



The Prospector

Prospect Point Home
Owners Association

Volume 3, Issue 4

April, 2009

Walk Through Started

Rentz Management started the annual "Walk Through" of the Prospect Point property the first week of April.

This year, the walk-throughs will be done in three phases. Phase 1 will be Lake Point, Edge-lake, Silo and Cliffview which was to start Wednesday, April 1. Phase 2 walk through

area is all of Phase G (Vista, Palisades, Observatory, Crown Hill) and Dry Valley. Phase 3 walk through is Outlook, Dry Ridge, Prospect Point Drive, Lost Valley, Ravine and Wilderness.

Phase 1 will have repairs done before Phase 2 starts and Phase 2 repairs will be done before

Phase 3 starts unless, of course, there is something that needs repair before the next phase walk through.

If there is something in particular that you want noted, please call Patt Bailey at 581-4815 or email her at patt.bailey@rentzmanagement.com.

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March "Splinters" from the Board

Again, to comply with the attorney's recommendation to have "official" and approved minutes printed, below are some highlights from the March board meeting. The approved minutes from the March meeting will be in next month's newsletter.

- * Landscape plantings are being purchased and will be planted over the next month.
- * Painting, driveways, and drainage improvements were approved by the board. A complete

list outlining what buildings will be painted along with other improvements will be presented in the March minutes in the next newsletter.

- * In an effort to bring more continuity to Prospect Point, new outside lights were approved at the board meeting. These will be installed on the buildings as they are repainted. They will be at the front door and garage (if there is currently one there).

- * Trash cans, bicycles, skate boards, etc. that are left out, will be picked up and taken to the storage area.
- * The back lake repairs were approved and will start soon.

Ducks

Our lake ducks have been "pairing" up and are now looking for nesting places. Don't be surprised if you find a pair in your bushes making a nest for their new ducklings. Be respectful of Mother Nature and please don't disturb them.

Speed

Please follow the posted speed limits. With the nice spring weather, there are many walkers, ducks crossing the road and children catching buses. In fact, April 2, a duck was hit on Prospect Point Drive.

Fishing

If you fish, please clean up after yourself.

PROSPECT POINT HOME-OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

February 23, 2009

CALL TO ORDER: Shelly Fuller

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

ATTENDANCE: Margaret Gittner Board members present were Shelly Fuller, Sally Zeidler, Margaret Gittner, Bill Schunder, Jill Trame, and Bryan Whitaker. Jackie Sawyers and Joe Marusin were absent with notice and Dave Ritchie was absent without notice. Patt Bailey of Rentz Management also attended the meeting. Motion to approve the minutes of the January 26, 2009 board meeting was made by Jill Trame and seconded by Bryan Whitaker. Motion passed. Jill Trame made a motion seconded by Bill Schunder to approve the Insight required two year contract which was contrary to the January minutes' approval of cable installation pending no contract was needed.

TREASURER'S REPORT: Shelly Fuller

Checking Acct = \$69,331.11

Reserve Acct = \$ 81,620.47

Clubhouse Acct = \$ 709.09

Trust Acct = \$459,011.09

Storm Damage Acct
\$ 30,265.32

TOTAL = \$640,937.08

COMMITTEE REPORTS

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

Sally Zeidler did meet with a new homeowner to discuss the activities as he was interested in getting involved.

LANDSCAPE: Jill Trame reported due to a scheduling conflict, she met with Brian Laws of L&M on February 16 to discuss a number of different items that needed to be accomplished such as getting a price on railroad ties that needed to be replaced on Lost Valley, also adding some shrubs and grasses. She asked him to pick up garbage around the property especially behind the units on Ravine, trim brush around perimeter areas where tree branches had fallen that were encroaching on entrances, check on items that needed to be replaced due to the drought last year and thoughts for the flower beds along Prospect Point Drive. She noted the tarp had been removed from a unit on Lost Valley. Jill Trame and Brian Laws also talked briefly about planting perennials and they will get together after next meeting to come up with plan to purchase them for this year.

Sally Ziedler also went to the Clubhouse on the day of the meeting and talked a new homeowner regarding the Landscape Committee.

