



# The Prospector

Prospect Point Home  
Owners Association  
Association

Volume 2, Issue 4

April, 2008

## Spring "Walk-Through"

The spring walk-through started Monday, March 24 with Bob Rentz and Patt Bailey of Rentz Management, Roger Laws of L&M, Shelly Fuller, Margaret Gittner, Sally Zeidler and Bill Schunder. The walk-through started on Edgelake Court and proceeded to Lake Point Court, Vista Court, Palisades, Observatory Hill, Crown Hill, Wilderness Hill and portions of Prospect Point Drive.

Many items were added to the list of improvements needed. Most of which will be addressed over the coming months as the weather improves.

The walk-thru will be completed on April 5 (weather permitting) and will be attended by Bob Rentz & Patt Bailey of Rentz Management, Roger Laws of L&M and several Prospect Point Homeowners' Association Board members. Items identified at that time will be added to the list of needed improvements. Please keep in mind that items on the list will be rectified as the budget allows.

One thing very noticeable throughout the property, was the need for every homeowner to clean up around their units, espe-

cially behind the units. There is an abundance of old and unnecessary items being stored there. If you are unable to clean it up yourself, or if you have large items that you want removed (like hot tubs, tire rims, etc.), Roger Laws of L&M has offered to clean and/or remove items for you. This of course, would be at your expense. His fees have always been reasonable. If you need help in cleaning or removing items, call Roger @ (859) 586-5544 and leave a message if need be.

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## Notes from the Landscape Committee

Spring has finally arrived and this is always a great time to refurbish areas and make our community look better. The Landscape Committee along with L & M Landscaping will be looking at areas that need attention. As always, we appreciate any input from the homeowners. Like spring housecleaning, it is greatly appreciated and helpful if each homeowner would take a look at the areas around their homes and clean up any debris and items that make the community look unsightly.

Also appreciated is for homeowners to pick up their children's toys and not leave them outside. Remember, we all live in the community together and need cooperation from our neighbors.

On another note, L&M Landscaping will start mulching the Common Areas along with the flower beds. If there is an area that you do not want to have mulched, please call Rentz Management right away.

L&M will start trimming

soon. They will be cutting down weed/trees that are growing close to buildings. If there are any items you do not want cut, mark them by putting a bright red or orange ribbon on them very soon.

If you have a landscaping issue that needs attention, please contact Rentz Management at 581-4815 who will, in turn, notify the Landscape Committee.

Thanks for your efforts.

Jill Trame and Sally Zeidler, Co-chairs, Landscape Committee.

### Trimming & Mulching Starting Soon

- **If you don't want an area mulched, call Rentz Management 581-4815 to let them know**
- **Mark your bushes/trees with bright red or orange ribbon if you don't want them trimmed.**

## March Board Meeting Minutes, March 24, 2008

**CALL TO ORDER:** The meeting was called to order by President Shelly Fuller 7:00PM

**ATTENDANCE:** Reported by Margaret Gittner. Board members present were: Shelly Fuller, Byron Wolfe, Jill Trame, Margaret Gittner, Jackie Sawyers, Sally Zeidler, Dave Ritchie, Joe Marusin and Bill Schunder. Patt Bailey of Rentz Management also attended the meeting.

**APPROVAL OF JANUARY MINUTES** Motion to approve minutes of February 24, 2008 Board of Directors meeting was made by Byron Wolfe and seconded by Joe Marusin. Motion carried.

### TREASURES REPORT:

Jackie Sawyers

PPHOA Checking Acct =	\$51,499.19
PP Reserve Account =	\$40,733.25
PP Clubhouse Acct =	\$ 2,162.14
PP Trust Account—Market Value =	_\$526,686.16
<b>TOTAL =</b>	<b>\$621,080.74</b>

### COMMITTEE REPORTS

**PROPERTY MANAGEMENT** Reported by Shelly Fuller. The committee met on March 19, 2008. There were no application to approve but topics of discussion included:

- Tree trimming along the river

- Neighborhood Watch program being considered over the next few months, and
- Satellite dish rules

**LANDSCAPE:** Jill Trame reported that she and Sally Zeidler met prior to the board meeting that evening. Topics of discussion included:

They received the bids for the sprinkler system around the clubhouse and pool area. They also received a 2<sup>nd</sup> bid from Wagner for \$9,700. Bob Rentz met with two of the bidders. The bid for the Sprinkle Above is for \$6,500 and uses the spray type sprinkler and not the rotor sprinkler.

