



# The Prospector

Prospect Point Home  
Owners Association

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## Roof Repairs Starting

The PPHOA has received the insurance and deductible payments on one building so that will be the first to be started on replacement and/or permanently repaired roofs. Unfortunately,

due to the extreme amount of repairs needed across the entire region, the shingles are on back order. Bresser Roofing is ready to start as soon as the shingles arrive, which should

be within a two weeks.

As soon as the proceeds from the other buildings are finalized, they too will be added to the list of replacement and/or permanently repaired roofs.

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## May "Splinters" from the Board

◆ Meeting changes: During the summer months, the Landscape Meeting will meet the second Tuesday of the month, Property Management will meet the Thursday before the monthly board meeting except for the month of June. The meetings are as follows: Landscape 6/9 at 6:30 PM, Property Management

6/18 at 6 PM and Board 6/29 at 7 PM

◆ Prospect Point Community-wide Garage Sale is scheduled for Saturday, June 20.

◆ Julie Dorman and Penny Djordjevich have resigned from the Social Commit-

tee. If anyone is interested in being the Social Committee Chair contact a board member.

◆ Due to rain, the spring walk through for Phase I was rescheduled the week of May 26, 27 or 28.

## Potpourri

⇒ A big "THANKS" to "Dave" from the Lofts for his diligence in helping keep Prospect Point clean. As he walks though our park atmosphere, he always carries a plastic bag and picks up trash. If you see him out, give him a big thanks. There are other PPHOA residents that also pick up trash

while walking and the board thanks you for keeping our beautiful space clean. It should go without saying, but if you are one of those that are littering, please don't.

⇒ The Prospect Point lakes provide all residents (with a fishing license) a place to

fish. If you do fish, please clean up your mess and if you have children that fish, please make sure they clean up after themselves. Last year, there was an unfortunate incident where a dog ate a baited hook and had to have surgery to remove it.

### Prospect Point Community-Wide Yard Sale

- **Saturday, June 20 9:00 AM - 1:00 PM**
- **To be placed on the map to the Sale, simply call Byron Wolfe at (859) 578-0999 (M-F 9-5)**
- **Participation is free for residents of Prospect Point**

**PROSPECT POINT HOME-OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES**

April 27, 2009

**CALL TO ORDER:** The meeting was called to order at 7:00 pm by Shelly Fuller

**ATTENDANCE:** Shelly Fuller  
Board members present were Shelly Fuller, Sally Zeidler, Bill Schunder, Jill Trame, Jackie Sawyers, Joe Marusin, Dave Ritchie and Bryan Whitaker. Margaret Gittner was absent with notice. Patt Bailey of Rentz Management also attended the meeting. Motion to approve the minutes of the March 23, 2009 board meeting was made by Jackie Sawyers seconded by Brian Whitaker. Motion passed.

**TREASURER'S REPORT:**

Reported by Jackie Sawyers  
Checking Acct = \$ 29,240.80  
Reserve Acct \$173,003.28  
Clubhouse Acct = \$ 706.26  
Trust Acct—Market Value =  
\$458,124.80  
Storm Damage Account  
\$ 59,266.88  
**TOTAL = \$720,324.02**

**COMMITTEE REPORTS**

**PROPERTY MANAGE-**

**MENT:** Reported by Shelly Fuller. The Property Management Committee met on April 22 and was attended by Shelly Fuller, Joe Marusin and Sally Zeidler. There was an application for Lost Valley for a new door and side light that was approved.

The Property Management committee meeting date will change to the Thursday prior to the monthly Board meeting.

Also discussed were items that are will be discussed under Old Business.

**LANDSCAPE:** Reported by Jill Trame. The Landscape Committee met on Tuesday, April 21st. Present were Jill Trame, Sally Zeidler, Joe Marusin, Brian and Roger Laws and 2 homeowners. A homeowner requested dirt, reseeding and straw behind their condo. Another homeowner had several requests, dead bushes to be removed, courtyard reseeding and to check the weeping willow tree near their building for possible removal. The committee also discussed several pending work orders and areas that needed attention. Brian Laws indicated that L&M would start the work on Lost Valley. The Landscape Committee will decide on plantings around the new pool building after they are sure that the ground has settled and been re-seeded. The Committee questioned who would take care of the pipe that is sticking out of the ground as a result of the pool repairs. Brian Laws will also take a look to see what areas near the pool need replacement plantings. Jill Trame asked Patt Bailey from Rentz to see if Rentz needed to contact the sprinkler company to have the sprinkler activated.

The next Landscape Committee meeting will be on Tuesday May 12<sup>th</sup> and future meetings will be held on the second Tuesday of each month.

**SOCIAL:** Julie Dorman reported she and Penny Djodjevich were resigning from the Social Committee due to lack of participation. A note will be posted in the newsletter requesting a new chair person for the committee.

The pool will open Saturday, May 23.

The Community-wide yard sale will be changed to Saturday, June 20. Jackie Sawyers said someone would investigate what needed to be done to have the yard sale.

**FINANCE:** Jackie Sawyers reported.

Late Fees-17	\$ 662.33
1 Month Late-14	\$ 2,540.00
2 Months Late -6	\$ 2,945.00
Collections-4	\$ 2,719.91
Liens-2	\$ 4,605.00
Foreclosure- 0	\$ 0
<b>Total</b>	<b>\$13,472.24</b>

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

**Insurance Delinquencies**

1-6 months late-23	\$1,575.00
Over 6 mo. Late-2	<u>\$1,675.00</u>
<b>Total</b>	<b>\$3,250.00</b>

Patt Bailey said the attorney was working on a letter to send to the two homeowners that were over 6 months delinquent on insurance. Patt Bailey will follow up with the attorney. Jackie Sawyers asked that someone at Rentz make calls to those that are two months late.