SOCIAL: Joe Marusin and Julie Dorman were not at the meeting so there was no report given.

FINANCE: Shelly Fuller reported in Jackie Sawyers absence.

Late Fees 16	\$ 272.00
1 Month Late 30	\$ 5,459.66
2 Months Late 13	\$ 6,473.33

Collections 3	\$10,016.58
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Liens 1	\$ 2,170.00
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Foreclosure 1	\$ 2,480.00
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Shelly Fuller made a motion to foreclose on all units eligible for foreclosure and Sally Zeidler seconded. Motion passed.

Margaret Gittner asked about the collections. Patt Bailey responded they are ones that receive collection letters and they are in collection before they go into lien or foreclosure. Jill Trame asked Patt Bailey about the large amount of \$10,000. Shelly Fuller asked Patt Bailey to check on the numbers and get back with the board.

Corrected Financials for Feb 2009

Late Fees 16	\$ 272.00
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1 Mo. Late 30	\$ 5,459.66
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2 Mo. Late 13	\$ 6,473.33
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Collections 3	\$ 3,950.00
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Liens 1	\$ 2,170.00
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Foreclosure 1	\$ 2,480.00
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Insurance delinquencies:

1 Month 7	\$ 150.00
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Over 6 mo. 2	\$1,475.00
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Patt Bailey said the attorney was working on a letter to send to the two homeowners that were over 6 months delinquent on insurance.

OLD BUSINESS: Shelly Fuller

WEBSITE UPDATE:

Bryan Whitaker stated we now own both of our urls. It is now just a matter of finalizing the last details, having a final check on language and the look of the site. Shelly Fuller provided her suggested changes along with Jackie Sawyers. Margaret Gittner

said we needed to process payment for the balance and an invoice will be sent. Jill Trame deferred to the other board members for her approval. Sally Zeidler also deferred her approval of the web site to the other board members. Shelly Fuller will provide an updated copy of the front door application and the Satellite rules to Bryan Whitaker. Bill Schunder suggested adding the Villa Hills Civic Club to the existing links in the web site.

A web site committee was established consisting of Margaret Gittner and Bill Schunder and chaired by Bryan Whitaker.

The guidelines were presented for approval. Bill Schunder made a motion seconded by Jill Trame to approve the guidelines and go live with the web site March 1. Motion passed.

Bryan Whitaker will send the hidden link to the board members for final approval before going live March 1.

Margaret Gittner mentioned that it was important for the board to be very responsive when items such as the newsletter and web-site that need approval prior to publication. She asked the board to respond within one week of a request.

ROOF UPDATE:

Shelly Fuller presented a

(Continued on page 3)



draft of the letter the attorney would be sending to the affected homeowners stating that they would be required to pay for the damages only over their units plus emergency repairs and requesting the insurance proceeds and deductibles to be forwarded. She was hopeful the letter would go out this week. There was discussion regarding the invoices being included in the letter so that the funds would start coming in quicker. Shelly Fuller asked Patt Bailey to find out if Bresser had the estimates on the repairs. Bill Schunder suggested the letter go out under the attorney's letterhead but that we should send it out with the invoices. The letter will go out as soon as the attorney and Jackie Sawyers talk.

OVERFLOW STRUCTURE: Shelly Fuller noted that Hendy has been on vacation and has not been able to provide a breakdown on cost and timing for the repairs to the back lake. Patt Bailey will call him this week.

POOL REPAIR: Shelly Fuller commented that there were necessary and mandatory repairs needed to the pool. The mandatory repairs are for the drain covers and are due to the Virginia Graeme Baker act which is a federal law recently enacted. The work will include a new filtration system, pool house structure, electric, sanitary drains and the Virginia Graeme drain covers. Bids were received for both the drain work, filtration system and the pool structure. Marco submitted the lowest bid of \$15,929 for the 12 x

12 pump house structure that includes the electric and plumbing. SI Pools submitted the lowest low bid of \$14,315.93 for the Virginia Graeme drain covers and the filtration system.

