



The Prospector

Prospect Point Home
Owners Association
Association

Volume 2, Issue 12
December, 2008

New Year's Eve Party

Join us in bringing in the New Year. The Social Committee will be supplying appetizers, sandwiches, party favors, set ups and ice.

Because of liability issues, they ask that you BYOB including

Champagne.

The fee is only \$5.00 per person. Reservations can be made by calling Julie Dorman at 578-9460.

The Prospect Point Homeowners' Association thanks the So-

cial Committee for all their hard work this year and want to personally thank Chair Julie Dorman and her Committee members Penny Djordjevich, Carol Shields and Gloria Nutini.

Christmas Open House

You are invited to join your Board of Directors at the Prospect Point Christmas Open

House.

The Board Meeting is at 7:00 PM Monday

December 15 with the Open House immediately following. We hope to see you

Villa Hills City Stickers

The 2009 Villa Hills City stickers are on sale now.

All vehicles are required to have a city sticker, including leased vehicles, out of state registrations and company vehicles.

The cost is \$40 each. If you have Home Exemption, you can purchase two stickers at the reduced rate of \$20 each, with each

additional sticker at the \$40 rate. Disability does not qualify for a reduced rate.

If you would like to purchase the stickers by mail, please send your name, address, year and make of vehicle, license plate number and a stamped, self-addressed envelope to the City of Villa Hills, 720 Rogers Road, Villa Hills, KY

41017. Villa Hills City hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The Board is also in discussions about having the City of Villa Hills sell them at the Clubhouse one or two days. If/when those plans develop, it will be posted on the web site and Newsletter.

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Reminders

- If you need to contact a board member, their contact info is on Page 4
- Trash cans are to be placed after dusk the night before pick up and removed the day of pick up.

November Board Meeting Minutes, November 24, 2008

CALL TO ORDER: Shelly Fuller

The meeting was called to order by President Shelly Fuller at 7:00 PM

ATTENDANCE: Margaret Gittner. All board members were present. Patt Bailey of Rentz Management also attended the meeting.

APPROVAL OF OCTOBER MINUTES

Motion to approve minutes of October 28, 2008 Board of Directors meeting was made by Jill Trame and seconded by Sally Zeidler. Motion passed. It was noted that the September 22, 2008 minutes will need to be approved at the next meeting.

TREASURER'S REPORT:

Jackie Sawyers

Checking Acct = \$ 1,067.71

Reserve Acct = \$47,568.43

Clubhouse Acct = \$ 12.76

Trust Acct—Market Value
= \$455,832.03

TOTAL = \$524,480.93

COMMITTEE REPORTS

PROPERTY MANAGEMENT:

Shelly Fuller reported the committee met on November 19, was attended by Shelly Fuller, Margaret Gittner, Jackie Sawyers, Jill Trame, Bill Schunder, Joe Marusin and Bryan Whitaker. The meeting was also attended by Bill Sears. Topics discussed

There were four applications to approve and three were approved with the fourth pending approval of the location site of the new light. There was a presenta-

tion from Jim Reynolds of Jones Fish Hatchery on a proposal to maintain both of our lakes next year.

There was a tremendous amount of data presented. He proposes the front lake at \$3,975 for the year to maintain the lake for algae, submergent aquatic weed control, algaecide, herbicides, etc. He also proposed back lake at \$2,200 from April to October of next year.

BOARD DISCUSSION:

PROPERTY MANAGEMENT: With the 2009 budget, Shelly Fuller suggested treating the front lake next year and treating the back lake the following year. Jackie Sawyers made the motion to approve treating the front lake in 2009 with the funds coming from the reserve lake repair fund. Motion was seconded by Bryan Whitaker and passed by all members except Joe Marusin.

LANDSCAPE: The Landscape Committee met November 18 and was attended by Jill Trame, Sally Zeidler, Joe Marusin, Roger Laws. Topics discussed: L&M will cut the grass one more time and then get the rest of the leaves. L&M will get the leaves out of the gutters.

SOCIAL: Julie Dorman reported: Cookie Exchange at the Clubhouse December 7 at 1:00 pm. and New Year's Eve Party, December 31. Fee is \$5.00. BYOB.

Reservations are required. They are also willing to help with the Boy Scout Fishing Derby. Italian Night was a

success with about 35 people attending.

