

The Prospector

Prospect Point Home
Owners Association

Volume 3, Issue 3
March, 2009

New Web Site Finally Launched!

At the February meeting, the new web site guidelines were presented to and approved by the board. We now have a new web site, launched March 1. The new address is

www.prospectpointhoa.com and replaces the old web address of www.pphoa-ky.com. Take a few minutes to visit the site. Send any suggestions to board members Margaret Gitt-

ner or Bryan Whitaker who are the administrators of the site.

You must have Explorer 7.0 or Firefox 5.0 in order to view the site. A link is on the site to upgrade if need be.

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February "Splinters" from the Board

Note, the minutes in this publication are from the January meeting. Per advice from the association's attorney, the board meeting minutes must be approved by the board prior to publishing in the Prospector. Additionally, the newsletter must be approved by the board prior to publishing. As such, highlights, or "Splinters" from the board meeting will be

presented to keep issues timely.

- Reminder that there are to be no external cables running along the outside of any units. If there is a need for cable or satellite to the second floor, it will need to run through the inside walls of the unit. This can be done by an electrician.

cian.

- Major pool repairs and upgrades will start in March to ensure the pool opens on time. Major repairs planned this year include a new filtration system, new pump house, new drain covers to meet federal regulations. The old drains must be replaced to protect children from

life threatening injuries and is a result of the Virginia Graeme Baker Pool & Spa Safety Act that went into effect December, 2008. As these expenses were substantial, bids were obtained and reviewed. The lowest bid was selected for both the filtration system and the pump house building.

Approved January Board of Directors Minutes

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

ATTENDANCE: Margaret Gittner

All Board members were present. Patt Bailey of Rentz Management also attended the

meeting. Motion to approve the minutes of the December 15, 2008 board meeting was made by Joe Marusin and seconded by Bill Schunder with one correction: The budget meeting was October 20 not November 20. Mo-

tion passed.

TREASURER'S REPORT: Jackie Sawyers. Jackie Sawyers noted the date a correction needed to be made from balances as of December 15, 2009 to balances as of January 26, 2009.

Checking Acct = \$39,388.89
 Reserve Account = \$61,909.32
 Clubhouse Acct = \$ 12.76
 Trust Account—Market Value = \$460,732.46

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Storm Damage Acct
\$ 27,168.32

TOTAL = \$589,161.75

Bill Schunder noted the corrected date of the report should be reflected in the official minutes.

COMMITTEE REPORTS PROPERTY MANAGE-

MENT: Shelly Fuller

Shelly Fuller reported there were no applications to approve and the committee did not meet.

Shelly Fuller noted the Clubhouse chairs had been welded.

LANDSCAPE: Jill Trame

Jill Trame reported there was no Landscape meeting.

SOCIAL: Joe Marusin had receipts to submit from the New Year's Eve party.

Proceeds from the party were \$100, the expenses were \$244.06 so the party cost the association \$144.06.

Jackie Sawyers made a motion seconded by Shelly Fuller to approve payment for the receipts submitted.

Motion passed.

FINANCE: Jackie Sawyers

There was no finance report given on the Delinquent Homeowner Fees as the accounts are still off due to the storm damage numbers being added into the general accounts. The system is set up to include the storm numbers therefore it is not accurate. Jackie Sawyers requested an updated report be sent out as soon as it is corrected and not wait until next month. Patt Bailey said it would be ready in a couple

of days and will send it out to the full board when complete.

Jackie Sawyers made a motion to foreclose on all units eligible for foreclosure and Jill Trame seconded. Motion passed.

Insurance delinquencies:

One mo. late 2 @ \$50.00

Over six months late 2 @ \$1,375.00

Over 6 months late 1 @ \$850 and one at \$525. It is unknown whether they have insurance or not. The concern is that if a homeowner does not have insurance and something happens, then the others in the building are affected.

Jackie Sawyers made a motion, seconded by Bill Schunder for the attorney to send a letter to those homeowners over six months late and not providing a certificate of insurance. Motion passed.

There was additional discussion regarding the need for the documents to be updated.

Jackie Sawyers asked that Patt Bailey call those homeowners that were two months late.

OLD BUSINESS: Shelly Fuller

WEBSITE UPDATE:

Bryan Whitaker stated the www.pphoa-ky is in the process of being redirected to the new website

www.prospectpointhoa.com.

