



The Prospector

Prospect Point Home
Owners Association
Association

Volume 2, Issue 8
August, 2008

Board Nominations

The Prospect Point 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. Terms ending this year are Byron Wolfe, Jill Trame and Joe Marusin. This 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. Please submit your nomination on the enclosed form in person to the Nominating Committee Chair, Joe Marusin, 982 Ravine Drive, Phone: 859-331-1463 or by email it to him at jam99sun@fuse.net. Joe

Marusin will also gladly come pick it up.

- Nominations open: September 1.
- Nominations close: September 29
- Ballots will be mailed by October 6
- Ballots must be returned to Rentz Management by October 22 or Vote at the Annual Members' Meeting, Monday October 27.

Recycling Coming to Prospect Point

At the June 28th Board meeting, Patt Bailey noted there were 24 that had signed up for recycling and that 25 were needed to start the service. Subscription recycling service is \$6.50/month to be billed quarterly to the homeowner and the cost will go down as participation increases.

If you wish to start the service, please call Patt Bailey at 581-4815 or email her at Patt.Bailey@rentzmanagement.com to let her know you are interested in the service.

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

For a complete list of recyclables and the basics of recycling, go to http://www.rumpkercycling.com/recycling_basics.aspx

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Summer Fun Pool Party

Saturday, August 23
6 pm-10 pm.

- Bring your favorite side dish and beverage.
- Social Committee is providing hamburgers, hot dogs, buns and all condiments.
- Come for some fun in the sun!

\$5.00 per person

July Board Meeting Minutes, July 28, 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, David Ritchie, Margaret Gittner, Jill Trame and Bill Schunder. Jackie Sawyer and Joe Marusin were absent with notice and Byron Wolfe was absent without notice. Patt Bailey of Rentz of Rentz Management also attended the meeting.

APPROVAL OF JUNE MINUTES

Motion to approve minutes of June 30, 2008 Board of Directors meeting was made by Bill Schunder and seconded by Jill Trame. Motion carried.

TREASURES REPORT:

Shelly Fuller

PPHOA Checking Acct =
\$36,918.05
PP Reserve Account =
\$48,978.91
PP Clubhouse Acct =
\$ 1,249.33
PP Trust Account—Market
Value = \$524,024.63
TOTAL = \$611,170.92

COMMITTEE REPORTS

PROPERTY MANAGEMENT Reported by Shelly Fuller. Shelly Fuller reported the committee met on June 18, was attended by Shelly Fuller, Margaret Gittner, Bill Schunder, Lisa Bittlinger,

Gieny Van Arooy, and Alice Clay. Topics discussed:

There was one application for a new front door from 924 Dry Valley. The application met all requirements and was approved.

The pool was loosing a lot of water is related to the sprinkler system installation. Sprinklers may not be hitting the flowers.

Low water pressure in clubhouse sink.

Siding at 946 Dry Valley needs to be painted (still not completed from accident two years ago).

2818 Paddock asked if her driveway was on the driveway list.

Algae and weeds growing into overflow of front lake and drying out.

Homeowners need a weeks notice before and deck maintenance is done.

A question was raised about what we paying per deck for deck maintenance as well as giving homeowners at least a weeks notice in advance of the cleaning. Apparently people with small arms can get inside the gate from underneath the signs to open the pool date.

Sign at pool stating we will be asking for ID for proof of residency to be able to use the pool.

BOARD DISCUSSION: PROPERTY MGMT.

Front Lake: Patt Bailey commented on the algae and a decision has been made to let L&M be the

contractor to add and balance the chemicals to clean the lake. Olympic has been told they will be called when needed. She further stated that the Game Warden did not add fish to the lake. She also stated that she has a list of algae eating fish and the sized that will be needed along with a list of hatcheries. It is too hot to add the fish and they will be added in the fall. There are discussions about having Jones Fish Hatchery maintain the lakes next year. Jill Trame reinforced L&M taking care of the front lake as there was much confusion between Olympic and L&M activities. Shelly Fuller noted the difference in the front lake and the back is that the front lake is much more shadowed and has many tree leaves falling into it which causes more algae problems.

Decks: In addition to the cost of the deck maintenance, Margaret Gittner requested tarps be put under the decks so the cleaning and staining agents do not end up all over the lower patios.

Pool Gate: Jill Trame commented that another development had a card key system, did not know the cost of it but it appeared to be effective and asked about a method to keep people out that had not paid their assessments. Patt Bailey responded that another Rentz-managed property

recently had their pool lock re-keyed and will advise the cost of it at the next board meeting. She further stated that new re-keyed keys were distributed several days so homeowners could receive them along with their new handbooks.

LANDSCAPE: The Landscape Committee met on Tuesday July 15th. Present were Jill Trame, Sally Zeidler, Joe Marusin, Roger Laws, Brian Laws and homeowner Mabel Rabe. The Committee discussed treating the front lake and the possibility of purchasing some type of carp that will help with the algae. The Committee discussed treating the front lake and the possibility of purchasing some type of carp that will help with the algae. Also discussed was the operation of the sprinkler system and went through and tested the eight zones to make sure it was working. The water pressure was low due to the time of day. Brian Laws reset the sprinkler to start at 2:00 a.m. with 20 minutes for each zone. Brian is to give us a bid on a wall around the area on the corner of Prospect Point and Outlook where there are three plum trees. No other issues were discussed.

