

# The Prospector

Prospect Point Home Owners Association

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## Pool Opening

The pool is scheduled to open this year on May 23. All residents using the pool should be aware of the rules (posted on Page 3) and either approach anyone not adhering to the rules or report the violation to a Board member or Rentz Management Company 859-581-4815.

As a reminder, the pool gate should be closed at all times. Residents will need a pool key to enter the pool and should have the key with them should they leave the pool area. For new residents or anyone needing to replace a key, they are available from Rentz Management at 859-

581-4815. There is a charge of \$15 for a pool key and \$15 for a tennis court key. Only one key per unit will be issued. Proof of residency must be presented in order to obtain a key.

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## April "Splinters" from the Board

- ◆ May meeting changes: Landscape 5/12, Property Management 5/14, Board 5/18
- ◆ Property Management meeting is changing to the Thursday prior to the monthly board meeting
- ◆ Landscape meeting is changing to the second Tuesday during the summer months
- ◆ Julie Dorman and Penny Djordjevich have resigned

- ◆ from the Social Committee. If anyone is interested in being the Social Committee Chair contact a board member.
- ◆ Pool opens Saturday, May 23.
- ◆ Pool and shed repairs are on schedule
- ◆ Additional pool furniture and umbrellas will be ordered.

- ◆ Cars are traveling in the neighborhood a little too fast. Suggest striping the crosswalk and stop sign areas then perhaps people will stop at a stop sign where they are supposed to stop.
- ◆ Due to rain, the spring walk will be rescheduled.

## Kenton Police Department Alerts

Kenton County Police launched Nixle Municipal Wire May 1 which allows Kenton County residents to sign up for email or cell phone notification of important "neighborhood-level" information. To sign up for email or text alerts from the Police Department, visit [www.nixle.com](http://www.nixle.com) and click on "Consumers." To view basic information on police activ-

ity in your area with a general location and brief description, register at [www.crimereports.com](http://www.crimereports.com) and click on the "Free signup" button. This will allow you to see the block where an incident occurred on a plotted map along with the type of offense, such as burglary or criminal mischief.

As always, all Prospect Point homeowners should report any suspicious activity to the Police Department by calling Villa Hills Police Department at (859) 341-3535 (9-4:30 pm), (859) 727-2424 after hours for non-emergency issues and 911 for any emergency situation.

### Upcoming Events

- ⇒ **Pool Opens Saturday, May 23**
- ⇒ **Prospect Point Garage sale is Saturday, June 20**
- ⇒ **Memorial Day Monday, May 25**
- ⇒ **Villa Hills Plant Sale @ VH Civic Club (729 Rogers Rd.) June 7, Noon to 5 PM**

PROSPECT POINT HOME-OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

March 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, Jackie Sawyers, Joe Marusin and Bryan Whitaker. Dave Ritchie was absent without notice. Patt Bailey of Rentz Management also attended the meeting. Motion to approve the minutes of the February 23, 2009 board meeting was made by Jill Trame and seconded by Sally Zeidler. Motion passed with Jackie Sawyers abstaining since she was not at the meeting.

TREASURER'S REPORT:

Jackie Sawyers

Checking = \$ 32,271.31

Reserve = \$145,286.19

Clubhouse = \$ 629.09

Trust Account—Market Value = \$446,790.62

Storm Damage Account = \$ 59,266.88

TOTAL = \$651,972.78

COMMITTEE REPORTS

PROPERTY MANAGEMENT:

Property Management Committee met on March 18 and was attended by Margaret Gittner, Sally Zeidler, Jackie Sawyers, Bill Schunder, Bryan

Whitaker and Shelly Fuller. There was an application for 932 Outlook Ridge for a new front door which was approved pending the correct color which is the December Eve. There were no other applications to review.

Also discussed was a homeowner on Ravine leaving trash cans at the base of the driveway and leaving their dog tied up in the common area. Patt is to look into the price of getting door knockers informing homeowners where they can find their trash cans if they are removed from the area.

Shelly Fuller noted that Bob Rentz would start the walk through Wednesday, April 1 at 9:00 am. It was determined to do the walk-through in three phases: Phase 1 = Lake Point, Edgelake, Silo and Cliffview, Phase 2 = Phase G and Dry Valley, Phase 3 = Outlook, Dry Ridge, Prospect Point Drive, Lost Valley, Ravine and Wilderness. Each phase will have the walk-through and repairs before the next phase will begin unless there is something that needs repair prior to the next phase walk-through.

