



The Prospector

Prospect Point Home
Owners Association
Association

Volume 2, Issue 6
June, 2008

2008 Improvement Schedule

On May 19, Shelly Fuller and Jackie Sawyers met with Bob Rentz and Patt Bailey regarding the 2008 improvement schedule. This refined schedule is subject to weather conditions. It is as follows:

May:

- The deposit was made for the sprinkler system has been paid and the work will commence.
- 18 units on Prospect Point Drive will be painted

- Two roofs on Stillwater and
- Final painting on Palisades

June:

- Two buildings on Stillwater
- Two quads on Outlook and Dry Ridge

July:

- Eight more quads on Outlook & Dry Ridge

August:

- Eight more quads

- Deck sealing in Phase G

September:

- Eight more quads
- Phase I road repaid to fix drainage on Dry Ridge

October:

- Potholes
- End building on Observatory

November

- Selected garage doors will be replaced.

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Prospect Point Community-Wide Yard Sale

- **Saturday, June 21 9:00 AM -2:00 PM**
- **To be placed on the map to the Sale, simply call Byron Wolfe at (859) 578-0999 (M-F 9-5)**
- **Participation is free for residents of Prospect Point.**

Pool Keys and Gate

As in the past few years, we will not have pool attendants. What this means is that all residents using the pool should be aware of the rules and either approach anyone not adhering to the rules or report the violation to a Board member or Rentz Management Company (581-4815).

Also the pool gate should be closed and locked at all times. Each homeowner will need a pool key to enter the pool and should have the key with them should they leave the pool area so they will be able to re-enter.

For new residents or anyone losing a key, they are

available from Byron Wolfe (578-0999). The deposit is \$15 for a pool key and \$15 for a tennis court key. Only one key per family is permitted and proof of residency must be presented in order to obtain a key.

POOL RULES

1. **DO NOT SWIM ALONE.** At least one other responsible adult must be present.
2. A current membership tag and pool key is necessary for admittance to the pool.
3. Two guests per day per household is the limit on weekends and holidays and four guests is the limit on weekdays. **Homeowner must accompany guests**
4. Persons under 16 years of age must be accompanied by a responsible adult member.
5. No skateboards or rollerblades are allowed in the pool or tennis court areas.
6. Proper swimming attire is required. No cut-off jeans are allowed. All diaper age children must wear swim diapers. **No children in diapers or of diaper age are allowed in the large pool.**
7. The outdoor shower must be used after sports related activities.

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May Board Meeting Minutes, May 19, 2008

CALL TO ORDER

President Shelly Fuller called the meeting to order at 7:00 pm.

ATTENDANCE

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

APPROVAL OF MARCH MINUTES Motion to approve minutes of April 28, 2008 Board of Directors meeting was made by Jackie Sawyers and seconded by Bill Schunder. Motion carried.

There was a moment of silence for the recent passing of Dr. Nutini.

TREASURES REPORT:

Jackie Sawyers

PPHOA Checking Acct =
\$110,414.83

PP Reserve Account =
\$72,159.19

PP Clubhouse Acct =
\$ 1,766.47

PP Trust Account—Market Value = \$535,842.68

TOTAL = \$720,182.17

COMMITTEE REPORTS

PROPERTY MANAGEMENT Reported by Shelly Fuller. The committee met on May 14 2008. Meeting was attended by Shelly Fuller, Margaret Gittner, Joe

Marusin and Sally Zeidler. There was one door application for Mr. and Mrs. Jones on Paddock that was approved. There was a door application from Ann Kappen that was not approved. (At the board meeting, a new application for Ann Kappen was presented and approved.) Diane Bahr commented on the grass behind her unit and a tree that needed a branch removed. The clubhouse pre- and post-event sheet was discussed.

LANDSCAPE: Sally Zeidler reported she, Shelly Fuller and Jill Trame met with Roger and Brian Laws on May 13, 2008. and they discussed dying bulbs and trees at the Nutini home.

SOCIAL: Joe Marusin reported the Clean Up day was May 10.

FINANCE: Jackie Sawyers

1 month late-18	\$ 2,946.80
2 months late-11	\$ 4,306.00
Late Fees-11	\$ 348.00
Collections-4	\$ 3,724.00
Liens-0	\$ 00.00
Foreclosures- 2	\$ 4,141.58
Bankruptcy- 1	\$ 3,304.00
Deck Ass'mts-10	\$ 502.80
Ins. Fines-17	\$ <u>2,825.00</u>
Total	\$15,969.18

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

Jackie Sawyers requested that Patt Bailey continue with follow up phone calls to those homeowners late.

Jackie Sawyers noted a miscommunication with the

painters recently and that in the future, the painters would provide five days notice prior to painting. Jackie Sawyers noted the new 2008 improvement schedule which is on pg. 1.

OLD BUSINESS:

Bill Schunder asked the status of the leaning fountain which is now fixed.

Bill Schunder asked about the status of the guard rail which Patt Bailey responded there is no police report. Byron Wolfe will follow up.

The pool opening was discussed.

Recycling was discussed and Patt Bailey said the Bavarian will not put a communal dumpster but that Rumpke will for \$60 per month that will take paper, cans and other recyclables. Jackie Sawyers requested that more information be provided at the next meeting on the cost of items not allowed.

