



The Prospector

Prospect Point Home
Owners Association
Association

Volume 2, Issue 9
September, 2008

SEPTEMBER WINDSTORM

As we all know, the September 14th windstorm caused great havoc across the Northern KY/Cincinnati area. While Prospect Point experienced a lot of damage, it could have been much worse and for that we are grateful.

Rentz Management, L&M Landscape and Bresser Roofing were on site helping to secure siding and gutters and clearing trees in an effort to minimize the damage. Bresser Roofing and Olympic Contracting were on site the day af-

ter the storm to take the necessary steps to make the damaged units water tight. In addition, L&M was on site that day clearing trees and limbs on a prioritized basis with the most dangerous areas being cleared first.

As mentioned in the letter sent to homeowners the day after the storm, our documents do not allow the Association to provide insurance that covers wind damage. As such, if you have any damage to your unit, including but not limited to, roof damage, siding

damage, broken windows and other structural damage such as chimneys or wingwalls, please report the damage to your individual homeowners' insurance company.

The Board appreciates everyone's patience and cooperation as the clean up continues and Prospect Point returns to its pre-storm days. Insurance adjusters working the windstorm will be taking the worst cases first so please be patient in waiting for them to take and process your claim.

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.

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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.

Prospect Point Drive continues to have a problem with speeding and littering. Please don't be a part of these problems. And, a big thanks to our walkers for helping to keep Prospect Point Drive clean.

August 25, 2008 Board Meeting Minutes (abbreviated due to space)

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, Byron Wolfe, Jill Trame and Bill Schunder. Jackie Sawyers was absent with notice. Patt Bailey of Rentz of Rentz Management also attended the meeting.

APPROVAL OF JULY MINUTES: Motion to approve minutes of July 28, 2008 Board of Motion to approve minutes of July 28, 2008 Board of Directors meeting was made by Jill Trame and seconded by Sally Zeidler. Motion passed.

TREASURES REPORT reported on by Shelly Fuller

PPHOA Ck Acct = \$57,067.28

Reserve Acct = \$56,021.63

Clubhouse Acct = \$ 1,549.33

Trust Account = \$521,934.45

TOTAL = \$ 636,572.70

COMMITTEE REPORTS

PROPERTY MANAGEMENT

Shelly Fuller reported the committee met on August 20 and was attended by Shelly Fuller, Margaret Gittner and Joe Marusin. Topics discussed: There was one application for a new front and storm door from 956 Ravine. The application met all requirements and was approved. Joe Marusin mentioned the culverts needed shoring up.

BOARD DISCUSSION:

PROPERTY MANAGEMENT

Culverts: Joe Marusin men-

tioned the culverts needing shoring up need to be part of the budget process.

Other applications: Shelly Fuller noted that two other applications came in late and were presented for approval. The first is for 4020 Lakepoint for five windows and a patio door with no grids and Terretone. Motion to approve was made by Byron Wolfe, seconded by Bill Schunder and passed. The second is for 3018 Observatory Hill Ct for four windows. Motion to approve was made by Bryon Wolfe, seconded by Jill Trame and passed.

LANDSCAPE COMMITTEE

Met on Tuesday August 19th and attended by Sally Zeidler, Jill Trame, Joe Marusin and Brian Laws.

Homeowners present were Lisa Bittlinger and Karen and Larry Jennings. The Jennings asked if their corner could be cleaned out a little. Brian Laws will take a look to see what we can do about this common area.

They also asked about treating the grass and if they could treat it themselves.

They were told if they have concerns or complaints to call Rentz in the future and they will send out Chemlawn as it is not wise to treat to apply a double treatment. The committee discussed the issue of crabgrass and suggested it be addressed with Chemlawn.

Lisa Bittlinger asked about her courtyard area and the replacement of a dead Rhododendron. There were also questions about trimming behind the units.

The front lake was discussed and Brian Laws said they used a chemical to kill the algae but now there is duckweed. There is a product called Sonar which costs \$650 a quart and it would need two quarts to treat this. It would last 1-1/2 to 3 years. Jill Trame asked Brian if he could cut the limbs off trees that have web worms. Jill Trame asked Brian Laws to give a price on clearing out the area between 3000 Observatory and 2948 Observatory. No other issues were discussed.

BOARD DISCUSSION:

LANDSCAPE:

Jill Trame made a motion that we spend \$1,300 to treat the front lake with Sonar, monies to come from unknown source. Motion was tabled until spring.

Shelly Fuller asked again about the pine trees and noted that one of the ones on the side yard of 2000 Observatory is dead. Jill Trame said they were waiting until fall to assess damage. Shelly Fuller is concerned about the pine trees and the willows damaged from the drought.

Bryon Wolfe asked if the sprinkler system was working properly. Patt Bailey said the water district is going to check the psi and if there are still issues, they will put a regulator on it to monitor when the sprinklers go on and off and what the psi is.

Shelly Fuller asked if the flower beds on Prospect

Point Drive were to be annuals only and Jill Trame responded that probably some shrubbery will be added in the fall.

Margaret Gittner mentioned Diane Bahr mentioned the sanitation department used a certain grass that was growing nicely. It was noted that it was an annual grass to establish the root system for other grasses.

SOCIAL: Julie Dorman was not at the meeting to present a report but it was noted there will be an Italian night coming up. The pool party was canceled due to lack of participation. It was suggested to have the pool party earlier in the year (perhaps in June) for better participation.

