



The Prospector

Prospect Point Home
Owners Association
Association

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Policy on Pets and Homeowners' Responsibilities

In the past month, the board has received several complaints about owners walking their dogs and not cleaning up after them. In fact, at this time, one owner currently has three "piles" in their yard. In an effort to make residents and renters aware of the Policy on pets and the homeowners responsibility, below is the Policy set by your Board of Directors. These are to assist all of the residents and pets in our community.

1. Pets are permitted only so long as they are not kept, bred or maintained for commercial purposes.

2. Dogs and cats must be kept within the confines of the owner's lot.
3. Dogs and cats must be on a leash at all times when outside the owner's lot.
4. Dogs and cats cannot be staked or tied whether on the owner's lot or on common property.
5. Dog houses are not permitted.
6. Dogs and cats are prohibited from the swimming pool area, tennis courts and clubhouse.
7. All residents are required to clean up after their pets.
8. In response to a written complaint of non-compliance with these rules,

the Board may suspend the voting rights and the rights to use of the common areas and community facilities of the offending person. Under Association rules a \$25.00 fine can be levied for each violation, and if this fine is not paid, it will become part of owner's assessments and will be deemed in arrears and handled as such.

This policy along with other policies can be found on the Prospect Point Homeowners website. <http://www.pphoa-ky.com/>

Clubhouse Rentals

The Clubhouse is available for rent ONLY to homeowners of Prospect Point. The rental fee is \$100.00 per use with an additional \$200 deposit to cover any clean up or damage costs incurred. To reserve the

use of the Clubhouse, a \$300 payment to PPHOA is required. Assuming no clean up or damage charges are incurred, \$200 will be returned to the renting homeowner after inspection. The dates rented so

far this year are: 2/23, 3/15, 3/19, 3/23, 3/29, 4/4, 4/19, 5/3, 5/23, 6/28, 7/4, 7/19, 11/8 and 12/31. Please call Rhonda Laws at 426-0973 to reserve the Clubhouse for your event or party.

Keep Prospect Point Beautiful

It is sad to see our beautiful property and roads littered with trash.

Please take the time to deposit your trash in an appropriate receptacle. Remember, someone has

to pick it up and that "someone" is NOT the one that is throws trash out of their car window! Be proud of our property and help keep it clean.

Our Lakes

Recently, when the tem-

peratures dipped, one of our board members saw people walking on the lake. To his surprise, it was adults and not kids! As we all know, this is extremely dangerous. If you see anyone on the lakes please call the Villa Hills Police at 341-1515 and report it to them.

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Architectural Improvement Applications

In order to receive prompt action on your Architectural Improvement Application, you must have it to Rentz Management by the 2nd Wednesday of the month in order for it to be reviewed for approval at the Property Management Committee meeting on the 3rd Wednesday of the month.

Parking

Please park in designated spaces and do not park blocking anyone's driveway or on the grass. Parking on the grass kills the grass and blocking someone's drive make them very unhappy. Be a good neighbor :-)

January Board of Directors Minutes, January 28, 2008

CALL TO ORDER

The meeting was called to order by President Shelly Fuller

ATTENDANCE

Board members present were: Shelly Fuller, Byron Wolfe, Sally Zeidler, Joe Marusin, Margaret Gittner, David Ritchie, Jackie Sawyers, Bill Schunder. Jill Trame was absent with notice. Patt Bailey of Rentz Management also attended the meeting.

APPROVAL OF MINUTES

Jackie Sawyers made a motion, seconded by Joe Marusin to approve the December minutes. Motion passed..

TREASURER'S REPORT

Checking Acct=\$49,550.91

Reserve Acct = \$ 688.55

Clubhouse Acct \$1,685.14

Trust Acct = \$536,950.63

TOTAL = \$588,875.23

The Reserve Trust Account is held by Fifth Third and is held 61.25% in Bonds, 32.15% in Equity and the balance is in cash.

COMMITTEE REPORTS

Property Management: Shelly fuller reported the committee met on January 16. Shelly reported she has not been able to complete the Homeowners' Manual but it will be complete and go to the board by the

next meeting. There was one application reviewed for a door with gold etching. The committee approved doors with gold, silver/nickel or clear etching but no black etching or other colors in the glass. Keys were discussed and currently they are sold for \$10 and the cost is \$14. The topic of changing locks will be discussed at the next Property Management meeting. Byron Wolfe discussed new lighting fixtures to go along with the new address signs. As it stands now, there is a great discrepancy in the fixtures being used throughout Prospect Point. As such, he will canvas the property and report to the Committee how many are in or out of compliance. Action will be taken at the next committee meeting as to how best to bring our property into conformity. The address signs will be presented for selection and approval at the next committee meeting as well.

