



The Prospector

Prospect Point Home
Owners Association

Volume 3, Issue 9-10
September/ October, 2009

Annual Meeting

You are invited to attend Prospect Point's Annual Members' meeting held at the Clubhouse on October 26, 2008 at 7PM.

At this meeting, the membership will be se-

lecting three board members to serve a three year term.

Your vote is very important. Please exercise your right to vote by either send-

ing your ballot to Rentz Management to be received by October 21 or bring your ballot to the Annual Meeting October 26.

See you there!

Inside this issue:

July, August & September Treasurer's Reports 2

July, August & September Financial Reports 3

Nominee Bios 2 & 3

Who Does What?

Board Member List 4

Properties for Sale 4

October Calendar 4

Document Changes

The Prospect Point Board of Directors is in the process of scheduling meetings to start the Association document change process. According to our current documents, any document

change will require three years and the approval of 2/3 of the homeowners as recorded by deed.

One of the most important reasons for these

changes is the ability for the Association to then be able to purchase blanket insurance which would have covered the wind storm losses among other necessary changes.

August & September "Splinters" from the Board

August

- * Roofs should be complete in 2 weeks.
- * Pool closing September 14, 2009.
- * New clubhouse agreement to be addressed at September Property Management meeting.
- * Fountains and lights are not working properly
- * Budget process to begin soon.
- * Jones Fish Hatchery to give us proposal for

maintenance of both lakes in 2010.

- * Board nominations due September 28.
- * Walk thru 1/2 completed.

September

- * Document change meeting will be scheduled. Committee Chair Bill Schunder suggested the attorney look at the bylaws and that they only be changed.
- * Nominations for the

board are: Margaret Gittner, Dave Ritchie and Byron Wolfe.

- * Board elected fro the minutes to no longer be included in the Prospector. The minutes can be found on the PPHOA website. Any homeowner wanting a written copy of the minutes can call Rentz Management at 581-4815 and request a copy to be mailed to them.
- * Clubhouse rental rules were revised.

Roofs Repaired and/or Replaced

After many months since the 2008 wind storm, the Board is pleased to advise the community that all of the damaged roofs have been replaced and/or permanently repaired. The delay has been due to the difficulty of having so many individual policies covering each unit with such a variety of policies and coverage's along with collecting the insurance proceeds and deductibles from so many individual owners while also trying to be fair to all homeowners in the community.

Treasurers' Report

	July	August	September
Checking Account	\$5,144.70	\$25,144.70	\$3,050.49
Reserve Account	\$178,202.19	\$178,202.19	\$147,214.38
Clubhouse Account	\$1,415.50	\$1,415.50	\$1,695.38
Trust Account	\$483,826.94	\$483,826.94	\$504,797.58
Storm Damage Account	\$100,722.96	\$100,133.63	\$27,647.15
Total	\$788,722.96	\$788,722.96	\$684,405.03

Finance Report

	July	August	September
Late Fees	\$3,179.53		
One Month Late	\$705.00	12 @ \$2,114.33	30 @ \$3,821.80
Two Month Late	\$4,890.80	7 @ \$3,893.13	4 @ \$4,506.00
Collections	\$8,480.58	12 @ \$6,832.00	13 @ \$7,732.60
Liens	\$3,997.19	1 @ \$2,705.00	1 @ \$1,189.00
Foreclosure	\$6,315.00	1 @ \$8,241.56	3 @ \$8,371.03
Storm Damage Account (Still owed)	\$103,989.20		
Deck Assessments	\$2,181.20	10 @ \$1,235.47	
Bankruptcy		1 @ \$2,080.00	1 @ \$2,080.00
Total	\$134,738.65	\$27,101.49	\$27,700.43

Bios for the Board Nominations for the 2010 — 2013 Term (in alphabetical order)

Hi. I'm **Margaret Gittner**, and I ask for your vote for the **PP Board of Directors**.

I have served on the Board for the last three years and have served as Secretary for the last two.

Some of my accomplishments include taking over the newsletter and adding to it a new fresher look. In addition,

I played a major role in changing and updating our website.

Some issues I have continued to push are the updating of our documents which are over 30 years old.

Some re-occurring topics I would like to see addressed are:

- * Improve the competitive bid process for contractors,

- * Make bid documentation, financial reports, etc. public and posted on the website,

- * Decrease the amount of topics discussed in closed session, and

- * More detailed and more accurate reporting on the activities of our management company.

