



# The Prospector

Prospect Point Home  
Owners Association  
Association

Volume 2, Issue 7  
July, 2008

## Board Nominations

The Prospect Board of Directors is made up of nine volunteer board members. Each year, three 3-year terms are voted on by the full membership to serve on the board.

This Association Board has the responsibility to insure

a fiscally sound budget, make sure all grounds and buildings are kept in good condition and to continue making Prospect Point the best place to live in Northern Kentucky.

Please give it serious consideration. We can use your

talents and expertise.

Nominations will open in late August and will remain open through most of September.

Contact Joe Marusin, Nomination Chair (341-1463) for further information.

### Inside this issue:

June Board Meeting Minutes 2

Pool Problems 3

Recycling Continued 3

June Board Meeting Minutes Continued 3

Board Member List and Properties for Sale/Rent 4

July Calendar 4

## Recycling Coming to Prospect Point

Americans generate nearly 4.5 pounds of garbage per person, per day. Making products with recycled material conserves land, slows the depletion of non-renewable resources such as metal, oil and natural gas, and reduces the need for new drilling and mining operations. Recycling means generating less air and water pollution by reducing mining and drilling. Recycling also reduces the air pollution associated with burning fossil fuels.

After researching the topic, Patt Bailey presented three options for recycling at the June Board meeting.

1. Individual service throughout the community which would require 100% participation (determined unlikely.)
2. Adding a recycling dumpster for \$55/month.
3. Subscription recycling service for \$6.50/

month to be billed quarterly to the homeowner with a minimum of 25 to start the service. The cost will go down as participation increases.

The Board elected to start with subscription service and ten names were added to a list to start recycling. If you wish to start the service, please call Patt Bailey at 581-4815 or email her at [Patt.Bailey@rentzmanagemnt.com](mailto:Patt.Bailey@rentzmanagemnt.com) to let her know you are interested in the service. As soon as she has 25 names, the service will start.

Acceptable paper materials include: white paper (computer, copy), newspapers, phonebooks, manila folders, mail, brochures, ads, magazines, legal pad paper, envelopes, grocery bags, clean pizza boxes, cereal boxes, beverage cartons, cardboard (broken into 3' X 3' sections).

Unacceptable paper materi-

als include text books facial tissue, paper towels, dirty plates, cups, napkins with food particles.

Acceptable plastic materials include plastic bottles number 1: soda, water, shampoo and other small mouth bottles, plastic bottles number 2: milk, detergent and other small-mouth bottles. Unacceptable plastic materials include oil jugs, plastic plates, cups, utensils, butter tubs, plastic grocery bags, toys, film containers.

Acceptable metals include aluminum cans: beverage and food cans, steel cans: soup, food, aerosol cans. Unacceptable metals include: scrap metal, pots, pans, coat hangers, paint cans.

Unacceptable glass includes glass bottles and jars: clear, brown, blue and green. Please rinse and remove lids. Unacceptable glass:

(Continued on page 3)

### Pool Party

Saturday, August 23, 6 pm-10 pm.

Bring your favorite side dish and beverage. Fee is \$5.00 per person. The Social committee will provide hamburgers, hot dogs, buns all condiments. Come for some fun in the sun!

A donation from Prospect Point Homeowners Association was made to the Passionist Nuns on behalf of the death of Dr. Nutini. We will all miss him.

## June Board Meeting Minutes, June 30, 2008

### CALL TO ORDER

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

### ATTENDANCE

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

### APPROVAL OF MAY MINUTES

Motion to approve minutes of May 19, 2008 Board of Directors meeting was made by Jackie Sawyers and seconded by Bill Schunder. Motion carried.

### TREASURES REPORT:

Jackie Sawyers  
 PPHOA Checking Acct =  
                                   \$31,180.98  
 PP Reserve Account =  
                                   \$24,005.55  
 PP Clubhouse Acct =  
                                   \$ 1,573.79  
 PP Trust Account—Market  
 Value =           \$540,683.38  
 TOTAL =           \$597,443.70

### COMMITTEE REPORTS

**PROPERTY MANAGEMENT** Reported by Shelly Fuller. The committee met on June 18, 2008. Meeting was attended by Shelly Fuller, Margaret Gittner, Bill Schunder and Joe Marusin. Homeowners Alice Clay and Carol Coe.