BOARD DISCUSSION: LANDSCAPE

Jill Trame asked about the location of the sprinkler heads and noted that one

(Continued on page 3)

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was not working. Patt Bailey will follow up and have the company come out to check them.

SOCIAL: Julie Dorman was not at the meeting to present a report but it was noted the Pool Party was scheduled for August 23.

FINANCE: Shelly Fuller

Late Fees-19	\$ 799.00
1 Month Late-13	\$ 2,540.00
2 months late-5	\$ 2,010.00
Collections-4	\$ 3,194.00
Liens-0	\$ _____
Foreclosures- 2	\$ 3,471.58
Work orders-2	\$ 130.00
Deck Ass'mts-2	\$ 103.20
Total	\$12,247.78

Ins. Fines-12 \$ 875.00
Shelly Fuller made motion to foreclose on all units eligible for foreclosure that was seconded by Jill Trame. Motion carried.

Margaret Gittner requested that Patt Bailey continue with follow up calls to the 5 homeowners that are two months late.

OLD BUSINESS: Patt Bailey said that putting a light was at Lakepoint Drive was investigated and the cost was \$1,000. There was additional discussion regarding lighting needs elsewhere in the community. There are funds in the budget for lighting so a priority list will be developed. It will then be determined where the greatest need is.

The Chief of Police is in vacation so could not be at this board meeting but will be at the next board meeting. Shelly Fuller asked that safety information be included in the Prospector.

Patt Bailey noted there were 24 people signed up for recycling and that 25 were needed to start the service. She said that the reception had been very positive about recycling. Shelly Fuller said that she would ask Rick Alley to add the information to the board out front that those that are interested in recycling should call Patt Bailey at 581-4815. She also asked that information be included in the next several Prospectors about the recycling.

NEW BUSINESS: Shelly Fuller

Margaret Gittner presented two proposals for a web site "face lift". One was for \$1,222.56 for one mock up and one for \$650 for one mock up with a second mock up at \$200. After discussion, Jill Trame made a motion to approve up to \$1,000 for Sure Design to be awarded the bid. Motion passed.

Patt Bailey commented that someone had dumped a lot of stuff in the dumpster at the end of Silo. L&M picked most of it up at a very reasonable charge. She suggested getting a camera to mount there so we would then know who is dumping large items that won't fit in the dumpster. She will check into the price. She noted that homeowners could call Bavarian to come and pick up large items such as washers, dryers, furniture, etc. Refrigerators and window air conditioners are not allowed as they contain Freon. They will do this for a \$10 charge. Dave Ritchie also noted MM Recycling (Tony & Chris) 859-620-165. Will pick up scrap for free.

Board Nominations Open September 1

Nominations Close September 29

Ballots will be mailed October 6

Ballots must be returned by mail to Rentz Management by October 22nd or bring your vote to the Annual Members' Meeting October 27.

HOMEOWNER QUESTIONS

Janet Gulla, 2833 Dry Ridge Court commented that her garage door was broken since the spring. She further stated that she had made several calls to Rentz Management without it being repaired. Patt Bailey will follow up with her about this issue the following day. There being no further business, the meeting

PPHOA Dumpster at End of Silo

PPHOA has a dumpster located at our maintenance area at the end of Silo Lane.

This is for the use of all of our residents. Please use common sense when throwing things in the dumpster. Any item that won't fit into the dumpster

should not be placed at the site.

Recently there were items placed at the site that were too large for the dumpster and extra fees were incurred to clean it up. As a result, the use of a camera is being investigated so that

the culprit(s) can be found and appropriately charged..

- If you have an item that is too large for the dumpster (such as washer, dryer, furniture, etc.), you can call Bavarian at 859-485-4416 and they will pick it up for a \$10/each item fee. They are not

allowed to pick up refrigerators or window air conditioners because of the Freon.

- Dave Ritchie also noted another source for picking up large items is M&M Recycling (Tony or Chris) at 859-670-7165. They will pick items up at no charge.

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@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

2842 Paddock, 2 bedroom, \$65,000, 866-931-0711

912 Outlook Ridge, 2 bedroom, \$99,900, 859-512-3000

2811 Dry Ridge Ct., 2 bedroom, \$99,999, 859-372-6000

913 Outlook Ridge, 2 bedroom, \$105,000, 859-525-7900

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

928 Ravine Dr., 3 bedroom, \$139,900, 859-331-4444

910 Ravine Dr., 3 bedroom, \$143,900, 859-442-6800

1008 Crown Hill Ct., 2 bedroom, \$169,900, 859-341-7400

1012 Crown Hill Ct., 2 bedroom, \$219,900, 859-344-8700

2946 Observatory, 2 bedroom, \$235,000, 859-331-9626

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

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

August, 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 8/1/69 = Birth of the Internet	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19 Landscape Com. 6:30 PM	20 Property Mgmt Com. 6:30 PM Clubhouse	21	22	23 Pool Party
24/31	25 BOARD MEET- ING 7:00 pm Clubhouse	26	27	28	29	30