LANDSCAPE

Sally Zeidler reported that there was no meeting in January as is customary. She reported the second garden wall has been completed.

SOCIAL

Julie Dorman reported the Super Bowl Party February 3 has about 20 people signed up and more are expected. The cost is \$5/person. The net cost to the Association for the New Year's Eve party was approximately \$35.

FINANCE:

Jackie Sawyers reported:

One month late—19@
\$3,384.00

Two months late—9@
\$4,674.00

Late Fees—8 @
\$ 265.40

Collections—1@
\$ 1,462.60

Liens—1@ \$ 751.58

Foreclosure—1@
\$ 2,690.00

Bankruptcy—1@
\$ 2,794.00

Deck Assessments—0@\$
0.00

Insurance Fines—12@\$
300.00* as of 12/31/07

Total \$16,021.58

A motion was made by Jackie Sawyers, seconded by Joe Marusin to close on all units eligible for foreclosure. Motion carried.

Patt Bailey reported letters were sent out to homeowners that had insurance renewals stating the insurance delinquency fee was \$50. The actual amount for the first month is \$25 and \$50 for each month delinquent after the first. Margaret Gittner requested confirmation that all policies were being checked to insure replacement value is listed on each policy per Association documents.

Jackie Sawyers noted the

Profit and Loss statement in December showed the operating budget being over by \$16,586 and explained that this was a result of the pest control which was known to be under-budgeted, over-budget of repairs and maintenance and over budget on the electric in a large part as a result of the additional use of the clubhouse and fountain. In looking at the report, it reflects \$71,000 over budget, but the way the report is drafted, it includes the reserve expense and bad debt expenses, which need to be backed out since they are not part of our budget, in order to determine exactly where the operating budget actually is.

Jackie Sawyers mentioned that she and Shelly Fuller met with Bob Rentz and Patt Bailey on January 21 to discuss anticipated expected expenditures for 2008. As a result of the meeting, a plan was developed for projects from the Reserve budget.

Jackie Sawyers made a motion to approve Capital Improvements planned for 2008 from the Reserve Budget as shown below.

Phase G Roofs	\$70,000
Phase F Painting/Trim Painting & Repair	\$90,000
Phase G Siding/Painting/Staining	\$50,000

January Board of Directors Minutes, January 28, 2008 Continued

Phase F Driveways \$5,000
 Phase G Driveways \$4,000
 Phase F Garage Doors
 \$ 3,500
 Phase G Garage Doors
 \$ 3,000
 Phase G Deck Sealing
 \$ 1,500
 Road Resurfacing \$ 31,672
 Pot Hole Repairs \$ 5,000

All of the above expenditures are within the 2008 Reserve Budget.

The following are anticipated projects for which the above funding is **PLANNED** at this time.

Note: No Phase F Roofs are planned for 2008 at this time.

Phase G Roofs = #64 and #65 on Stillwater at an identified cost of \$35,000

Phase F Painting:

Three six-family buildings #55, #56, and #57 on Prospect Point Drive which had wood replaced but were not painted in 2007 due to weather. Cost of \$1,000 per unit.

18 quads on Dry Ridge, #25, #26, #27, #28, #29, #31, #32, #38, #39, #40, #41, #42, #43, #44, #45, #46, #47, #48 and #49 on Dry Ridge Court and Outlook Court which were

painted in 2003 and 2004. Cost of \$1,000 per unit. Replacement of wood trim is not included in the budget amount as it cannot be predicted.

Phase G Painting:

Painting of the trim on the building #63 on Palisades. Cost of \$7,102.57.

Painting of the six family building #72 on Observatory Hill Court. Cost of \$14,200.

Painting of two six family buildings on Stillwater Court. Cost of \$14,200 each.

Drive ways and garage doors in Phase F and G will be determined on as needed and poorest condition basis.

Deck sealing is included in the cost of painting. As such, no deck sealing is planned for Phase F for 2008. Deck sealing is planned for Buildings #73 and #74 on Crown Hill Court in 2008.

Road Resurfacing

There are three major road repair projects which are currently planned for Dry Ridge Court to be completed in two to three phases. The first phase is the repair of the drainage problem at the intersection

of Dry Ridge Court and Prospect Point Drive which is planned for 2008 at a cost of \$31,672. The second and third phases are the front half of Dry Ridge Court from the mailboxes to Prospect Point Drive, including all side streets, at a cost of \$36,334, including curbing repairs and the back half of Dry Ridge Court to the end of the street at a cost of \$33,369 including curbing repairs. It is anticipated that the second and third phases will be completed in 2009 and 2010.