There were two applications for approval on Prospect Point Drive: 2918 for 2 replacement windows (provided homeowner did not change the look of the front of the unit) that was approved and 2929 to paint a screen door that was not approved as the original paint was baked on and new paint would cause a maintenance issue. Pool issues were discussed and the pool will now be randomly policed to check for residency requirements.

A homeowner requested clarification on the paint/repair of buildings vs. Hardy Board replacement. She was told that Rentz Mgmt and a painter determine the % of replacement wood needed and if it is greater than 50-60%, then the wood would be replaced with Hardy Board.

### BOARD DISCUSSION

The lack of No Littering signs for Prospect Point Drive was noted and Patt Bailey will find them or have new ones made. Joe Marusin inquired about the no parking signs and striping at the front lake and Patt Bailey will check into it.

Patt Bailey commented that another work order was placed for another algae treatment for the front lake. Dave Ritchie commented he heard that the Game Warden had stocked the front lake. Patt Bailey will inquire about it. Jackie Sawyers requested notice to be added to the newsletter about not throwing rocks into the lake.

### LANDSCAPE:

The Landscape Committee met on Tuesday June 17<sup>th</sup> at 6:00 p.m. Present were Jill Trame, Sally Zeidler, Joe Marusin, Roger and Brian Laws and homeowners Alice Clay, Carol Coe, Mabel Rabe, Debbie Doerman and Jane May.

Status of work orders were discussed. Weeding and tree trimming was discussed which is to begin within the next couple of weeks. The committee discussed the issue of how to handle homeowners who do not want trimming, mulching, etc. Roger suggested getting some sort of sticker to go in the corner of the front door which will state what they don't want done. Alice Clay asked about the arborist report and when we might expect some action on the items in the report. Jill Trame indicated that it wasn't in the budget for this year but it would be discussed for future planning.

Brian is to give a bid on a wall around the area on the corner of Prospect Point and Outlook where there are three plum trees. Julie Dorman asked about this. Jane May asked if Roger could look at a tree in the rear of her condo which she planted that she thinks is dying. She was reminded that we do not take care of the backs of units. Carol Coe asked about finishing up and cleaning the brush and area behind her condo. The irrigation system is now complete.

### BOARD DISCUSSION

Jill Trame made a motion, seconded by Sally Zeidler for a tree to be planted in memory of Dr. Nutini. After discussion, it was decided to plant a tree in memory of all deceased board members including Bill Ferguson and Martin Kurtzer with a plaque added. Motion passed.

**SOCIAL:** Julie Dorman reported the pool party will be in August and that Joe Marusin took photos of the yard sale.

### FINANCE: Jackie Sawyers

|                  |                    |
|------------------|--------------------|
| 1 month late-15  | \$ 483.20          |
| 2 months late-21 | \$ 3,332.00        |
| Late Fees-2      | \$ 850.00          |
| Collections-3    | \$ 2,035.00        |
| Liens-2          | \$ 1,180.00        |
| Foreclosures- 2  | \$ 3,291.58        |
| Bankruptcy- 0    | \$ 0000.00         |
| Deck Ass'mts-6   | \$ 392.60          |
| Ins. Fines-12    | <u>\$ 3,400.00</u> |
| <b>Total</b>     | <b>\$14,964.38</b> |

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 calls to the 21 homeowners that are two months late.

**OLD BUSINESS:** Shelly Fuller: Pool is open and was a week late and a letter was sent to homeowners regarding the issue.

A very nice note was re-



*(Continued from page 2)*

ceived from Mrs. Nutini as a result of the Association's donation to the Passionist Nuns.

A note was received from a homeowner from Stillwater that commended the work done by the roof installers on their unit.

Recycling was discussed. Patt Bailey presented three options by Rumpke:

1. Individual service throughout the community which would require 100% participation which is unlikely.
2. Adding a dumpster for the community for \$55/month.
3. Subscription recycling service for \$6.50/month and would be billed quarterly and they need a minimum of 25 to start that service.

A list was started and ten people were added to the list to start recycling

Also as a homeowner was out of town for the property management meeting,

## Pool Problems

As a result of non-homeowners swimming in the pool, volunteers have

*(Recycling, continued from page 1)*

window glass, drinking glasses, fish tanks, light bulbs.

For a complete list of recyclables and the basics of recycling, go to <http://www.rumpkerecycling.com>

there was an application for a new front door presented. It met all specifications. Motion was made by Jackie Sawyers and seconded by Bill Schunder to approve the application. Motion passed.