I feel I can continue to contribute to the betterment of our community. I respectfully ask for your vote.

Thank you,

Margaret



(Continued on page 3)



(Continued from page 2)

Byron Wolfe

Most of you know me, but for those who don't, I have some experience. With the exception of a couple random years, which I took off to tend to my Business, I have served on the Prospect Point Board of

Directors for over twenty years. Most recently I strongly feel Prospect Point is generally a "business" and needs to be run as such. During my past recent tenure on the Board, I felt the community ran very well. I would like your vote as I feel I still have more

to contribute to our community
Dave Ritchie
 Hi, my name is Dave Ritchie. I am currently serving as the Loft's representative on the PPHOA Board of Directors. I have over 35 years in hotel, condo and property management. I am

the current Community Manager of the Loft's and am a resident of that community. I am dedicated to continuing the excellent working relationship between the resident of Prospect Point and the Lofts Apartments.

Raccoons and Coyotes

Unfortunately, we still have some of our wild-life-friendly residents feeding the raccoons. This is very dangerous to them as well as the residents of Prospect Point.

Recently in Florida, a woman was mauled by several (five) raccoons and suffered severe injuries after being attacked. This could happen right here with our large raccoon population.

Also related to wildlife, It has been reported that there has been an increase in coyotes which may be in part to the increase in raccoons. More than one resident has seen packs of coyotes.

tes. According to the conservation office, there is nothing that can be done. Please remember those "cute" raccoons are wild animals and can be very dangerous.

Who Does What?

The Homeowners' Association is responsible for the common areas and the following maintenance:

- * Electrical wiring from the transformer to the unit's breaker box
- * Entrance door painting and exterior repair
- * Brick and wood trim replacement
- * Deck maintenance and repair
- * Aluminum siding
- * Roof, gutter, downspout and attic vent maintenance and replacement

- * Sidewalk and parking lot maintenance
- * Landscape maintenance and tree & shrub removal (except on homeowner's property)
- * Clubhouse and pool repair and maintenance
- * Trash removal
- * Street light repair and maintenance
- * Group mailbox fixture (does not include locks or hinges)
- * Garage doors and driveways
- * Exterior termite treat-

Call Rentz Management 581-4815 for the above repairs.

Owners are responsible for the following maintenance:

- * Interior entrance doors including all hardware, keys, locks, hinges and weather stripping
- * Storm/screen doors and entrance door replacement
- * All glass surfaces on the unit and garage
- * Storm and screen window maintenance and replacement

- * All interior surfaces of garage areas including interior storage areas and walls
- * Any Architectural Control Committee approved additions or improvements
- * All water pipes from individual water meter serving the unit
- * AC, furnace, water heater and household appliances
- * Foundations
- * Interior termite treatment
- * Exterior storage closet if in private use of the homeowner.

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@jlawyers.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, dritchie@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

930 Outlook Ridge Lane, 2 bedroom, \$95,000, 578-8111

2826 Paddock Lane, 2 bedroom, \$99,900, 781-5100

2837 Dry Ridge Court, 2 bedroom, \$104,000, 344-0800

2835 Dry Ridge Court, 2 bedroom, \$114,500, 291-2600

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

2921 Prospect Point Drive, 2 bedroom, \$122,000, 331-9626

905 Wilderness Hill Court, 3 bedroom, \$126,500, 291-2600

4056 Edgelake Court, 3 bedroom, \$134,900, 331-9626

920 Ravine, 3 bedroom, \$145,000, 331-4444

1008 Palisades Court, 2 bedroom, \$159,900, 331-9626

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

3006 Observatory Hill Court, 2 bedroom, \$230,000, 525-8888

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.

Believe life is worth living and your belief will help
 create the fact. **William James**

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

October 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28 Board Meeting 7:00pm Clubhouse	29	30	1	2 Twilight Zone Premiered, 1959	3
4 Full Moon	5	6	7	8	9	10
11	12 Columbus Day	13	14	15	16	17
18	19	20 Landscape Mtg 6:30 pm Clubhouse	21 Property Mgmt Mtg 6:30 pm Clubhouse	22	23	24
25	26 Board Meeting 7:00pm Clubhouse	27	28	29	30	31 