FINANCE: Jackie Sawyers

Late Fees 23 \$ 1,263.00

One mo late 32 \$ 6,057.33

Two mo late 4 \$ 1,745.00

Collections 3 \$ 4,026.58

Liens 1 \$ 2,230.00

Foreclosure 1 \$ 1,970.00

Total \$17,361.91

Minus Late Fees=\$ 1,263.00*

Total \$16,098.91

*Late Fees were deducted because Treasurer Sawyers felt there was a discrepancy. It will be checked by Patt Bailey.

Insurance delinquencies 2 @ \$1,175.00

Jackie Sawyers made a motion to foreclose on all units eligible for foreclosure. Sally Zeidler and Joe Marusin seconded the motion and the motion carried.

Shelly Fuller suggested that Patt Bailey call those homeowners that were two months late.

BOARD DISCUSSION: FINANCE COMMITTEE:

Bryan Whitaker asked about if the late fees were in the ball park and he was told yes. He suggested new homeowners paying a year in advance. Jackie Sawyers noted that the topic had been discussed by the board in the past and she said that the problem is that it would difficult because our documents would not allow it. All homeowners have to be treated the same according to the document.

OLD BUSINESS: Shelly Fuller

Roofs: All roofs are all water tight and the work that will be done will last at least six months. The repairs were completed the end of last week. Jackie Sawyers noted the roofs that don't have the plastic are the ones that have been repaired for six months. If your building needed repairs that did not need a new roof, those repairs have been done. Only those roofs that needed roof replacement have the plastic to make them water tight until they can be replaced. Shelly Fuller said that the board has tried to be as fair to all homeowners as possible. It is not fair to ask the non-affected homeowners to pay for the affected homeowners roofs. What we have agreed to do:

Request homeowners to have their adjusters contact Brett Bresser to meet with him to maximize their insurance proceeds.

Homeowners send their deductibles and insurance proceeds to Rentz Management or at least advise Rentz of the amount they have been told they will receive.

Apportion the cost of repair or replacement based on the amount of square footage of roof space including garages with the exception of the quads which will be equally split.

Repair and or replace the roofs in 2009 that the association can afford to do with the funds received. If not, they will be perma-

(Continued on page 3)



(Continued from page 2)

nently repaired and they will then be put into the rotation cycle. If a roof needs to be repaired, shingles will be matched as closely as possible. Jackie Sawyers noted basically there are three options:

- Demand all homeowners receive full replacement costs from their insurance companies which would cause a lot of costly litigation,
- Increase the assessments of every homeowner in Prospect Point to cover the cost of the repairs and replacements which is not fair to all homeowners,
- Come up with the plan above which is fair to all homeowners.

Marty Lenen asked about changes as previously described and Jackie Sawyers replied: Cost will be apportioned based on square footage rather than split equally with the Association paying the difference over the cost of the deductible

and the insurance is also a change. That is the fairest way to deal with it for the affected and non-affected homeowners. Marty Lenen commented that if there is damage to the roof and it is able to be repaired to last until the normal roof replacement, he is ok with that process. Marty Lenen asked if they were going to be asked to pay for the replacement of our roofs (which we were going to get in the near future) after the repair. Jackie Sawyers commented that they will be asked use their deductibles and insurance proceeds to pay for the repairs out of the funds received and they will not be asked to pay for the roof that will be in the replacement rotation schedule.

Jackie Sawyers said there is not a list with definitive dates of all roof replacements due to Rentz not having information prior to them taking over. Roofs are replaced according to the worst cases and what the budget allows.

Gloria Nutini and the

Scheidt's questioned the repairs versus the replacement and Jackie Sawyers suggested they discuss details after the meeting since they had all of the information needed for their entire building. Cindy Scheidt commented that the board seemed to rush all the info on the roofs and Jackie Sawyers said the entire board is willing to spend as much time as needed. Gloria Nutini and Marty Lenen commented they had calls into Rentz that hadn't been returned. Marty Lenen asked about the next step regarding the roofs. Bryan Whitaker said the next step would be that the affected homeowners would receive a letter explaining the plan within a week.

Blanket insurance was discussed and it was noted that it would take the entire community to get it through the approval process. It will be taken up early next year.