Dave Ritchie offered to help with the Insight box that is still out by the front lake.

**NEW BUSINESS:** Shelly Fuller

Nominating committee is headed up by Joe Marusin and nominations will be accepted until mid-September.

Bill Schunder reported some complaints:

People on Lost Valley Drive started getting dings in their cars and garage doors from golf balls. There was discussion regarding who it might be and a letter will be sent. Another homeowner on Lakepoint said he had his catalytic converter removed from his car. Bill Schunder asked about the feasibility of a light being added. A police report was made on the incident.

been selected to randomly ask for identification showing residency. This will

[/recycling\\_basics.aspx](#)

Recycling is good for our environment. It typically takes less energy to make products from recycled materials than from virgin materials. For example,

Discussion ensued that the Board should meet with the Villa Hills police to discuss this topic and others such as: Prospect Point Drive speeding, no fishing in the lake, etc. Patt Bailey will ask them to attend the next board meeting.

Joe Marusin mentioned a neighbor let their dogs out without a leash and had an encounter with a dog on the leash. The police were called. Patt Bailey will send a letter to the homeowner.

Joe Marusin commented that Rhonda Laws has voluntarily cleaned the pool deck several times and done an excellent job. He requested she be commended.

### HOMEOWNER QUESTIONS

Mary Kent made a presentation on the benefits of recycling.

Carol Coe commented on the building painting process, asked if the work order for the weeds in her back yard was in place (yes), commented the No Litter sign that disappeared when the Prospect Point Drive

continue throughout the rest of the summer.

As a point of clarification,

making an aluminum can from recycled aluminum saves 95% of the energy needed to make a can from virgin aluminum. In 2005, recycling was conservatively projected to save 900 trillion BTUs, equal to the annual energy

was resurfaced, asked that Roger Laws replace missing stones from the walk down at 1025 Stillwater and suggested the board look into wind power since there was so much wind coming off the river. Patt Bailey will contact Villa Hills regarding obtaining official city signs.

Gloria Nutini commented she was displeased she received a late pay fee in light of the situation and mentioned some sick trees in her yard needed pruning. (This is in process through the Landscape Committee.)

Bryan Whitaker spoke on behalf of Christy Brown regarding the residue on the sidewalk from people fishing. Bryan asked about his two work orders: 2890 Cliffview regarding the rear downspout that needs to be cleaned, and the other inquiring when the painting will be done around his windows.

There being no further business, the meeting adjourned to go into Closed Session to discuss a confidential homeowner issue.

**No babies of diaper age** are allowed in the large pool even if they are wearing swim diapers.

use of 9 million households.

To sign up for recycling, please call Patt Bailey, Rentz Management @ 581-4815 or email her at [Patt.Bailey@rentzmanagement.com](mailto:Patt.Bailey@rentzmanagement.com)

**Prospect Point Home Owners Association**

**President** - Shelly Fuller  
*Property Management Committee Chair*  
 513-368-4968, shellyf@zoomtown.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, \$94,000, 816-9452

2811 Dry Ridge Ct., 2 bedroom, \$103,900, 344-4319

902 Ravine Dr., 2 bedroom, \$124,800, 630-2222

910 Ravine Dr., 3 bedroom, \$143,900, 513-479-3305

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

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

**For Sale By Owner**

2831 Paddock Lane., 2 bedroom, \$109,000, 386-447-9653 or  
 216-832-6838

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

**If you have herbs planted, please mark them so  
 they don't get treated as weeds and get pulled  
 or treated with weed killer.**

**Please do not throw rocks in the lake. The  
 PPHOA placed them at a large expense in an  
 effort to control erosion.**

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

**July, 2008**

| Sun | Mon  | Tue                          | Wed   | Thu | Fri                        | Sat |
|-----|--|------------------------------|---|-----|----------------------------|-----|
|     |  | 1                            | 2   | 3   | 4<br><b>4th of July!!!</b> | 5   |
| 6   | 7  | 8                            | 9   | 10  | 11                         | 12  |
| 13  | 14   | 15 Landscape<br>Com. 6:00 PM | 16 Property Mgmt<br>Com. 6:30 PM<br>Clubhouse | 17  | 18                         | 19  |
| 20  | 21   | 22                           | 23  | 24  | 25                         | 26  |
| 27  | 28 BOARD MEET-<br>ING 7:00 pm<br>Clubhouse | 29                           | 30  | 31  |                            |     |