

# The Prospector

Prospect Point Home  
Owners Association

Volume 3, Issue 8  
August, 2009

## Board Nominations

The Prospect Point Board of Directors is made up of nine volunteer board members. Each year, three 3-year terms are voted on by the full membership to serve on the board. Terms ending this year are Shelly Fuller, Margaret Gittner and Dave Ritchie.

The board has the responsibility to insure a fiscally sound budget, make sure all grounds and buildings are kept in good condition and to continue making Pros-

pect Point the best place to live in Northern Kentucky.

Consider running for a board seat. We can use your talents and expertise.

Please submit your nomination, on the enclosed form, in person to the Nominating Committee Chair, Bryan Whitaker, 2890 Cliffview Court, Phone: 859-331-0782 or by email it to him at

blkw\_0116@insightbb.com  
Or Bryan will also gladly pick up your nomination form from you.

- Nominations open: September 1.
- Nominations close: September 28
- Ballots will be mailed by October 5
- Ballots must be returned to Rentz Management by October 21 or vote at the Annual Members' Meeting, Monday October 26.

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## July "Splinters" from the Board

\* Roof replacement and / or repairs will start the first week of August, pending weather conditions.

\* The Board is still looking for a volunteer (or two) to head up the Social Committee. If you are interested in chairing or co-chairing this committee, please contact Shelly Fuller

\* The Document Change Committee, headed up by Board member Bill Schunder, will start

scheduling meetings to review the changes. Among the critical items discussed will be blanket insurance coverage. All Board members are on this important committee.

\* Bob Rentz started the walk-through in Phase I which consists of Lake Point, Edgelake, Silo and Cliffview, Phase 2 = All of Phase G and Dry Valley, Phase 3 = Outlook, Dry Ridge, Prospect Point Drive, Lost Valley, Ravine and Wil-

derness. 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.

\* Jones Fish Hatchery presented findings and actions taken at the front lake. Jones will be presenting an estimate of needs for 2010 prior to the budget process.



### Newsletter

If you are interested in receiving the newsletter by email, contact Margaret Gittner at 859-331-3422 or email her at [mpgrissom@aol.com](mailto:mpgrissom@aol.com)

PROSPECT POINT HOME-OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

June 29, 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, Jill Trame, Jackie Sawyers, Margaret Gittner, Joe Marusin, Bryan Whitaker and Bill Schunder were absent with notice and Dave Ritchie was absent without notice. Bob Rentz of Rentz Management also attended the meeting. Motion to approve the minutes of the May 18, 2009 board meeting was made by Sally Zeidler. Motion passed.

**TREASURER'S REPORT:**

Reported by Jackie Sawyers  
 Checking Acct = \$ 66,068.91  
 Reserve Acct \$ 113,275.15  
 Clubhouse Acct = \$ 938.49  
 Trust Acct—Market Value = \$484,886.55  
 Storm Damage Account \$ 82,613.81  
**TOTAL = \$747,800.91**

**COMMITTEE REPORTS**

**PROPERTY MANAGEMENT:**

Reported by Shelly Fuller.

The Property Management Committee met on June 18 and was attended by Shelly Fuller, Margaret Gittner, Jackie Sawyers, Sally Zeidler and Joe Marusin. Topics discussed were:

Application approved for a

front door pending a board approved color.

Two deck applications were not approved due to insufficient information.

Parking curbs need to be moved back on Lost Valley to allow more room to back out.

Painting of buildings on Vista.

Roof issues were discussed.

**LANDSCAPE:** Reported by Jill Trame. The Landscape Committee met Tuesday, June 9. Present were Jill Trame, Sally Zeidler, Joe Marusin, and 2 homeowners. Topics discussed were:

Work orders

Lock on the tennis court.

Homeowner questions were answered.

It was asked at the board meeting if the association could buy the perennials that are on sale now. The budget for 2009 has been used. Some of the existing perennials could be divided next year.

It was noted that homeowners should contact Rentz for Landscape issues so that a work order could be developed.

**SOCIAL COMMITTEE:** Joe Marusin reported the garage sale was a success.

There are 2 residents on Dry Ridge Court who have expressed an interest in co-chairing the Social Committee on a trial basis.

**FINANCE:** Jackie Sawyers reported.

**Late Fees**

1 Month Late \$ 323.53

2 Months Late \$ 2,677.00

Collections \$ 5,500.00

Liens \$ 1,555.00

Foreclosure— 0 \$ 0

**Total \$10,055.53**

Jackie Sawyers questioned whether foreclosure amount is correct and asked Bob to check on it.

Jackie Sawyers requested that the following reserve amounts be added to the newsletter. Phase G consists of Crown Hill Court, Observatory, Vista, Stillwater and Palisades. Phase F includes all of the other streets in Prospect Point.

Phase F = \$332,275.08

Phase G = \$65,945.54

Common = \$267,930.54

Jackie Sawyers made a motion to foreclose on all units eligible for foreclosure. Motion passed. Jackie Sawyers asked Bob Rentz to phone homeowners that are two month late in association fees.