Jackie Sawyers noted there were roof delinquent letters sent to some homeowners. These were sent in error. A letter will be going out this week noting the previous one was in error.

**OLD BUSINESS:** Shelly Fuller

Patt Bailey said the pool filtration work has been completed by SI Pools. Marco has completed their work on the pool shed which had an addi-

tional cost of \$804.34 for underground electric problems that was done by Gleason. The Board of Health has approved all work that was done with the exception of some changes to the Gleason work that has been completed. The Board of Health will return for final approval.

SI Pools has recommended the baby pool be repaired. They submitted a bid of \$1400 for the work and Motion made by Shelly Fuller to approve the bid for \$1400 for SI Pools to fix and repair the baby pool. Motion passed. Shelly Fuller asked Patt Bailey to contact SI Pools to have the work done prior to the pool opening.

The board discussed purchasing additional pool furniture this year and will continue purchasing each year to build the pool furniture inventory. A motion was made by Jackie Sawyers for ten lounge chairs (five green R16 with arms and five in the same style/legs as R16 without arms) and five umbrellas \$156 with funds to come from major pool furniture not to exceed \$2,500 exclusive of shipping. Motion passed.

Shelly Fuller asked Patt Bailey about the status of the painting that needs to be done. Patt Bailey said the wood is being purchased for the Dry Ridge buildings. The wood replacement work will start as soon as the rain lets up and the painters will be one week behind the wood replacement.

(Continued on page 3)



Shelly Fuller asked Patt Bailey about the status of the Hendy work on the back lake. Hendy is waiting on the water to warm up for the repairs to be done.

Jackie Sawyers said that revised roof invoices should go out by to the affected homeowners by Thursday. Work will start as soon as payments are made. She anticipates the work on the Silo building to be the first as most of those payments have been received.

The walk through did not start due to weather and will be rescheduled.

Joe Marusin asked about the lakes and commented that Bill Sears is still interested in helping with the lake management. Jackie Sawyers said the board would like for Bill Sears to be a liaison between Jones Fish Hatchery and the board. Bill Sears noted several items that needed attention and he was asked to send an email list to the board of what needed to be

done.

Joe Marusin asked about the key to the fountain and Shelly Fuller commented that Bob Rentz had a full set of keys to the property.

Joe Marusin asked about status of garage doors in Phase G. Shelly Fuller will see that Bob Rentz knows about the Stillwater door.

**NEW BUSINESS:**

The fourth Monday in May is a holiday and Shelly Fuller requested the May board meeting be changed to May 18. The Property Management Committee will meet on May 14 and Landscape on May 12.

**HOMEOWNER QUESTIONS:**

A homeowner asked if Prospect Point Drive could be striped at the stop signs and crosswalks by the City of Villa Hills. The homeowner commented that cars travel at a high rate of speed on Prospect Point Drive and

suggested Villa Hills Police set up speed traps on a regular basis.

Bill Sears offered to help with a Boy Scout fishing derby.

A homeowner mentioned a board next to the garage door on the right side of their driveway is coming loose. Shelly Fuller said that someone would come out to fix it.

Bill Sears asked about spark arresters on the fireplace chimneys.

A homeowner asked if the "Prospector" could be delivered earlier in the month. Shelly Fuller noted that since it was an official document it must be approved by the board before distribution and sometimes that takes longer. The goal is to get it delivered in the first 10 days of the month.

A homeowner asked about street lighting at the end their street.

A homeowner said that a truck had been broken into on Palisades. He also commented about boys shooting BB guns at the ducks.

A homeowner asked about the cost of pool repairs and the budget. Jackie Sawyers noted the interest hasn't transferred and that all interest will be transferred to the major pool repairs.

There being no further business, the meeting was adjourned.

## DHL Returning to CVG

DHL is returning to Cincinnati International Airport. At this time, it is expected that DHL will operate about one half of the flights it did during its peak in 2003. In addition, they reportedly will have much quieter airplanes.

Even though they will be operating at a reduced operation, it is anticipated they will have approximately 30 departures and arrivals (60 total) between 10 pm and 7 am.

With our community being in such close proximity to the airport, it is likely that some airplane noise will be heard. If you do, please call the Airport Noise Abatement Hotline at (859) 767-7020. This line is open 24 hours a day. Or, you can email them at [noise@cvgairport.com](mailto:noise@cvgairport.com).

The web site for noise abatement is <http://www.cvgairport.com/about/noise/index.html>

It is not likely that flight changes can be made but

this information will provide the Airport Noise Abatement Committee with valuable information. Prospect Point HOA is well represented on the CVG Noise Abatement Committee with two of our Board members, Jackie Sawyers and Jill Trame sitting on the committee.

From an economic standpoint, the PPHOA community welcomes the economic boost and thanks DHL for their return but also hopes there will be no sleep deprivation as a result.

Independence Day (4th of July) commemorate the adoption of the Declaration of Independence on July 4, 1776.



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

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

**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, \$169,900, 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>

# June 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7 Full Moon	8	9 Landscape Mtg 6:30 pm Clubhouse	10	11	12	13
14 Flag Day	15	16	17	18 Property Mgmt Mtg 6:00 pm Clubhouse	19	20 Prospect Point Yard Sale- 9am-1pm
21 Happy Fathers Day	22	23	24	25	26	27
28	29 Board Meeting 7:00pm Clubhouse	30				