Shelly Fuller commented on the back lake repairs. She presented the recommendation from Hendy which is fixing the inside/interior joint with high strength water plug. The bid was for \$2977 for option A. Jackie Sawyers made a motion to approve Option A with a not to exceed of \$3,000 and for the funds to come out of the Common Lake Repair and Reserve account. Motion passed.

LANDSCAPE: Jill Trame reported the Committee met on Tuesday, March 10. Attending

were Jill Trame, Sally Ziedler, Joe Marusin and Brian Laws. Items discussed were the bid for fixing the retaining wall on Lost Valley, annual plantings and a tree planting.

Jill Trame made a motion seconded by Sally Ziedler to spend \$4,912 for L&M Lawn Care to replace the retaining wall on Lost Valley with AB Block, funds to come from Phase F Landscape Reserve. Motion passed.

Jill Trame made a motion seconded by Sally Ziedler to spend \$1,212 for L&M to put the proposed plantings of black-eyed Susan's, grasses, arborvitae and blood grass behind the area on Lost Valley, funds to come from the Landscaping Operating budget. Motion passed.

The Committee also discussed adding perennials in various areas this year including the two front walls and replacing some of the items that were damaged by the drought. Jill Trame made a motion seconded by Sally Ziedler to spend an amount not to exceed \$1,500 for perennial and annual plantings this year, funds to come from Major Landscape Common Reserve. Motion passed.

The Committee also selected the tree that will be planted in the area between the clubhouse and basketball court in honor of our deceased board members. The tree is a Golden Raintree and the cost for the tree and installation is \$147. A motion was previously made for this expenditure and this is less than the amount allocated. The Committee will see if they can get some sort of engraved plaque to place under the tree.

Margaret Gittner suggested the Committee initiate a plan

to start planting trees on an annual basis to replace aging trees. Jill Trame and Sally Ziedler have discussed it and will be moving toward that goal once the drought and storm damaged trees have been identified. The Committee will start gathering information on appropriate trees and get pricing to start a plan in the fall to start planting

SOCIAL: Joe Marusin had nothing to report from the Social Committee. Margaret Gittner suggested planning the Community-Wide Garage Sale and Joe Marusin is to talk with Julie Dorman about the Pool Opening Party.

FINANCE: Jackie Sawyers reported.

Late Fees	12	\$ 187.00
1 Mo. Late	12	\$ 2,065.00
2 Mo. Late	9	\$ 5,014.00
Collections	4	\$10,696.58
Liens	1	\$ 2,005.00
Foreclosure	1	\$ 2,480.00
Total		\$22,447.58

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

Insurance Delinquencies  
One mo late 8 \$ 200.00  
Over 6 mo late 2 \$1,575.00\*

\*One over six months late is in Collections  
Patt Bailey said the attorney was working on a letter to send to the two homeowners that were over 6

(Continued on page 3)

months delinquent on insurance. Patt Bailey will follow up with the attorney. Jackie Sawyers asked that someone at Rentz make calls to the nine that are two months late.

Jackie Sawyers said that with spring here, it is time to start improvements. She met with Bob Rentz on March 20 and as a result made the following motions:

Approve \$64,000 for Phase F Painting. Motion was passed.

Approve \$55,000 for Phase G painting contingent on the amount of wood that needs to be replaced on each bldg. Motion passed.

Approve \$35,000 in road

repairs for Phase I of the Dry Ridge/Prospect Point drainage repairs. Motion passed.

Approve \$5,000 in pothole repairs in various areas in the community. Motion passed.

Approve Phase G \$10,000 in driveways and Phase F \$10,000 in driveways. Motion passed.

Approve \$3,000 for Phase G deck sealing. Motion passed.

Approve \$10,000 for outside lighting to replace the coach lights when buildings are painted. Motion passed. This is in an effort to have uniform garage door and

front lights. It is felt the lights can be replaced for \$50 each.

OLD BUSINESS: Shelly Fuller

Joe Marusin asked about Bill Sears and where he stands on his proposal to assist with the lake. Jackie Sawyers said that they wanted him to be the board's eyes and ears and to be a liaison between Jones Hatchery and the board. Joe Marusin also asked about Bill Sears garage door and Patt Bailey will follow up with him.

