



The Prospector

Prospect Point Home
Owners Association

Volume 6, Issue 1

Jan/ Feb/ March 2012

Important Changes to the Newsletter

Effective January, 2012, there will no longer be a monthly Prospector. A newsletter will only be published quarterly or as needed to disseminate relevant information to the homeowners. This decision was made by the Board of Directors when discussing and approving the 2012 Operating Budget and the cost associated with the printing and distribution of the newsletter. The cost of publishing and distribution of a monthly newsletter is approximately \$5,000 per year. It was brought to the Board's attention that Prospect Point is the only association managed by Rentz Management with a monthly newsletter. Further, the minutes which comprised the majority of the newsletter were outdated by the time the newsletter was distributed since the minutes have to be approved by the Board prior to publication. For these reasons, the Board has elected to cease publication of the monthly Prospector. It was decided to only publish a quarterly newsletter to save on costs, and a portion of the funds previously budgeted for the newsletter were allocated in the budget to various other line items within the Operating Budget to prevent an increase in the monthly assessment to the homeowners.

The Board also decided that the monthly Board meeting minutes will not be included in the quarterly Prospector. Once the meeting minutes are approved, they will be posted on the PPHOA website, <http://www.prospectpointhoa.com>, for your review. If you do not have internet access or would prefer not to view the minutes on the website, please contact Angel Armstrong at Rentz Management, and she will include you on a monthly mailing of the Board approved minutes.

Further, to protect the privacy of Prospect Point HOA information, passwords have been added to view certain documents on the website. Specifically, the minutes and any other documents containing financial information, including the budget, have been password protected so that only homeowners will have access. Each homeowner will receive a letter in the mail in the next few days advising them of those passwords.

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Meeting Dates

With the recent changes to the newsletter, please note that future meeting dates will be posted on the website and will be displayed on the sign at the entrance of the community. This will include any changes to the dates of Board meetings, Property Management Committee meetings, Landscape Committee meetings and any other scheduled events.

2011 Holiday Party

A special thank you to Julie Dorman and the Social Committee for another successful Holiday Party! Thank you to all of the homeowners who attended the gathering. It was nice to see some of the contractors who work in the Community throughout the year socializing with the homeowners at this event.

Reminder About Trash Cans

Each homeowner is encouraged to take pride in our community and its appearance. The Association cannot carry out its responsibility of maintaining the overall aesthetic appearance of the community, which makes this community beautiful, without your help!! One of the problems that we experience on a regular and recurring basis is with trash cans being left outside on non-trash removal days. As a reminder, trash cans and recycle bins may be placed outside at dusk on the day prior to trash removal or recycling pick-up and must be removed by the evening of trash or recycling day. Trash pick up is on Mondays, and recycling pick-up is on Thursdays. As such, trash may only be placed outside for pick-up on Sunday evenings after dusk, and trash cans must be removed by Monday night and stored within your unit or on your patio or deck if you do not have a garage. With regard to recycling, the same applies. Any trash cans or recycling bins that are left outside on the day after the scheduled pick-up day will be removed at your expense. Further, trash cans CANNOT be left outside on common ground or left in front of units or behind landscape or parking walls, or they will be picked up for you at your expense. If your trash can or recycle bin is picked up, it will be taken to the storage area, and you must contact Angel Armstrong at Rentz Management to make arrangements to retrieve it.



Deterrent to Vandalism

The community has recently experienced another episode of vandalism. In an effort to deter vandalism, homeowners and residents are encouraged to be observant and report any unusual behavior to the Villa Hills Police Department and to Rentz Management. Lights are also a deterrent to vandalism and crime. As homeowners, we can help light up the Prospect Point Community during the long winter nights by leaving our porch lights on at night. According to Community Neighborhood Watch Programs the cost is minimal and has been proven to be an easy preventative measure for possible opportunities for illegal activities.



Important Reminders

- If you have a question about any of changes to the newsletter or website, call Angel Armstrong at Rentz Management or talk to any PPHOA Board member.
- As a free service from Insight Communications, the clubhouse and pool area now have wireless internet.
- Remember to clean up after your pets when on the common property. There are mutt mitt stations in designated areas for your convenience.
- If you would like to subscribe to recycling service, contact Rumpke at 513-242-4600.
- The non emergency police number is 859-341-3535, after 4:30 p.m. 859-727-2424.
- The Kenton County Water district customer service number is 859-578-9898 and the emergency number is 513-244-9016.
- Duke Energy customer service number is 513-421-9500 and the emergency number is 513-651-4182.

2011 Annual Meeting

The Prospect Point Annual Meeting was held on Monday, October 24, 2011. Many homeowners attended this Annual Meeting. The Board would like to thank Shelly Fuller and Jill Trame for their years of service on the Board and for their involvement in the community. Due to other commitments, they both chose not to run for another term on the Board at this time. Joe Marusin was re-elected for another three-year term on the Board, and the Board would like to welcome two new Board members, Becki Allen and Jackie Wagner. The Board is looking forward to their participation in the community.

