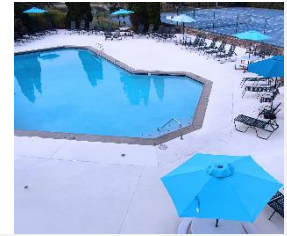


The Prospector



President's Note

Welcome to the May Prospector. I really like the new format for the Prospector; it does make things easier. If something comes up, it can be easily added. Two of the items in this newsletter are here because of emails I received from residents about issues. If you see something that you feel could help others, let me know. You will be seeing policy reminders throughout the year. Any links included in the email, such as the PDF version, will be at the bottom. Clicking or tapping a page will not open the PDF version.

Bob Rentz and I have completed the deck and concrete walk-throughs and are waiting for the cost figures so we can create the to-do lists for this year. We will complete the gutter walk-through next in the next week. In case you are wondering, the reason we do multiple walk-throughs is that we have contractors with us. It takes a lot of time, and trying to check everything at once would greatly increase the time required and cause us to miss things.

Have a Great Spring.

Scott

UPCOMING EVENTS

May 23 - Pool Opening
June 6 - Community Yard Sale
December 14 - Holiday Party
tbd - Pool Party
tbd - Wine Tasting

PROSPECT POINT
— COMMUNITY —
GARAGE SALE
SATURDAY, June 6
9:00 am - 3:00 pm
— CALL —
(859) **578-0999**
FOR DETAILS OR
TO PARTICIPATE

Pool Opening & FOB Signup



The pool opening date is Saturday, May 23. As a reminder, you MUST review and acknowledge the 2026 pool rules to have your fob activated. The signup process will be enabled during the week of May 11th. You must activate your fob by EOD on Wednesday, May 20th, to be active for the opening weekend. Notice will be emailed and the website updated when the system is ready.

Board Meeting Highlights

April 27, 2026



- River Ridge Pickup Traffic – Reviewed the Kenton County School District to alleviate the Amsterdam Traffic backup before/during the afternoon pick.
- Pot Smoking – Discussed a recent issue with pot smoking inside units. Researching the current KY laws and options available.
- Pool Season Details – Reviewed and approved the 2026 pool rules and operation dates.
- Tree Work – reviewed and approved plan from Davie Tree to save a large oak tree that had been scheduled to be removed.
- Tennis Court – reviewed a plan to clean, patch, and coat the current tennis courts. This is a temporary plan due to the high cost of a complete resurfacing.

Community Yard Sale



This year's community yard sale will be on Saturday, June 6th.

Donation truck available for unsold items.

Signing up will ensure your street is included on the map.

Contact Byron to make sure that you are listed.

There is no cost to participate.

Updating Your Unit

Spring is quickly approaching, time to fix things up. Remember that ALL updates outside of your unit REQUIRE approval BEFORE any work is done. We live in a community with standards for the appearance of all units. This is to maintain a uniform look to the community. This, in turn, helps maintain and increase all our property values.

When you start planning any changes, check for existing guidelines, such as those for storm doors and exterior window colors. By the way, the approved color is Bronze/Dark Bronze – NOT WHITE. Required forms and guidelines can be found on the website under "Applications" in the menu. Some of the items requiring approval include Front Doors, Windows, Awnings, Storm Doors.

If you have any questions, please reach out to Bryan Cash or Scott Mattingly, Co-Chairs of the Property Management committee, or come to the property management meeting NOT SURE – ASK.

ALL updates outside of your unit REQUIRE approval BEFORE any work is done.

Wildlife Feeding Policy

Due to health and safety concerns with residents feeding wildlife around the units, the Board of Directors passed a Wildlife Feeding Policy several years ago. Feeding animals around the units can pose health and safety issues and create a mess for your neighbors. Please respect your fellow residents. "Residents are prohibited from feeding animals within 30 feet of the buildings due to associated hazards caused by wild animals, except for bird feeders, on their decks or patios".

Fishing

Spring has arrived, and people have started fishing at the lakes. All residents are welcome to fish at our two lakes. There are several items to remember: a fishing license is required, be mindful of people and animals walking around the lake, and remove any discarded material, including lines and hooks, as these are dangerous to wildlife, pets, and people around the lake. **If you catch it, take it.** Don't leave fish lying in the grass or dumped in the trash can.

Looks Nice But...

While decorating your space, you also need to keep in mind: **location, location, and location.** While good looks are important, the right place is just as important.

We have had a few instances where homeowners have placed yard stakes, solar lights, and homeowner-installed decorative benches on lawns that require mowing. These can be damaged during mowing and slow down mowing if landscapers must stop to remove them to avoid running over or damaging them.

If you have any questions about individual items or locations, reach out to the landscape committee for clarification.



Box Tree Moth (BTM)



An invasive insect is destroying your boxwoods.

A few years ago, many of the boxwoods in the community were killed by a rapid 40-degree drop in temperature. Many of those have been replaced and are now threatened by the BTM.

Box tree moth is an invasive pest that can significantly damage and potentially kill boxwood (*Buxus* species) plants if left unchecked. The caterpillars are ravenous feeders, and heavy infestations can completely defoliate host plants. After the leaves are gone, they feed on the bark, which eventually kills the plant. Boxwoods are popular ornamental evergreen shrubs common in many landscape settings in the United States.

The moth is native to East Asia and has become a pest in Europe, where boxwood is native. In 2021, APHIS detected box tree moth in New York, and since then, it has been confirmed in Delaware, Kentucky, Maryland, Massachusetts, Michigan, Ohio, Pennsylvania, Virginia, and West Virginia.