NEW BUSINESS:

Bill Schunder asked Patt Bailey to get the details and the cost of putting up a defi-

brillator in the Clubhouse.
HOMEOWNER QUESTIONS

Alice Clay asked about the 2009 budget. Margaret Gittner commented that when she receives the reserve budget from Rentz she will put it on the web site along with the operating budget. Shelly Fuller noted it will also be in the Prospector and also will be sent out with the coupon books.

Cindy Scheidt said that many homeowners feel they have no say in the board decisions. Jill Trame commented that is why people need to vote. In the last election, there were only 39% of the homeowners voted even with self stamped envelopes.

Gloria Nutini asked about a light at the end of Vista on the way to the Clubhouse. She was told the lighting needs were being discussed.

There being no further business, the meeting was adjourned.

Recycling

As you know Prospect Point now offers recycling on an individual basis. As soon as there are 100 homeowners participating, then the price will reduce from \$6.50 per month to an estimated \$3.00 per month. We have 52 signed up now.

It has been said that some homeowners don't have anything to recycle. In an answer to that, do you read the newspaper, have any

cosmetics, food or Kleenex that comes in boxes, use paper towels that have rolls, get any junk mail or circulars, shred any legal documents, drink anything that comes from a can or a glass bottle, bring home any plastic bags from the stores? These are some of the many items that can be recycled.

In today's environment, there are many reasons to

recycle:

- For every ton of paper made from recycled materials saves 17 trees, 6,953 gallons of water, 463 gallons of oil, 587 pounds of air pollution, 3.06 cubic yards of landfill space and 4,077 kilowatt hours of energy
- In one year, recycling allows aluminum companies to save the

equivalent of more than 19 million barrels of oil — enough energy to supply electricity to about 18 million households for a year

- Recycling one ton of plastic saves the equivalent of 1,000-2,000 gallons of gasoline.

If you are interesting in recycling, please call Patt Bailey, Rentz Management at 581-4815 to sign up.

Prospect Point Home Owners Association

President - Shelly Fuller
Property Management Committee Chair
 513-368-4968, shellyf@zoomtown.com

Vice President - Sally Zeidler
Landscape Committee Co-Chair
 341-0237

Treasurer - Jackie Sawyers
Finance Committee Chair
 331-5570, jsawyers@jsawyerslaw.com

Secretary - Margaret Gittner
Newsletter & Web site
 331-3422, mpgrissom@aol.com

Joe Marusin
 331-1463, jam99sun@fuse.net

Jill Trame
Landscape Committee Co-Chair
 391-1839, jtrame@kmlaw.com

Dave Ritchie 341-8336, dritchier@nexuspm.com

Bill Schunder 331-8067, billschunder@yahoo.com

Bryan Whitaker,
Nominating Committee Chair, Web site
 331-0782, bk_w_0116@insightbb.com

Property Management - Rentz Management
 581-4815, Fax 655-2613 rentzmanagement@fuse.net

Clubhouse Rentals - Rhonda Laws, 426-0973
 rnlaws@aol.com

Properties for Sale

912 Outlook Ridge Lane, 2 bedroom, \$99,500, 525-7000

2831 Paddock Lane, 2 bedroom, \$99,900, 341-7400

2836 Paddock Lane, 2 bedroom, \$121,900, 620-1090

1008 Palisades Ct, 2 bedroom, \$184,900, 331-9626

1012 Crown Hill Ct., 2 bedroom, \$214,900, 344-8700

2932 Vista Ct. 2 bedroom, \$229,900, 380-4677

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

2936 Vista Ct., 3 bedroom, \$325,000, 331-9626

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

Christmas is forever, not for just one day,
 for loving, sharing, giving, are not to put away
 like bells and lights and tinsel, in some box
 upon a shelf.

The good you do for others is good you do
 yourself...

~Norman Wesley Brooks, "Let Every Day Be
 Christmas," 1976

Visit the PPHOA website

<http://www.prospectpointhoa.com>

December, 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7 Christmas Cookie Exchange 1 PM Clubhouse	8	9	10 Property Management Com. Mtg. 6:30 pm Clubhouse	11	12	13
14	15 BOARD MTG (7 pm) & OPEN HOUSE (7:30 pm)	16 Landscape Com. 6:30 PM Clubhouse	17	18	19	20
21	22	23	24	25 	26	27
28	29	30	31 NEW YEAR'S EVE PARTY 8 pm Clubhouse			