FINANCE: Shelly Fuller

Late Fees-23	\$ 984.00
1 Month Late-8	\$ 1,454.00
2 months late-8	\$ 3,305.00
Collections-4	\$ 2,606.58
Liens-2	\$3,990.00
Foreclosures- 0	\$
Work orders-2	\$ 130.00
Deck Ass'mts-2	\$ <u>123.20</u>
Total	\$12,612.78

Ins. Del. - 7 \$1,100.00
Shelly Fuller made a motion to foreclose on all units eligible for foreclosure. Bill Schunder seconded and the motion carried.

The insurance delinquencies are \$225 higher than last month due to the late fees.

(Continued on page 3)

(Continued from page 2)

There are seven homeowners' delinquent. Byron Wolfe suggested Patt Bailey contact our attorney to draft a letter to send to the delinquent homeowners.

Margaret Gittner asked Patt Bailey to phone those homeowners who were two months late.

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

CHIEF GOODENOUGH, Chief of Villa Hills Police was introduced and below are his and the board's answers:

The Villa Hills police have been provided a pool key to assist in their efforts.

Officers have a difficult time with people fishing in the lake due to people saying they have a relative living there and the relative is on the way to the lake. There is no probable cause. After much discussion, it was determined that next year, the Association would provide a pass for each homeowner and they would need to have it with them. There would be no exceptions.

If you see someone at the lakes late at night that you feel shouldn't be there, please call the Villa Hills police at 727-2424.

One of their biggest issues he hears from his officers is a citizen telling him about an incident after the fact. He again said not to hesitate to call them in the event there is something suspicious. Villa Hills police

can cite people for no city sticker if they are on the parking pads, however driveways are considered private property therefore they cannot cite a car in their driveway. The Chief will investigate if they can set aside a certain block of city sticker numbers specifically for Prospect Point.

The city will again sell stickers at the clubhouse on two different days. Also noted, the stickers will be available December 1 at the city building @ 720 Rogers Road, 8-5 pm, M-F, 341-1515. Replacement stickers are available for \$1. The Chief said unlocked car break-ins are the biggest complaint they get. The Chief will see about borrowing a speed detector. The Chief said the guardrail has been reviewed by the engineers who looked at it and it was still sound in structure. They would be pulling some dents out of it and paint it but the roads are taking first priority.

OLD BUSINESS: Shelly Fuller

The status of a camera at the end of Silo was discussed. Byron Wolfe made a motion to approve a Mr. Lock security system \$1,524 camera to be placed at the end of Silo close to the dumpster that was secured by Jill Trame. It is a four channel digital camera.

The status of recycling was discussed and Patt Bailey reported that 44 people had signed up. The target date to start in September. The fee is \$6.50 and that rate will go down as soon as 100 people sign up.

The message board out front was discussed and

Patt Bailey commented that they usually use Brockman but they are not able to rebuild the sign. She will contact another company they work with to get an estimate.

The Cincinnati Bell box was discussed and it is a phone box and not a cable box. Patt Bailey contacted them and they will have it removed.

The cost of additional street lighting was discussed and there is \$7,000 in the street lighting budget. A list will be made and prioritized. The cost is approximately \$1,000 per light providing it is close to the transformers and \$1,500 if it is not. The budget will not allow all of the needs to be met the others will be funded next year.

Joe Marusin asked about windmills and Patt Bailey checked with Planning and Zoning and was referred to the city. She suggested windmills might interfere in some homeowners' views. Rick Alley commented he did some internet research and said there is insufficient return on investment.

Margaret Gittner asked if the outside lights were being replaced as the buildings are painted. Patt Bailey said the installed cost was \$35 to have one replaced outside of the cycle.

NEW BUSINESS:

Shelly Fuller said that the pool would close on September 14 as long as the there are chemicals and it is warm. Shelly Fuller asked Joe Marusin if he had received any nominations. He said no. Jill Trame noted she would be running.

Shelly Fuller noted nominations close September 29. **HOMEOWNER QUESTIONS**

Brian Whitaker, 2890 Clifview mentioned he had several emails that started back in January regarding the painting around his new windows. Patt Bailey noted she had called the company and would contact them again.

Brian Whitaker suggested the Association offer recycling throughout the community. He suggested the fee be added to the association dues. Shelly Fuller will check into it. Rick Alley suggested trimming the trees around some of the lights as it would make more light on the street.

Carol Coe commented that boards were being painted but previously the mice had made holes that had been caulked over. Israel was out there that day and she did not know what the plan was. Shelly Fuller commented that Patt will ask Israel if more boards need to be replaced.

Alice Clay commented that the drain in the pool needed some work. Shelly Fuller said that the Rentz was aware of it.

Carol Coe asked again about the windmill and Patt Bailey responded she needed to check with the city about it.

There being no further business, the meeting was adjourned.

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@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

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

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

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

2831 Paddock, 2 bedroom, \$109,900, 859-341-7400

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

2932 Vista Ct., 2 bedroom, \$234,900, 859-341-4444

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

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

The most wasted of all days is one without laughter.

ee cummings, US poet (1894-1962)

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

September, 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Labor Day	2	3	4	5	6
7	8	9	10	11 Patriot Day	12	13
14 Worst Windstorm in History	15	16 Landscape Com. 6:30 PM	17 Property Mgmt Com. 6:30 PM Clubhouse	18	19	20
21	22 BOARD MEETING 7:00 pm Clubhouse	23	24	25	26	27
28	29 Board Nominations Due	30				