

The Prospector

Prospect Point Home
Owners Association

Volume 3, Issue 12

December 2009

NOTICE: TRASH COLLECTION CHANGED TO ONCE WEEKLY WITH A MONDAY PICKUP BEGINNING Jan 1, 2010

Topics from November 23, 2009 Board Meeting

- * Repairs on drainage problem at Dry Ridge & Prospect Point Drive completed. Awaiting response from City regarding contribution.
- * New clubhouse rental rules approved.
- * Fountains and lights removed and stored for winter.
- * Document Committee meeting to be scheduled in January.
- * Expenditure for Christmas lights approved.
- * 2010 Budget approved with no increase.
- * Byron Wolfe and Alice Clay appointed to serve on the nominating committee with Bryan Whitaker.
- * A homeowner suggested we revisit purchase of playground equipment.
- * A homeowner commented her new roof is beautiful.

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You are cordially invited to the Prospect Point Holiday Open House
December 21 at 7pm. Please join your neighbors for some holiday cheer.

September 28, 2009 Approved Board Minutes

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, Jill Trame, Margaret Gittner, Bryan Whitaker, Bill Schunder, Jackie Sawyers and Joe Marusin. Dave Ritchie was absent with notice. Bob Rentz of Rentz Management also attended the meeting. Motion to approve the minutes of the August 24, 2009 board meeting was made by Jill Trame

seconded by Bill Schunder with the addition of adding Joe Marusin and Brian Laws to the landscape meeting. Margaret Gittner and Bryan Whitaker abstained as they were not at the meeting.

TREASURER'S REPORT: Jackie Sawyers

August:

Checking	\$ 35,204.31
Reserve	\$193,232.58
Clubhouse	\$ 820.43
Trust Account	\$483,826.94
	(market value)

Storm Damage	<u>\$ 106,261.63</u>
TOTAL	\$819,345.89

September:

Checking	\$ 3,050.49
Reserve	\$147,214.38
Clubhouse	\$ 1,695.38
Trust Account	\$504,797.58
	(market value)

Storm Damage	<u>\$27,647.15</u>
TOTAL	\$684,405.03

The storm damage account for August included funds for repairs/replacement of roofs which were transferred to

the reserve account to pay for the roofs that have been replaced or repaired.

A motion was made by Jackie Sawyers seconded by Jill Trame to refer all homeowners who have not paid for the roof repair/replacement to the association's attorney for appropriate legal action. Motion passed.

COMMITTEE REPORTS

PROPERTY MANAGEMENT: Reported by Shelly Fuller. The Property Management Committee met on Sept. 24

and was attended by Shelly Fuller, Bill Schunder, Sally Zeidler along with a two homeowners. Topics discussed were:

- * One deck extension that was approved.
- * Three applications for windows that were approved.
- * Additional rules and regulations pertaining to the clubhouse.

Shelly Fuller presented an application for windows to the board without photos that follow our guidelines and asked for approval. Shelly Fuller made the motion to approve and it was seconded by Jill Trame. Motion passed.

LANDSCAPE: Reported by Jill Trame. The Landscape Committee met Tuesday, September 15. Present were Jill Trame, Sally Zeidler, Joe Marusin and Brian Laws. Topics discussed were:

- * Work orders.
- * The committee asked Brian Laws to check on the sprinkler system, clean out the bed areas, cut back dead plants, transplant the grass from the circle when appropriate.
- * Received a bid of \$1,500 on the wall for Prospect Point Drive and decided to wait until next year.

Bob Rentz reported the sprinkler system was working and there is a booster pump on the system to increase the pressure.

SOCIAL COMMITTEE:
There was nothing to report.

NOMINATING COMMITTEE: Bryan Whitaker noted there were three nominees for the board: Margaret Gittner, Dave Ritchie and Byron Wolfe.

FINANCE: Jackie Sawyers reported.

August:

Late fees - 15	\$ 294.31
1 Month Late -12	\$ 1820.00
2 Months Late -7	\$ 3892.13
Collections - 1	\$1895.00
Liens -1	\$2705.00
Foreclosure -1	\$ 222.00
Deck Assessments (10)	<u>\$ 1235.47</u>
Total	\$12,064.90

September:

1 Month Late -30	\$3821.80
2 Months Late -4	\$4506.00
Collections - 13	\$7732.00
Liens -1	\$1189.00
Foreclosure - 3	\$8371.03
Bankruptcy-1	<u>\$2080.00</u>
Total	\$27,100.43

Jackie Sawyers made a motion to foreclosure on all units eligible for foreclosure. Mo-

OLD BUSINESS:

None reported.

NEW BUSINESS:

- * New rules and regulations were discussed at the Property Management meeting for Clubhouse rentals.

HOMEOWNER QUESTIONS:

- * A homeowner asked about the left side of the unit that has a rusty iron rod. Bob Rentz will check on it.
- * A homeowner commented that the pool was not very clean this year with the exception of the last couple of weeks.
- * A homeowner asked about the tree trimming on Observatory.

There being no further business the meeting adjourned.

MERRY CHRISTMAS AND HAPPY NEW YEAR FROM ALL THE BOARD MEMBERS AND RENTZ MANAGEMENT. HAVE A SAFE AND HAPPY HOLIDAY SEASON





Prospect Point Home- Owners Association

President - Sally Zeidler
Property Management Committee Chair
 341-0237, zeidler@fuse.net

Vice President - Bill Schunder
 331-8067, billschunder@yahoo.com

Treasurer - Jackie Sawyers
Finance Committee Chair
 331-5570, jsawyers@jsawyerslaw.com

Secretary - Jill Trame
Newsletter
Landscape Committee Co-Chair
 391-1839, jtrame@yahoo.com

Margaret Gittner
 331-3422, mpgrissom@aol.com

Joe Marusin
Landscape Committee Co-Chair
 331-1463, jam99sun@fuse.net

Dave Ritchie
 341-8336, dritchier@nexuspm.com

Bryan Whitaker,
Nominating Committee Chair, Web site
 331-0782, bkw_0116@insightbb.com

Byron Wolfe
 578-0999, marketforce@fuse.net

Property Manager - 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

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

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

2837 Dry Ridge Ct., 2 bedroom, \$103,500, 344-0800

2835 Dry Ridge Ct., 2 bedroom, \$110,000, 291-2600

946 Ravine Dr., 2 bedroom, \$110,000, 331-9626

2921 Prospect Point Dr., 3 bedrooms, \$122,000, 331-9626

905 Wilderness Hill Ct., 3 bedroom, \$124,750, 291-2600

4056 Edgelake Ct., 3 bedrooms, \$134,900, 331-9626

920 Ravine Dr., 3 bedrooms, \$145,000, 331-4444

1008 Palisade, 2 Bedrooms, \$157,900, 653-7879

2946 Observatory Hill Ct., 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.prospectpoint hoa.com](http://www.prospectpoint hoa.com)



December 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15 No Landscape	16	17 Property Mgmt Mtg 6:30 Clubhouse	18	19
20	21 Board Mtg. 7pm Holi- day Party 7:00	22	23	24 Christmas Eve	25  Christmas Day	26
27	28	29	30	31 New Years Eve		

January 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 New Years Day	2
3	4	5	6	7	8	9
10	11	12 No Landscape	13	14	15	16
17	18	19	20	21 Property Mgt Mtg 6:30 Clubhouse	22	23
24/31	25 Board Mtg. 7pm clubhouse	26	27	28	29	30