Bill Schunder made a motion seconded by Jill Trame that the funds for the repairs will come from major pool repairs and interest which will be just over \$33,000 by the end of the year. Motion passed.

Bill Schunder made a motion seconded by Jill Trame to accept the low bid of \$15,929 from Marco to do the pump house structure that includes the electric and plumbing with a not to exceed price of \$16,500. Motion passed. Bill Schunder made a motion seconded by Jill Trame to accept the low bid of \$14,315.93 from SI Pools for the Virginia Graeme drain covers and filtration system for a total cost not to exceed \$16,300. Motion passed.

There was a discussion about the shrubs that would be removed as a result of removing the fencing around the pool. Brian Laws will look at it to see if any can be salvaged and transplanted elsewhere.

Shelly Fuller noted that last year the board discussed putting in a new key card security system this year. This will not be able to be done this year due to the expense of the other mandatory and necessary pool repairs.

Bill Schunder asked Patt Bailey to make a sign noting the improvements and also asked that it be posted in the newsletter and web site.

NEW BUSINESS:

BLANKET INSURANCE COVERAGE: Sally Zeidler asked about blanket coverage. It was determined that as soon as the roofs are done, the board will start work on blanket insurance coverage.

DECLARATION AND BY-LAWS: Bryan Whitaker made a motion seconded by Jill Trame to form a committee in charge of re-writing our Declaration and Bylaws that will have the following responsibilities: Amend and present the proposed Declaration and Bylaws to the Board for discussion and preliminary approval, Communicate the Amended Declaration to all PPHOA homeowners via meetings, email, newsletter, website and visiting door-to-door, and Facilitate the meeting/petition signing to obtain homeowner approval to the Amended Declaration and Bylaws.

Motion passed. Jill Trame noted that the attorney has copies of everything that was signed the last time the documents were attempted to be changed. The person on the deed is the one that must sign the petition and if owned jointly, both need to sign. Patt Bailey is working on obtaining a new list of owners.

A total of 243 unit signatures will be needed to start the process of changing the documents which can only be changed three years after the signatures are obtained. A committee was appointed

chaired by Bryan Whitaker and consisting of Margaret Gittner, Jill Trame, Bill Schunder and Jackie Sawyers.

HOMEOWNER QUESTIONS: There were no homeowners present. There being no further business, the meeting was adjourned.

Corrected Financials to the January 26, 2009

financial report was

Checking Acct =	\$39,338.89
Reserve Acct =	\$ 61,909.32
Clubhouse Acct =	\$ 12.76
Trust Acct=	\$460,732.46
Storm Damage Account	
	<u>\$27,168.32</u>
TOTAL =	\$589,161.75
Late Fees 13	\$ 360.00
1 Mo. Late 21	\$ 3,431.00
2 Mo. Late 15	\$ 6,099.00
Collections 2	\$ 3,581.58
Liens 1	\$ 1,995.00
Foreclosure 1	<u>\$ 2,305.00</u>
TOTAL	\$17,771.58

Insurance delinquencies:

1 Month Late 7	\$ 150.00
Over 6 mo 2	<u>\$1,375.00</u>
TOTAL	\$1425.00

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@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 Patt.Bailey@rentzmanagement.com

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, \$110,000, 341-7400

2836 Paddock Lane, 2 bedroom, \$119,900, 620-1090

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

923 Wilderness Hill Ct., 3 bedroom, \$129,900, 513-256-6208

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

2921 Prospect Point Dr., 3 bedroom, \$134,900, 331-9626

2918 Prospect Point Dr., 2 bedroom, 525-5788

1008 Palisades Ct, 2 bedroom, \$179,900, 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.



Visit the PPHOA website

<http://www.prospectpointhoa.com>

April, 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4 First home phone installed 1877
5	6	7	8	9	10	11
12 	13	14	15	16	17	18
19	20	21 Landscape Mtg 6:30 pm Clubhouse	22 Property Mgmt Mtg 6:30 pm Clubhouse	23	24 Arbor Day	25
26	27 Board Meeting 7:00 pm Clubhouse	28	29	30		