

The Prospector

Prospect Point Home
Owners Association

Volume 3, Issue 7
July, 2009

Pool Sign in Sheet & Baby Pool

In an effort to make sure only Prospect Point residents are using the pool, starting June 30, all residents will be asked to sign in to enter the pool area. There is a limit of four guests during the week and two guests on the weekend.

The Board also approved additional rules for the pool area which are:

- ◆ Children in the baby pool must be supervised by someone over 16 who must be in the baby pool area with the child.
- ◆ Diapered children must wear appropriate attire including a swimming diaper.
- ◆ No pool furniture in the pool.
- ◆ No food or beverages in the pool and no eating while in the pool.
- ◆ Inappropriate behavior or language will not be permitted.
- ◆ No children of diaper age, either with or without a swim diaper are allowed in the large pool.

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July "Splinters" from the Board

- * All Landscape issues should be called into Rentz Management (581-4815) so a work order can be written to correct the problem. Rentz will in turn talk with the Landscape Committee for appropriate action.
- * As of 6/1/09, Phase F Reserves are \$332,275.08, Phase G Reserves are \$65,945.54 and Common Reserves are \$267,930.54.
- * Phase G consists of Crown Hill, Observatory Hill, Vista, Stillwater and Palisades. Phase F includes all other streets.
- * DHL will begin operating with 20 arrivals and 20 departures on the weekends of July 11 and 18th (weekends only), then complete the transition on July 26/27th to the full 30 arrivals (between 12:30-2:30 AM) and 30 departures (between 4-6 am) Tuesday through Saturday and 25 departures (between 3-6 PM) on Sundays. The primary aircraft used will be quieter than that used in DHL's prior CVG operations.
- * Any noise complaints or inquiries can be reported to the Noise Abatement Office at CVG: 859-767-7020 or register online at www.cvgairport.com or by sending an email to noise@cvgairport.com.

Independence Day

During the American Revolution, the legal separation of the American colonies from Great Britain occurred on July 2, 1776, when the Second Continental Congress voted to approve a resolution of independence that had been proposed in June by Richard Henry Lee of Virginia. After voting for independence, Congress turned its attention to the Declaration of Independence, a statement explaining this decision, which had been prepared by a Committee of Five, with Thomas Jefferson as its principal author. Congress debated and revised the Declaration, finally approving it on July 4.

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PROSPECT POINT HOME-OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

May 18, 2009

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

ATTENDANCE: Margaret Gittner reported.

Board members present were Shelly Fuller, Sally Zeidler, Bill Schunder, Jill Trame, Jackie Sawyers, Joe Marusin, Dave Ritchie, Bryan Whitaker and Margaret Gittner. Bob Rentz of Rentz Management also attended the meeting.

Motion to approve the minutes of the April 27, 2009 board meeting was made by Sally Zeidler. Motion passed.

TREASURER'S REPORT:

Reported by Jackie Sawyers
 Checking Acct = \$ 35,417.58
 Reserve Acct \$110,771.37
 Clubhouse Acct =\$ 412.76
 Trust Acct—Market Value = \$475,118.92
 Storm Damage Account
\$ 69,723.42
TOTAL = \$691,444.05

COMMITTEE REPORTS

PROPERTY MANAGEMENT:

Reported by Shelly Fuller.

The Property Management Committee met on May 14 and was attended by Shelly Fuller, Bryan Whitaker, Margaret Gittner, Joe Marusin and Jackie Sawyers. Topics discussed were:

- * DHL and their return to the airport: Jackie Saw-

yers and Jill Trame sit on the Airport Noise Abatement Committee. Jackie Sawyers noted the airport has a new CEO, John Mok.

- * The community yard sale is June 20 and Byron Wolfe has volunteered to head it up as he has in the past. There is no fee to participate and information will be posted on the front sign.

- * Shelly Fuller noted the people at end of Observatory Hill are blocking the fire hydrant and have been told not to park there. Bob Rentz will send a letter to the homeowner and renter.

- * Shelly Fuller asked Bob Rentz to send a letter to the homeowner on Edgelake regarding the findings of their footer issue

- * Document changes: Will be addressed after the roof situation has been finalized

- * Jones Fish Hatchery relationship: Joe Marusin has agreed to be the liaison between Jones Fish Hatchery and the community

- * Bryan Whitaker notified Bob Rentz that a unit on Cliffview is missing their finishing boards around their garage after being painted

- * June 18 is the next Property Management Committee

meeting.

LANDSCAPE:

Reported by Jill Trame. The Landscape Committee met on Tuesday, May 12. Present were Jill Trame, Sally Zeidler, Joe Marusin, Brian Laws and homeowner Lisa Bittlinger.

Topics discussed were:

- * The cleanup around the pool area
- * Cleaning out the euonymus by the pool fence under the spruce tree
- * Landscape around the new pool shed
- * Adding some evergreen bushes along the sides of the new pool shed
- * Adding a couple of evergreen bushes on the right side of the steps going to the pool/clubhouse
- * Adding some Goldenmops in the bed area in the center of the pool parking area

Jill Trame noted that someone needs to contact the sprinkler company to find out what needs to be done. Bob Rentz will follow up.

