \$10 increase to both Phase F & G for 2025.
Phase F: \$340/Month
Phase G: \$440/Month

Community Dumpster

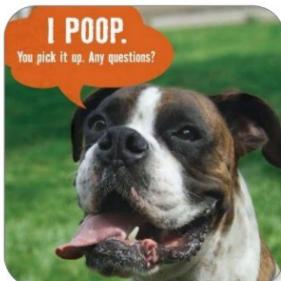
Prospect Point HOA provides two dumpsters for use by residents only. Use by owner contractors is prohibited. The dumpsters are located in the RV parking lot, on Silo Lane.



Our rule is simple. If it will fit easily in the dumpster, and the dumpster lids will close, then it's okay to put it into the dumpster, as long as Rumpke does not prohibit the item. It is not okay to leave anything outside the dumpster. If the Dumpster is full, do not attempt to overload it. Please return the next day, as the dumpsters are being emptied 3 times per week. (Weekends not included.) If you have large items, such as mattresses, furniture, etc, you must call Rumpke at (800) 828-8171 to arrange for a pickup. If you deposit items that would not fit in the dumpster, then do not be surprised when you receive a bill for their removal. You will be held accountable to the community.

The cost of improper disposal is significant: dumpster cleanup (\$125/dumpster minimum), area cleanup and removal, and Rumpke surcharges.

NOTICE: The RV/Dumper area is under camera surveillance. We work with the Villa Hills Police Department to track and identify anyone who violates the dumpster rules.



New Year's Resolution:
Always pickup after your pet when they are outside.

As a reminder; you MUST pickup after your pets. WHENEVER and WHEREVER they go.

Snow and ice on the ground does not cancel the need to cleanup. There seems to be an increase in pet waste not being picked up right now. Please be a good pet parent & a good neighbor and pickup when

your pet does their outside business.

Several areas are extremely bad behind the units, like REALLY bad. Out of sight is not out of mind. There are a number of people walking behind units: neighbors, contractors, utility workers etc. NO ONE wants to step into anything extra left laying around.

Cleanup:

- ✓ front yard
- ✓ side yard

- ✓ back yard
- ✓ any common area
- ✓ at garbage cans
- ✓ everywhere

If the association has to have someone come and clean up, the owner will be billed for the expense. Pet cleanup is not included in the monthly assessment.

FYI: you can also hire someone to come and keep your yard clean. There actually are people that provide this service.

Fireplace Safety

Why is cleaning your chimney necessary?

A fireplace is an excellent amenity in any house. It can keep you warm in the winter, provide a welcoming ambiance, and, of course, give you a perfect place to hang your stockings. However, like any appliance, you need to make sure you properly maintain and clean your fireplace. Without proper maintenance and cleaning, you may increase the risk of fires in your home.

To properly care for your fireplace, you need to know what type of fireplace you have and how to clean it. There are two main types of fireplaces, gas and wood-burning. Both gas and wood-burning fireplaces require annual inspection, but they pose different risks.

Wood-burning fireplaces can build up creosote, a flammable substance. Gas fireplaces can produce [carbon monoxide](#) if not properly vented. While newer gas fireplaces are vented through the side of the house, older wood fireplaces converted to gas still use the chimneys.

How can I tell if my chimney needs cleaning?

If you burn wood in your fireplace, you should have your chimney inspected yearly. A certified chimney inspector can accurately determine whether your chimney needs cleaning.

How often should you clean your chimney?

Most people have their chimneys professionally cleaned, and you should have an inspector inspect your chimney annually. A good time for inspection is in the fall as part of your [fall home maintenance](#), before temperatures drop. A professional inspection can find more than just creosote buildup; they'll also look for obstructions, cracks, and water damage.