Jackie Sawyers made a motion to authorize the attorney to send a letter to the prior administrator telling him we own the website and ask him to cease using it. Sally Zeidler seconded the motion and it passed. Jackie Sawyers noted the association's attorney advised the website not go live

until very distinct guidelines (proper registration, who owns the site, who it is registered to, who maintains it, under what terms, who feeds the info into the site, how is it being fed into the site, where is the information coming from, who is managing the website, etc.) are approved by the board. The attorney's opinion is the association's website is an official Prospect Point document. The guidelines will be available for the next meeting. Jackie Sawyers made a motion, seconded by Jill Trame to have the attorney provide the website guidelines. Motion passed.

Since the Prospect is also an official document, it also needs to be approved by the board prior to distribution. Therefore the next Prospector will include the minutes from the previous month. The March newsletter will contain the official minutes from the January board meeting.

CABLE IN CLUBHOUSE:

There currently is no cable service in the Clubhouse and cost to put cable in is \$74.62 per month as it is a business/professional fee rate. In the essence of time since the Clubhouse was rented for Sunday, a motion was made by Jackie Sawyers seconded by Bill Schunder to have Patt Bailey order basic cable for the Clubhouse providing a contract was not needed. Motion passed.

ROOF UPDATE: Jackie Sawyers met with Bob Rentz, Amy Ferguson, HOA attorney and Brett Bresser regarding the roofs in an effort to resolve the roof damage issue. Following the letter to

the homeowners dated December 5, 2008 asking that the affected homeowners have their adjusters contact Brett Bresser, Brett has indicated that he has heard from less than 10 adjusters out of the 115 affected homeowners. In November, the board talked about the homeowners sending in their deductibles along with their insurance proceeds. With those funds, the HOA would replace those roofs that needed replacement, repair the others that could wait and then put all storm damaged roofs in rotation for new roofs.

Based on the position taken by many homeowners as it relates to the apportionment of the storm damage per unit, Jackie Sawyers made a motion, which was seconded by Sally Zeidler, that the cost of repairs be apportioned among the affected homeowners in each building based on the cost to repair the square footage of roof damaged above each individual unit, with the exception of the damage to the quads which will continue to be apportioned equally among all four units in a building. In other words, for all damaged roofs other than on quad buildings, the homeowner and/or their insurance carrier will only be assessed for the cost of the replacement based on the square footage of roof above their unit, and the cost of all emergency repairs and any permanent repairs on buildings which do not need their roof replaced will be based

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on the square footage of damage to the roof above each individual unit. The Motion passed with Bill Schunder and Shelly Fuller abstaining because they are affected homeowners.

Jackie Sawyers made a motion seconded by Joe Marusin to authorize the Association's attorney to send another letter to the affected homeowners explaining that the Association and Bresser Roofing hope to start planning for repair and/or replacement of the damaged roofs as soon as weather permits hopefully in March and/or April, explaining that the Association has approved apportionment of cost to the individual homeowners based on the square footage of damage above each individual unit with the exception of the quads which will continue to be apportioned equally, requesting that the homeowners forward their insurance proceeds and deductibles to Prospect Point as soon as possible so that the Association can begin to plan which roofs will be replaced in 2009 and which roofs will be permanently repaired in 2009 and will be placed in the rotation for replacement in future years, and advising the homeowners that they will each be asked to sign a release confirming that they are in agreement with the resolution as it relates to their roof. That Motion passed with Bill Schunder and Shelly Fuller abstaining because they are affected homeowners. Jackie Sawyers commented that if the homeowner doesn't send any money, there would be nothing done to their roof. Bryan Whitaker noted there

is a provision in our documents that the HOA can make repairs or clean up and assess the homeowner if they refuse to make such repairs or clean up with an approval of 2/3 votes.

LIGHTS ON PROSPECT POINT DRIVE: Shelly Fuller noted the lights are still out in spite of several calls being made by Patt Bailey and Shelly Fuller. Bill Schunder suggested sending a letter to the new president who is from Lakeside Park. Patt Bailey will follow up with Duke. Jackie Sawyers noted there is also one out on 2816-2822 Dry Ridge and Sally Zeidler noted there is one out between 934-936 Dry Valley.