The box tree moth can ravage plant life. Here's what to look for:

- Appearance - A box tree moth starts out as a lime-green caterpillar with black stripes, white spots, hairs, and a shiny black head. Adult box tree moths generally have white wings with a thick brown border.
- Brown leaves and defoliation - Missing sections of leaves or skeletonized leaves
- Caterpillars and webbing - young caterpillars hide among twigs and leaves, which can grow up to 1.5 inches.
- Frass - Sawdust-like excrement from insects
- Pupa - May be wrapped in webbing
- Adult moths - can be difficult to spot, as they're most active at night.

How To Prevent

Remove infested boxwood plant branches. For heavy infestations, cut the boxwood from its base. (Your plant should grow back from its roots.) All boxwood debris should be double bagged in plastic and placed in the trash.

Life Cycle

Eggs are deposited on the underside of boxwood leaves and take about 3 days to hatch. Newly hatched caterpillars feed on the underside of the leaf, then continue to defoliate the plant as they grow larger and eventually strip the bark under heavy feeding conditions. Depending on the weather, caterpillars mature into adult moths in about 14 days. In BTM, there can be several overlapping generations between May and October. They overwinter as caterpillars and can survive at temperatures as low as -22°F (-30°C).



Experts recommend that residents kill BMT, BMT caterpillars, or their eggs when seen. That includes swatting or crushing both nymphs and adults.



Supporting Our Community: Local Farmers' Markets



Many nearby communities have farmers' markets that usually run from mid-spring to late fall. Most operate only on Saturdays, though some also operate on other days.

Farmers' markets offer a diverse selection of products, including fresh fruit and vegetables, bread, eggs, flowers, and more. Larger markets may also feature vendors and artisans offering arts and crafts as well as entertainment and educational programs.

Advantages of shopping at farmers' markets include:

- Farmers' markets sell ripe, nutritious, flavorful produce with minimal or no chemical preservatives.
- Produce is cheapest at harvest time.
- Buying food at farmers' markets supports the local economy.

Find farmers' markets nationwide at the National Farmers Market Directory's website. Local options include:

- Independence Farmers Market is at 5272 Madison Pike, Independence, KY 41051. This operates every Saturday starting May 2, 2026, from 8:30 am - 1:00 pm.
- Covington Farmers' Market is on Washington Street between Pike and 6th Street. This operates Saturdays from 9 AM to 1 PM, usually from May through October.
- The Dixie Farmers' Market is at the Erlanger Baptist Church, 116 Commonwealth Avenue, Erlanger, KY 41018. This operates on Thursdays from 2 PM to 6 PM, from early May through October.
- The Fort Thomas Farmers Market is held at Mess Hall, 801 Cochran Ave., Fort Thomas, KY 41075. The market operates on Wednesdays from mid-April through November, with hours from 3:00 PM to either 6:00 PM or 7:00 PM, depending on the month.
- Hyde Park Farmers' Market is on Hyde Park Square, Erie between Edwards and Michigan Avenues in Cincinnati. It is open Sundays, 9:30 AM–1:00 PM, beginning May 10, 2026.
- Findlay Market in Cincinnati's Historic Over-the-Rhine neighborhood has operated for more than 170 years. Open Tuesday through Sunday year-round, it offers a wide range of fresh meats, fish, cheeses, spices, baked goods, and, in warmer months, local produce at outdoor stands. The market also features crafts, flowers, soaps, and other unique items.

A website to locate farmers' markets throughout the country is the National Farmers Market Directory. Farmers' markets provide fresh food, benefit local farmers, support the environment, and foster community connections. They're valuable to communities and a good place to learn about local food and meet people.

-Liz Hofacre-

Community Dumpster Rules

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 fits 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 rule.

Rumpke Prohibited Materials

- Tires
- Liquids
- Paint
- Chemicals
- Light bulbs of any kind
- Batteries of any kind
- Hazardous materials
- Items that may contain Freon or Asbestos




PROSPECT POINT

Trash cans are only to be out in view on the day of collection, they may be placed out at dusk on the prior day. Outside of that timeframe, trash cans must be put out of sight by storing them in garages, behind the parking wall, or around the back of the unit.

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

Who * What * Where * When

Prospect Point Management
 Rentz Management
 P.O. Box 1027
 Covington, KY 41012
 Phone: (859) 581-4815
 Fax: (859) 655-2613
 RentzManagement.com

 Homeowner Login
 rentz.managebuilding.com

Committees/Meetings
 All regularly scheduled meetings are held at the clubhouse unless noted otherwise. Meetings are open to all owners and residents.
 Board Meeting meets on the 4th Monday at 7:00 p.m. Contacts: any board member.
Landscape Committee meets on the Tuesday before the Board Meeting at 6:00 p.m. Contacts: Liz Hofacre/Sally Zeidler
Property Management Committee meets on the Thursday before the Board Meeting at 6:00 p.m. Contacts: Scott Mattingly/Bryan Cash
Finance Committee meets as needed. Contact: Jackie Sawyers
Social Committee meets as needed. Contact: Angie Mattingly
 Phone: 859-878-8998

Email List Sign-up

Please join our email list. Sending emails will enable faster, more effective communication. Your email will ONLY be used by the association to send you information. This information includes notices, meeting reminders, the Prospector newsletter, and other information for our homeowners and residents. We will never sell your email address to any third party. Sign up on our website:

www.prospectpointhoa.com

[Email Subscribe](#)

May 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10 Happy Mother's Day	11	12 Landscape Meeting	13	14 Property Management Meeting	15	16
17	18 Board Meeting	19	20	21	22	23 OPEN
24	25 Memorial Day	26	27	28	29	30
31	Notes:					

June 2026						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12	13
14 Flag Day	15	16 Landscape Meeting	17	18 Property Management Meeting	19	20
21 Happy Father's Day	22 Board Meeting	23	24	25	26	27
28	29	30	Notes:			