Jill Trame reported that the wall on Lost Valley has not been put up but will be after all the spring work has been done.

SOCIAL:

Joe Marusin commented there would be no pool party and that the board is looking for someone to chair the Social Committee.

FINANCE:

Jackie Sawyers reported.

Late Fees

1 Month Late-30	\$ 3,156.00
2 Months Late-6	\$ 5,170.00
Collections-10	\$ 4,010.00
Liens-0	\$ 0
Foreclosure- 1	<u>\$ 2,520.00</u>
Total	\$14,856.00

Jackie Sawyers made a motion to foreclose on all units eligible for foreclosure. Motion passed. Jackie Sawyers asked Bob Rentz to have someone call those that are two months late in association fees.

Insurance Delinquencies: No report was available.

Margaret Gittner asked about Patt Bailey's commitment two months ago to have the attorney send a letter to the homeowners that are more than six months late in providing proof of insurance. Bob Rentz said that he doesn't have a letter back from the attorney but will get one.

OLD BUSINESS:

- * Letters to homeowners affected by the windstorm went out Thursday.
- * Shingles are on back order for the Silo building.



- * As soon as funds are received from other affected homeowners, the board will be in a position to determine which roofs will be replaced and which ones will be permanently repaired.
- * Pool inspections will be completed by Saturday, May 23
- * There is a small leak in the big pool. The light conduits will be removed and resealed which should eliminate the leak.
- * Retaining wall at 1002 Crown Hill
- * Stripes for crosswalks being repainted

- * Painting of buildings.

NEW BUSINESS:

- * Contact persons for Rentz Management are Bob Rentz and Sharon Demoss.
- * Status of the walk through.

HOMEOWNER QUESTIONS:

- * Two homeowners discussed the letters received regarding the roofs from Rentz Management. All information has been compiled, is in one place and Bob Rentz is the point of contact.

- * A homeowner asked about the new lights as mentioned in the Prospector. Bob Rentz said that the homeowner would receive a new light as his building had recently been painted.

- * Bill Sears asked about the various comments in his email.

- * Bob Rentz said that Hendy will be starting on the pond's overflow when he comes to assess the blacktop needs.

- * Homeowner asked about the electric issues at the front lake. Bob said the conduit has been fixed.

- * The back fountain lights currently go off 9:45 pm come on at 5:00 pm. Bob Rentz will check the timer.

There being no further business, the meeting was adjourned.

PerPETual Problem

Dear Master/Mistress,
 This is very difficult for me to write, but I must tell you how sad I am. When you brought me home, I thought you were going to take good care of me. Yes, you do but I have a BIG problem. Every day when we go out so I can do my "business", you never pick up after me. It is so embarrassing. I hang my tail in shame when I see the look on people's face when they see what I have left. If I could, I certainly would pick it up like my

buddy Rover pictured here,



but I haven't learned how yet. Until I do, I have to rely on you. Did you know that the other dogs make fun of me? It is just terrible and it makes me feel so bad.

Did you also know that someone even put up a sign about us saying "Pick up after Your Dog"? And, I hate to read it in the newsletter every month knowing they are talking about us. So, will you please start using those nice bags that the Association has all over this wonder-

ful property to pick up my waste and deposit it into the convenient trash cans? If I had one of those new fangled gadgets like you have, I would deposit and flush it myself.

So, please dear Master/Mistress, won't you please throw an old dog a bone and pick up my waste so we don't create a health hazard (and mess) for the kids and adults in Prospect Point?

Your loving dog, Fido

(Continued from page 1)

From the outset, Americans celebrated independence on July 4, the date shown on the much-publicized Declaration of Independence, rather than on July 2, the date the resolution of independence was approved in a

closed session of Congress. One of the most enduring myths about Independence Day is that Congress signed the Declaration of Independence on July 4, 1776. The myth had become so firmly established that, decades after the event and nearing the end of their

lives, even the elderly Thomas Jefferson and John Adams had come to believe that they and the other delegates had signed the Declaration on the fourth. Most delegates actually signed the Declaration on August 2, 1776. In a remarkable series of coinci-

dences, both John Adams and Thomas Jefferson, two founding fathers of the United States and the only two men who signed the Declaration of Independence to become president, died on the same day: July 4, 1826, which was the United States' 50th anniversary.

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, blkw_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
 rnrlaws@aol.com

Properties for Sale

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

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

2835 Paddock Lane, 2 bedroom, \$115,000, 291-2600

2836 Paddock Lane, 2 bedroom, \$117,900, 525-1555

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

2921 Prospect Point Drive, 3 bedroom, \$122,000, 331-9626

911 Wilderness Hill Court, 3 bedroom, \$125,000, 341-7400

2918 Prospect Point Drive, 2 bedroom, \$132,500, 525-7900

1008 Palisades Court, 2 bedroom, \$167,000, 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>

July 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4 
5	6	7 Full Moon	8	9	10	11
12	13	14 Landscape Mtg 6:30 pm Clubhouse	15	16	17	18
19	20	21 New Moon & Total Solar Eclipse	22	23 Property Mgmt Mtg 6:30 pm Clubhouse	24	25
26	27 Board Meeting 7:00pm Clubhouse	28	29	30	31	