NEW BUSINESS:

Margaret Gittner asked about when the fountains would be going in and Patt

Bailey noted that the work orders were sent out three weeks ago. They will be put in when the weather breaks.

HOMEOWNER QUESTIONS:

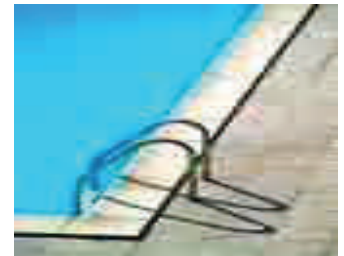
There was a discussion among homeowners present and the Board regarding the roof repairs and the status of amending our documents to permit blanket insurance.

Several members of the board commented that the board is very interested in changing the documents to allow blanket insurance and it is being pursued.

There being no further business, the meeting was adjourned.

## Pool Rules

1. **DO NOT SWIM ALONE.** At least one other responsible adult must be present.
  2. A pool key is necessary for admittance to the pool.
  3. Two guests per day per household is the limit on weekends and holidays and four guests is the limit on weekdays. **Homeowner must accompany guests** and is responsible for actions of guests.
  4. Persons under 16 years of age must be accompanied by a responsible adult member.
  5. No skateboards or rollerblades are allowed in the pool or tennis court areas.
  6. Proper swimming attire is required. No cut-off jeans are allowed. All diaper age children must wear swim diapers. **No children in diapers or of diaper age are allowed in the large pool.**
  7. The outdoor shower must be used after sports related activities.
  8. Persons with contagious diseases or open infected sores are not allowed in the pool.
  9. No pets are allowed in the pool area.
  10. **No glass allowed in the pool area.** All beverages and suntan lotions (oils are prohibited) should be in cans, paper or plastic containers.
  11. Large floats are not permitted. Single person air mattresses are permitted only on weekdays. Balls and plastic toys are permitted with discretion. No loud or rough play or running is allowed.
  12. **No diving is allowed.**
  13. **Lounge chairs cannot be reserved.**
  14. The Association is not responsible for personal property at pool side.
  15. The pool may not be reserved for private parties. No exceptions.
  16. Inappropriate language and behavior will not be tolerated.
- The Board of Directors has the obligation and the right to suspend the pool privileges of any member who abuses their privilege or creates a safety hazard for others.
- If you see one of the pool rules being violated, please contact a Board member or call Rentz management at



859-581-4815.

Pool and tennis court keys may be obtained by calling Rentz Management at 859-581-4815. There is a \$15 charge for the pool key and a \$15 charge for a tennis court key. Only one pool key and one tennis court key per unit will be issued. Proof of residency must be shown.

### **Armed Forces Day**

The third Saturday in May is a day to salute all of the men and women in all branches of the service who protect our country.

**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, zeidler@fuse.net

**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 bob.rentz@rentzmanagement.com  
 and/or Sharon.demoss@rentzmanagement.com

**Clubhouse Rentals** - Rhonda Laws, 426-0973

**Properties for Sale**

2813 Silo Lane, 2 bedroom, \$97,900, 372-6000

930 Outlook Ridge Lane, 2 bedroom, \$100,000, 578-8111

2836 Paddock Lane, 2 bedroom, \$119,900, 525-1555

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

2921 Prospect Point Drive, 3 bedroom, \$125,000, 331-9626

911 Wilderness Hill Court, 3 bedroom, \$128,000, 341-7400

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

2918 Prospect Point Drive, 2 bedroom, \$134,900, 525-5788

1008 Palisades Court, 2 bedroom, \$179,900, 331-9626

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

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

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

**Visit the PPHOA website**  
<http://www.prospectpointhoa.com>

# May 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Derby Day
3	4	5	6	7	8	9
10 Happy Mother's Day	11	12 Landscape Mtg 6:30 pm Clubhouse	13	14 Property Mgmt Mtg 6:30 pm Clubhouse	15	16 Armed Forces Day
17	18 Board Meeting 7:00 pm Clubhouse	19	20	21	22	23 <b>Pool Opens :-)</b>
24/31	25 Memorial Day Holiday	26	27	28	29	30 Traditional Memorial Day