**OLD BUSINESS:**

Reported by Shelly Fuller

Olympic Contracting has done the needed major pool repairs. Olympic has been maintaining the pool and will do so until a replacement can be hired.

Jones Fish Hatchery will be at the next board meeting. Bob Rentz noted a licensed entity needed to maintain the pond. If anyone sees an issue with the ponds they should call Rentz Management.

Status of DHL returning to CVG.

Margaret Gittner asked questions:

Who has a complete set of keys? Bob Rentz and Shelly Fuller have a full set.

Boards needing repair around garage at Cliffview unit  
 The engineers report on 1002 Crown Hill Court.

Painting cross walks and stripes on the roads.

The back pond overflow

The walk-through

Web site hosting

Trim board around garage door on Vista

**NEW BUSINESS:**

Rentz Management managing Prospect Point

Pool violations and sign-in sheet for pool quests

Motion made by Margaret Gittner to adopt the following pool rules minus the faxing to Rentz Management for signature validation. Motion passed  
 Children in the baby pool must be supervised by someone over 16 who is in the baby pool area with the child.  
 Diapered children must wear appropriate attire including swim diaper which should be



changed when soiled.

No pool furniture in the pool.

No food or beverages in the pool or no eating while in the pool.

Inappropriate behavior or language will not be tolerated.

**HOMEOWNER QUESTIONS:**

A homeowner on Outlook Ridge said there is a steady stream of water coming off the balcony that has been

occurring intermittently over the years. Bob Rentz noted the drought causes membranes to hold some water and someone will come to caulk it. She further noted that the top floor resident has an insurance claim due to mold and was concerned that mold would grow throughout the building. Bob Rentz responded that mold needs a habitat and now that the water is gone there should be no issue.

A homeowner thanked the board for the removal of the van on Outlook Ridge.

A homeowner asked about a street light at the end of Dry

Valley. Shelly Fuller said that it hasn't been addressed but will look into it. It was suggested the homeowner keep her outside light on at night. Shelly Fuller noted there was a list of dark areas noted but the list has not been prioritized.

A homeowner asked about the progress of cutting down the trees to re-establish their view. Bob Rentz suggested L&M could do it in August when the grass cutting slows down. The area in question is between the 3000 and 2948 Observatory Hill Ct. It was noted the aesthetics are not very attractive for a while after the trees have been cut down.

Margaret Gittner asked for the board to set a date to start looking at document changes and said that Bill Schunder or Brian Whitaker was chairing that committee. Shelly Fuller asked her to contact them to start checking schedules to start the process.

Shelly Fuller thanked Bob Rentz for his extra work lately.

There being no further business, the meeting was adjourned.

**Dumpster**

PPHOA has a dumpster located at our maintenance area at the end of Silo Lane.

This is for the use of all of our residents. Please use common sense when throwing things in the dumpster. Any item that

won't fit into the dumpster should not be placed at the site.

- If you have an item that is too large for the dumpster (such as washer, dryer, furni-

ture, etc.), you can call Bavarian at 859-485-4416 and they will pick it up for a minimal fee. They are not allowed to pick up refrigerators or window air conditioners because of the freon.

- Another source for picking up large items is M&M Recycling (Tony or Chris) at 859-670-7165. They will pick items up at no charge.

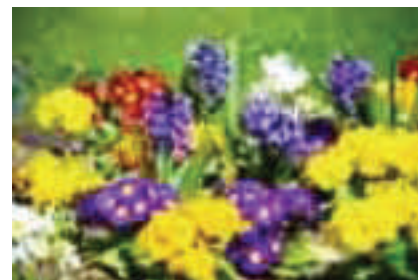
**Wild Animals**

When you feed native animals you're giving them the wildlife equivalent of junk food. Instead of eating a wide range of natural foods, they become dependent on processed seeds, bread and other foods that are not part of their natural diet. This can make them very sick. They may also lose their ability to forage for natural foods and become dependent on people. Animals that expect to be fed by people can become aggressive, harassing people for food when they are hungry.

So, think twice before you feed wild animals - a moment's pleasure for you may lead to junk food addiction for the animal you feed.

**What's Good About this Summer**

Even though we haven't had a very dry or warm summer, the cooler temperatures have left our wonderful walker-friendly community with luscious green grass rather than our usual burned brown August grass. Also thanks to Mother Nature, this summer we have had the most beautiful flowers in years.



**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@yahoo.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  
 rnrllaws@aol.com

**Properties for Sale**

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

2811 Dry Ridge Lane, 2 bedroom, \$99,999, 372-6000

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

2837 Dry Ridge Court, 2 bedroom, \$107,500, 344-0800

2835 Dry Ridge Court, 2 bedroom, \$115,000, 291-2600

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

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

905 Wilderness Hill Court, 3 bedroom, \$128,000, 291-2600

2918 Prospect Point Drive, 2 bedroom, \$129,900, 525-7900

1008 Palisades Court, 2 bedroom, \$164,900, 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.

Most folks are about as happy 😊 as they make up their minds to be.

Abraham Lincoln (1809-1865)

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

# August 2009

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