Note The foregoing projects are "ANTICIPATED" and "PLANNED" for 2008. **However**, unexpected expenses which cannot be predicted and anticipated may result in some projects being done at a later date or in another calendar year. The plan is to start with roofing on Stillwater in late March/early April. The Dry Ridge drainage repair and pothole repairs are projected for May. Painting is planned to begin in mid-July. The above schedule is dependent upon weather conditions.

Motion made by Jackie Sawyers: To paint the three buildings in 2008 two tone as well as all future buildings painted. The motion is necessitated due to the decision by the board to move to a more modern lighter trim on the Palisades building to make it a two tone.

Motion made by Jackie Sawyers to transfer the deck deposits in Phase F and G to Deck Repair/Replacement in each Phase.

Motion made by Jackie Sawyers to add a new line item in the 2008 Reserve Common Budget for Street Lighting. The motion is necessitated by the Property Management Committee's request to have more lighting along Cliff View, Dry Ridge and others.

Motion made by Jackie Sawyers to transfer the interest from the Common Reserves as follows: 1/4 to Street Lighting, 1/2 to Blacktopping and 1/4 to Signage. The motion is necessitated from the accumulation of interest in the Common Reserve account and is an annual housekeeping motion. All motions above were made by Jackie Sawyers and seconded by Byron Wolfe. All motions carried.

HOMEOWNERS QUESTIONS

A homeowner mentioned that she has presented a list of ideas previously and wanted them to be reviewed. Within those suggestions was one regarding the pool as it relates to keys, closing hours and motion detectors.

A homeowner also men-

January Board of Directors Minutes, January 28, 2008 Continued

tioned that a roof on Palisades was missing a piece of the roof and requested it be repaired.

A homeowner requested a breakout of Phase G and F improvements. Jackie Sawyers responded that the Phase G budget was \$135,824.07 and that in 2008, Phase G would have \$7,274.64 coming in each month for a total of \$128,500. Therefore all Phase G expenses will be covered by Phase G Reserves.

A homeowner mention motion detectors.

Another homeowner discussed motion detectors. He suggested rather than adding lights, potentially some tree trimming could be done to eliminate that cost. The board determined it would identify the cost of the lighting before making that decision.

There was much discussion regarding the "VIEW" and a homeowner will draft a letter regarding the view and present it to the board for their review and comment.

A homeowner mentioned the sign out front was in bad shape. A cost will be determined to replace it.

President Shelly Fuller updated the board on several outstanding issues;

- The mutt mitt station on Ravine is on order
- The lighting for the Clubhouse and Dry Ridge is in the budget
- The sprinkler system estimate is in process.

The arborist presented a list of trees that will need to be taken down this year. The arborist will be requested to break down the costs by Phase F and G and Common Area before a decision is made. The infor-

mation will be presented to the Property Management Committee.

The spring Walk-Through is scheduled for March 10 and will be conducted by Shelly Fuller, Margaret Gittner, Joe Marusin and Bob Rentz.

The cost of recycling was discussed and it was determined that there was not sufficient information to present it to the owners so that topic will be delayed for now.

The Board went into Executive Session.

Why do we have Leap Day? (Information provided by Royal Greenwich Observatory)

Our solar year (the time required for Earth to travel once around the Sun) is 365.24219 days.

Our calendar year is either 365 days in non-leap years or 366 days in leap years (Feb. 29th inserted).

A leap year every 4 years gives us 365.25 days, sending our seasons off course and eventually in the wrong months.

To change .25 days to .24219, we need to skip a few leap days (Feb. 29ths)...century marks not divisible by 400. So with a few calculations, tweak the calendar by skipping 3 or 4 century leap years to average out our calendar year to 365,2425, with is pretty darn close to the solar year 365.24219

Here's the History:

The Romans originally had a 355-day calendar. To keep up with the seasons, an extra 22- or 23-day month was inserted every second year. For reasons unknown, this extra month was only observed now and then. By Julius Caesar's time, the seasons no longer occurred at the same calendar periods as history had shown. To correct this, Caesar eliminated the extra month and added one or two extra days to the end of the various months (his month included which was Quintilis, later renamed Julius, we know it as July). This extended the calendar to 365 days. Also intended was an extra calendar day every fourth year (following the 28th day of Februarius). However, after Caesar's death in 44 B.C., the calendars were written with an extra day every 3 years instead of every 4 until corrected in 8 A.D. So, again, the calendar drifted away from the seasons. By 1582, Pope Gregory XIII recognized that Easter would eventually become closer and closer to Christmas. The calendar was reformed so that a leap day would occur in any year that is divisible by 4 but not divisible by 100 except when the year is divisible by 400. Thus 1600 and 2000, although century marks, have a Leap Day.