HOMEOWNER OUTDOOR HOUSEKEEPING: Shelly Fuller noted there are some homeowners who aren't taking care of their areas and Patt Bailey will send letters out to the homeowners in violation. Specifically, garbage cans must remain out of sight either in the garage or the house and trash or other unsightly articles in the yard are to be removed. The homeowners will be given ten days to comply before they will be picked up and the homeowner will be assessed the cost. Patt Bailey will notify Jill Trame and Sally Zeidler when the letter goes out so they can follow up with Roger Laws.

WINGWALL ON PADDOCK: Shelly Fuller noted a homeowner experienced damage to a wing wall as a result of the storm. Because the wing wall is part of the foundation and homeowners are responsible for founda-

tions, the repairs should be covered by the homeowner's insurance just as the roofs are. Jackie Sawyers made a motion seconded by Sally to have Patt Bailey write a letter to the homeowner that the wing wall is their responsibility. Motion passed.

CANCELLED CLUBHOUSE RENTAL: Shelly Fuller noted a homeowner cancelled their Clubhouse rental two days before their event. The rental policy states the deposits will be returned if there is a cancellation within 14 days. As such, the board approved the \$100 rental fee be kept but the \$200 damage fee will be returned. If there is a fee charged by Rhonda Laws for handling the rental, she will be paid with the rental fee.

PRIVACY WALL ON DRY RIDGE CT: There is an estimate of \$2,700 to repair the privacy wall on common ground that fell down. Jackie Sawyers made motion, seconded by Jill Trame to spend no more than \$2,700 to replace the wall. Motion passed.

VILLA HILLS STICKERS SOLD AT CLUBHOUSE: Shelly Fuller will make another call to the City and ask them if they want to sell the stickers at the Clubhouse. This was done last year in February for one or two Saturday mornings.

Shelly Fuller has a proposal from Hendy to fix the overflow structure that is leaking in the back lake. The cost and timing was not included. Patt Bailey will get the prices and timing for the first two options he provided and also ask him for

his recommendation on which method he suggests doing.

Margaret Gittner sent a forestry grant opportunity to the landscape committee. Sally Zeidler and Jill Trame will look into it.

NEW BUSINESS: Bryan Whitaker asked about the countertops that were found in the shed area.

HOMEOWNER QUESTIONS: A homeowner asked about opening a new business to deliver groceries and asked about the homeowner regulations. She was told there is nothing in our documents that doesn't allow it. She was told she will need to do her own advertising and cannot post signs in the yard. Any business must not be offensive or in violation of our documents.

There being no further business, the meeting was adjourned.

A friendly reminder to keep car doors locked and valuables out of sight. There have been a few instances where items were removed from unlocked vehicles.



Spring.... Coming soon to a theatre near you!

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
 zeidler@fuse.net, 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@kmklaw.com

Dave Ritchie 341-8336, dritchier@nexuspm.com

Bill Schunder 331-8067, billschunder@yahoo.com

Bryan Whitaker,
Nominating Committee Chair, Web site
 331-0782, bkw_0116@insightbb.com

Property Management - Rentz Management
 581-4815, Fax 655-2613 Patt.Bailey@rentzmanagement.com

Clubhouse Rentals - Rhonda Laws, 426-0973
 rnrllaws@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, \$119,900, 620-1090

946 Ravine Dr., 2 bedroom, \$119,900, 331-9626

956 Ravine, 3 bedroom, \$130,000, 331-9626

2921 Prospect Point Dr., \$134,900, 331-9626

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

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

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

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

For Sale by Owner

2807 Silo Lane, 2 bedroom, \$87,000, 341-3996

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



Other homes may be available listed by owner.

Warm weather is upon us and skateboards, bicycles etc. are not to be left on common ground when not in use. If skateboard, bicycles etc. are found laying around on common ground they will be picked up and taken to storage.

Visit the PPHOA website

<http://www.prospectpointhoa.com>

March, 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8 Daylight Savings Time Begins	9	10 Landscape Mtg 6:30 pm Clubhouse	11	12	13	14
15	16	17 	18 Property Mgmt Mtg 6:30 pm Clubhouse	19	20	21 First Day of Spring: 
22	23 Board Meeting 7:00 pm Clubhouse	24	25	26	27	28
29	30	31				