Jackie Sawyers made a motion, seconded by Dave Ritchey to adopt a policy that that artificial/fake flowers not be allowed. Motion passed. Jackie Sawyers also made a motion seconded by Byron Wolfe that stated holiday decorations are only allowed between November 1 and January 31. Motion passed.

HOMEOWNER QUESTIONS

Judy Taylor, 4016 Lakepoint Court asked on behalf of her daughter's residence at 4018 Lakepoint about the lack of resolution to a

drainage problem at the foundation of the front door. There continues to be a problem and Shelly Fuller asked that Patt Bailey follow up and advise the board of the ultimate resolution.

Mable Rabe asked about the limit on the number of dogs allowed in the units. Jackie Sawyers said that it would follow the Villa Hills ordinance which Byron Wolfe said was four. Patt Bailey will follow up with Villa Hills regarding the ordinance.

Shelly Fuller discussed L&M mowing and their schedule.

Mable Rabe raised a question about a tree that drops down below the garage and asked that it be trimmed back. Patt Bailey will follow up.

Alice Clay asked about the arborist and tree trimming. She also asked about a downspout at the end of the street.

Jackie Sawyers asked Sally Zeidler to make a list of infringements by a homeowner on Dry Valley so that a letter can be sent by Bob Rentz to the homeowner and the renter.

Alice Clay asked about screen doors and the colors approved. Jackie Sawyers noted the color scheme has not been selected but will be in the next couple of weeks.

Byron Wolfe asked about the signage which was complete.

Julie Dorman provided an expense report.

Missing Cats

As a result of three missing cats, the topic was raised at the last Board meeting. The cats all had collars with phone numbers.

Of course, the cats could have found their misfortune through our coyote population but one was found in Hebron and the other two are still missing. As one was found in Hebron, it appears that the potential

exists for a Prospect Point resident to have assisted in the cat's relocation.

The law and our Pet Policy says cats are not to be put outdoors without a leash. If one is found out without a leash, either call the owner (if you know them), call Animal Control (356-3191) or call one of your board members.

It is disturbing that someone may have taken the law into their own hands and not tried to contact the owner.

Obviously the board cannot do anything about the coyotes but the board does request that if a problem exists, please try to resolve it amicably. Pets are considered parts of some people's family and most people will

make changes if asked.

The Pet Policy along with other policies can be found on the Prospect Point Homeowners web site at <http://www.pphoa-ky.com>

3. *Dogs and cats must be on a leash at all times when outside the owner's lot.*

Short-term Rental Needed

"Because we already have someone staying with us, our daughter and son-in-law are interested in renting a unit for the two weeks of June 23rd to July 7th. They

will actually only need to sleep and shower, as they intend to spend most of their time with us in our place at 3004 Observatory Hill Court. Roxane and John have three chil-

dren, ages 11 to 7 (two boys and a girl age 11). They are extremely well mannered and anxious to be close to us. Initial arrangements can be made by contacting us:

Guenther and/or Marianne Haase at 331-5154 or through John and/or Roxane Rego; 1-609-912-0003."

Thanks, Marianne Haase

(Continued from page 1)

8. Persons with contagious diseases or open infected sores will not be allowed in the pool.
9. No pets are allowed in the pool area.
10. **No glass allowed in the pool area.** All beverages and suntan lotions (oils are prohibited) should be in cans, paper or plastic containers.
11. Large floats are not permitted. Single person air mattresses are permitted only on weekdays. Balls and plastic toys are permitted with discretion. No loud or rough play or running is allowed.

12. **No diving is allowed.**
13. **Lounge chairs cannot be reserved.**
14. The Association is not responsible for personal property at pool side.
15. The pool may not be reserved for private parties. No exceptions.
16. Inappropriate language and behavior will not be tolerated.

The Board of Directors has the obligation and the right to suspend the membership and pool privileges of any member who abuses their privilege or creates a safety hazard for others.

If you see one of the pool rules being violated, please contact a Board member or call Rentz management at 581-4815.

Pool and tennis court keys may be obtained by calling Byron Wolfe at 578-0999. There is a \$15 deposit for the pool key and a \$15 deposit for a tennis court key. Only one pool key and one tennis court key per family will be issued. Proof of residency must be shown.



Independence Day (4th of July) commemorate the adoption of the Declaration of Independence on July 4, 1776 declaring independence from the Kingdom of Great Britain.



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

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

2825 Dry Ridge Ct., 2 bedroom, \$96,000, 816-9452

2811 Dry Ridge Ct., 2 bedroom, \$104,500, 344-4319

920 Wilderness Hill Ct., 3 bedrooms, \$149,900, 653-7879

1008 Crown Hill Ct., 2 bedroom, \$169,900, 578-4054

1012 Crown Hill Ct., 2 bedroom, \$219,900, 513-708-9861

2946 Observatory, 2 bedroom, \$235,000, 331-9626

2920 Vista Ct., 2 bedroom, \$239,000, 750-9737

This information is believed accurate but **NOT** guaranteed.

Other homes may be available that are listed by owner. If you want your owner listing in the newsletter, email mpgrissom@aol.com

Mutt Mitt Cans

The mutt mitt cans around our property are for dog droppings and trash that may be picked up during a walk. They are not to be used for homeowners' personal trash.

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

June, 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17 Landscape Com. 6:00 PM	18 Property Mgmt Com. 6:30 PM Clubhouse	19	20	21 Community-Wide Yard Sale
22	23	24	25	26	27	28
29	30 BOARD MEETING 7:00 pm Clubhouse				4th of July!!!	