The calendar we use today, known as the Gregorian calendar, makes our year 365.2425 days only off from our solar year by .00031, which amounts to only **one day's error after 4,000 years.**



Front Door, Storm Doors and Sidelights

The Property Management Committee is receiving several application for new doors. Below is information needed prior to purchasing a new door, storm door or sidelights.

1. Must be manufactured by Jeld-Wed, Pella or Masonite.
2. Can be 1/2 light, twin 1/2 light, fan or arch light or twin (See below)
3. Storm doors must be full-view and Terratone in color
4. Sidelight can be a full or 1/2 sidelight.
5. Doors must be made from a material that can be painted
6. Glass must be clear and etching must be gold, nickel (silver) or clear.
7. Glass must NOT have and color.
8. Blinds can be built into the glass of the door or sidelight
9. Grids in the door window are not allowed
10. All costs relating to the purchase and installation of the door/sidelight is the responsibility of the homeowner.

11. The Association is responsible for and will assume all cost for painting the door.
12. Approved colors:
 - Blue = Behr December Eve -580F-7 D
 - Green = Behr Windsor Moss 430F-7 D
 - Burnt Orange = Behr New Brick S-H 200
 - Red = Behr Cherry Cobbler S-G—140
 - Cream/Tan = Glidden-Oyster White #30 YY 64/149

Door Applications

- Are on the website
- Complete and mail to Patt Bailey, Rentz Mgmt.
- Include legible color picture showing door design, glass and etching

Twin 8x6 Colonial



Approved Door Styles

1/2 Light



Twin 1/2 Light



Fan Light or Arch Top Fan Light (not shown)



Full and 1/2 Sidelight



Prospect Point Home Owners

President - Shelly Fuller
 Property Management Committee Chair
 513-368-4968, shelly@downtowncincinnati.com

Vice President - Byron Wolfe
 578-0999, marketforce@fuse.net

Treasurer - Jackie Sawyers
 Finance Committee Chair
 331-5570, jsawyers@jsawyerslaw.com

Secretary - Margaret Gittner, Newsletter
 331-3422 mpgrissom@aol.com

Joe Marusin
 Nominating Committee Chair
 331-1463, jam99sun@fuse.net

Sally Zeidler
 Landscape Committee Co-Chair
 341-0237

Jill Trame
 Landscape Committee Co-Chair
 391-1839, jtrame@kmklaw.com

Dave Ritchie 341-8336, dritchier@nexuspm.com

Bill Schunder 331-8067, billschunder@yahoo.com

Social Committee Chair—Julie Dorman 578-9460

Property Mgmt - Rentz Management, 581-4815

Clubhouse Rentals - Rhonda Laws, 426-0973

Properties for Sale

- 2920 Prospect Point Dr., 3 bedroom, \$96,900, 363-9900
- 910 Outlook Ridge Lane, 2 bedroom, \$99,000, 380-4677
- 2825 Dry Ridge Ct, 2 bedroom, \$99,500, 816-9452
- 912 Outlook Ridge Lane, 2 bedroom, \$99,700, 512-3000
- 2820 Dry Ridge Court, 2 bedroom, \$102,000, 331-9626
- 2811 Dry Ridge Court, 2 bedroom, \$104,900, 344-4319
- 944 Lost Valley Court, 3 bedroom, \$110,900, 640-9441
- 910 Ravine Dr., 3 bedroom, \$149,900, 513-479-3305
- 2946 Observatory Hill Ct, 2 bedrooms, \$255,000, 331-9626
- 2920 Vista Court, 2 bedrooms, \$255,900, 750-9737
- 1008 Crown Hill Ct., 2 bedroom, \$185,000, 341-7400

For Sale By Owner: 2805 Dry Ridge Court, 2 bedroom,
 \$105,000, 866-0097

This information is believed accurate but not guaranteed.

Visit the PPHOA website
<http://www.pphoa-ky.com>

February 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
American Heart Month	Black History Month				1	2 Groundhog Day
3	4	5	6	7	8	9
10	11	12 Landscape Com. Mtg. 6:30 PM Clubhouse	13	14 Valentine's Day 	15	16
17	18 President's Day	19	20 Prop. Mgmt. Com. Mtg. 6:30 PM Clubhouse	21 Full Moon	22	23
24	25 Board Meeting 7:00 Clubhouse	26	27	28	29 Leap Day— Leap Year	