Jill made a motion seconded by Sally Zeidler to approve putting in a sprinkler system not to exceed \$6,500. Jill requested Patt Bailey to get with Rainmaster and obtain a bid for the spray-type sprinkler and then to give the job to the lowest bidder. The funds are to come out of Common Landscape Reserves.

Byron Wolfe expressed concern that there wasn't sufficient pressure to operate the system. The motion was amended to have an independent plumber check the system pressure.

**SOCIAL:** Julie Dorman reported the Social Committee is discussing having a plant swap get-together perhaps at the same day that Villa Hills has theirs.

More to come on the dates and arrangements.

**FINANCE:** Jackie Sawyers reported:

1 month late-31	\$ 4,320.00
2 months late-6	\$ 2,035.00
Late Fees-0	\$ 00.00
Collections-2	\$ 1,965.00
Liens-0	\$ 00.00
Foreclosures- 2	\$ 4,311.58
Bankruptcy- 1	\$ 3,134.00
Deck Ass'mts-0	\$ 00.00
Ins. Fines-17	<u>\$ 3,125.00</u>
<b>Total</b>	<b>\$15,765.58</b>

The insurance fines of \$3,125 are from charging at the rate approved by the board. One is in foreclosure, one is in bankruptcy and two have received collection letters. There are seven at one month, two at two months, two at three months, one at four months and the remainder are all in excess of four months. There are five in excess of four months with one of those being in foreclosure and one being in bankruptcy as mentioned above.

Jackie Sawyers made motion to close on all units eligible for foreclosure that was seconded by Bill Schunder. Motion carried.

Jackie Sawyers requested that Rentz Management continue with follow up phone calls to those homeowners that are a few months late.

### OLD BUSINESS:

Byron Wolfe questioned if \$5,000 was enough for the

pot holes and Jackie Sawyers responded that we would know more after the contractor start work. If it was not sufficient, then the board would look into allocating more funds. Byron Wolfe asked about the guardrail in the front and if the Association had to pay for the damage. Patt Bailey will follow up to obtain the name of the person listed on the Villa Hills police report so their auto insurance could cover it. Jill Trame also commented about damage around the back lake and Patt Bailey will follow up on the license plate to determine who is responsible. Patt Bailey will also follow up with Northern KY Water to have the lawn damage at Ravine and Prospect Point Drive repaired. It was also noted that some homeowners had contacted Roger Laws regarding clearing some of the hillside.

### NEW BUSINESS:

It was noted that Bill Ferguson passed away Saturday, March 22.

The City of Villa Hills will be selling auto stickers at the Clubhouse Saturday, March 29.

The fountains will return to the lake soon.

A motion was made by Margaret Gittner, seconded by Byron Wolfe to stain the support poles under the decks the same color as the building. Motion carried.

Shelly Fuller noted the

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## Clean Up Day AND Plant Exchange, May 10

Prospect Point "Clean Up Day" is scheduled for May 10 with a rain date of May 17.

This is a great opportunity for you to meet your neighbors, get some fresh spring air and get rid of all that winter trash. Please call 578-9460 to sign up.

Meet at the Clubhouse @ 10 am for coffee and doughnuts. Trash bags will be provided. Please bring your gloves. Rain Date is May 17. See you there!

After the clean up, we will have a plant swap so you

can get and receive plants you may want in exchange for your excess plants. If you don't have anything to exchange and want to start or expand your garden, come anyway as there should be plenty for all. What a perfect opportunity to thin out some of your Lily's of the Valley, Hostas, Day Lilies, Irises, etc. and give them room to grow?

Just split your excess plants and bring them to the lower patio in the back of the Clubhouse May 10. If you know the name of the plant, tag it and note if it is

sun or shade and any planting directions you may have. This is especially helpful if they are just coming out of the ground.

Containers such as buckets or dishpans are great to move the plants to and from the Clubhouse.

Julie Dorman has graciously offered to plant all excess plants in the Prospect Point Common Areas. So bring as many as you can.

For more information, please call Mary Kent at 331-3422 and/or Julie Dorman at 578-9460.

"The first of  
April  
is the day we re-  
member  
what we are the  
other 364 days of  
the year."  
~By Mark Twain~



**It is commonly believed that the April Fool came about because of the change of calendars. In France, people were forgetful and other people refused to accept the new calendar so they still celebrated the New Year on April 1st. Other people would play tricks on them and call them April Fools.**

Source: projectbritain.com

(Continued from page 2)

walk-through started that day and the follow up to finish is scheduled for April 5 at 9:00 am. In the event it is not finished then, it will be on Saturday, April 12. Jackie Sawyers requested several motions, made by Margaret Gittner, seconded by Sally Zeidler for resolutions for 53 bank.

### HOMEOWNER QUESTIONS

Rick Alley suggested the board bring back the Clubhouse contractor to check the tape joints, etc. He noted Rhonda Laws has also had trouble with get-

ting the cover off the lights to changed the bulbs. Patt Bailey will follow up with the contractor. He also noted that the back of the pool equipment shed is in bad shape.

Alice Clay noted she did not approve of the sprinkler system. She also mentioned there was an abandoned car on Outlook Ridge with an expired license plate.

Elsie McGlone noted that she reported in January, February and March to Rentz Management that there was leakage from the rain in her back bedroom that was a result of the Olympic repair work. Patt Bailey will follow up with

Olympic and have them cover the cost of repair.

Julie Dorman requested a landscape wall be added at Outlook and Prospect Point Drive to hold the dirt back. Jill Trame will talk with Roger Laws and advise.

Jill Trame also noted that the April Landscape meeting will be held on Tuesday, April 22. In the future, the Landscape Committee Meeting will be held on the 3rd Tuesday of each month rather than the 2nd Tuesday.

There being no further business, the meeting adjourned.

### Mark Your Calendar

- **Keep Prospect Point Beautiful "Clean Up Day" May 10 (Rain date is May 17)**
- **Prospect Point Community-wide Yard Sale— Saturday, June 21**

### Bill Ferguson

Former board member, Bill Ferguson, lost his battle with cancer March 22 and a memorial Mass and celebration of his life was held, Friday, March 28.

Bill provided much to the PPHOA and he will be missed by all.

**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@jlawyers.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@kmlaw.com

Dave Ritchie 341-8336, dritchie@nexuspm.com

Bill Schunder 331-8067, billschunder@yahoo.com

**Property Management** - Rentz Management  
 581-4815, Fax 655-2613

**Clubhouse Rentals** - Rhonda Laws, 426-0973  
*Social Committee Chair*—Julie Dorman, 578-9460

Properties for Sale

2920 Prospect Point Dr. 3 bedroom, \$86,900, 393-9900

2825 Dry Ridge Ct., 2 bedroom, \$97,500, 816-9452

912 Outlook Ridge Lane, 2 bedroom, \$99,700, 512-3000

2811 Dry Ridge Ct., 2 bedroom, \$104,800, 344-4319

944 Lost Valley Ct., 3 bedroom, \$110,900, 640-9441

924 Dry Valley Ct., 3 bedroom, \$111,500, 743-4414

954 Lost Valley Ct., 2 bedroom, \$129,000, 250-5724

910 Ravine Dr., 3 bedrooms, \$149,900, 513-479-3305

1008 Crown Hill Ct., 2 bedroom, \$179,500, 578-4054

2920 Vista Ct., 2 bedroom, \$255,000, 750-9737

This information is believed accurate but **NOT** guaranteed. Other homes may be available listed by owner.

You can say any foolish thing to a dog, and the dog will give you this look that says, "My God, you're right! I never would've thought of that!...Dave Barry

We could learn a lot from crayons ... some are sharp, some are pretty, some are dull, some have weird names, and all are different colors ... but they all have to learn to live in the same box.

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

# April, 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Child Abuse Prevention Month.		1 <b>April Fools Day</b>	2	3	4	5 2nd 1/2 Walk Through
6	7	8	9	10	11	12
13	14	15 <b>Taxes Due:-(</b>	16 Property Mgmt Com. 6:30 PM Clubhouse	17	18	19
20 Full Moon	21	22 Landscape Com. Meeting 6:30 PM Clubhouse	23	24	25	26
27	28 BOARD MEETING 7:00 pm Clubhouse	29	30	31	Clean up Day coming 5/10 w/ Plant Exchange	Get your plants ready for Plant Exchange