

# The Prospector

Prospect Point Home  
Owners Association

Volume 4, Issue 3

March 2010

## Topics from February 22, 2010 Board Meeting

- \* Once again the Board commented on the great job L&M did regarding the snow removal.
- \* Jackie Sawyers reported no additional roof payments were received. The attorney is still working on a letter to homeowners who have failed to their share of the roof repairs.
- \* Sidewalks were repaired on both lakes. The Board is awaiting an additional bid from L&M regarding the erosion issues and rip rap around the lake.
- \* The issue of "Ice Damming" was discussed and possibly adding ice guard on newer roof replacements.
- \* The issue of the leak in back lake was discussed and the bids from Hendy, Inc.
- \* The issue of the drainage problem by the clubhouse was discussed and a work order is in place for this repair.
- \* The issue of "Piggy-Backing" with the City's garbage pick-up was discussed and decided it was not cost effective.
- \* Bob Rentz has a meeting scheduled to get bids for additional lights around the clubhouse area.
- \* Bob Rentz is also meeting with a company regarding a new system for access to the swimming pool—possibly a key fob and will present this information to the Board.
- \* It was reported that the light on Prospect Point Drive is still not working properly.

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## January 25, 2010 Approved Board Minutes

### CALL TO ORDER

The meeting was called to order at 7:00 p.m. by President Sally Zeidler.

**ATTENDANCE:** Reported by Jill Trame.

Board members present were Sally Zeidler, Bill Schunder, Jackie Sawyers, Jill Trame, Margaret Gittner, Joe Marusin, David Ritchie and Bryan Whitaker. Byron Wolfe was absent with notice. Bob Rentz of Rentz Management also attended the meeting.

### APPROVAL OF MINUTES:

A motion to approve the minutes of the December 21, 2009, board meeting was made by Jackie Sawyers and seconded by Joe Marusin. All were in favor.

**TREASURER'S REPORT:** Reported by Jackie Sawyers.

### Account Balances 1/25/2010:

Checking	\$ 5,758.08
Reserve	\$174,977.37
Clubhouse	\$ 1,898.26
Trust Account	\$526,397.54
(market value)	
Storm Damage	\$ 30,647.15
<b>TOTAL:</b>	<b>\$739,678.40</b>

### COMMITTEE REPORTS:

#### PROPERTY MANAGEMENT:

Reported by Sally Zeidler. The Property Management Committee met on January 21, 2010. In attendance were Board members Sally Zeidler, Bill Schunder, Jackie Sawyers,

and Jill Trame. One homeowner, Anne Kappen, was also present.

\* An e-mail from a homeowner commenting on the excellent job L&M did with the snow removal was shared with the group, along with Bob Rentz's response regarding the drain problem at 1002 Crown Hill Court. One Board member had sent notification that he had received complaints regarding the new trash pickup schedule, but those Board members present stated that they had not received any complaints to date. The homeowner present stated that she liked the later pickup time.

\* Homeowner Anne Kappen, at 2924 Vista Court, presented her request for the Association to reconsider the decision regarding replacement of her deck railing due to its appearance. There was quite a bit of discussion concerning the matter; however, there were not enough Board members present to make a decision on that issue. The decision was made to present the matter to the entire Board at Monday's Board meeting.

\* There were two architectural improvement applications presented for approval. Nether was

Approved at this time. It was decided that more information was needed from the homeowner for the storm door application, and the patio application needed input from the entire Board.

\* Agenda items for Monday's Board meeting were presented. The meeting was then adjourned.

A motion was made by Bill Schunder seconded by Jackie Sawyers that we as an association do not contribute to the cost of a deck railing when a new railing is necessitated solely by virtue of a deck extension. All were in favor.

A motion was made by Bill Schunder seconded by Jackie Sawyers that the Board not reconsider the prior decision regarding contributing to the cost of the deck railing at 2922 and 2924 Vista Court which the homeowner wishes to have replaced for cosmetic reasons due to a deck extension. All were in favor.

**LANDSCAPE:** There was no Landscape Committee meeting in January.

**FINANCE:** Reported by Jackie Sawyers.

**DELINQUENT HOA FEES**

Late fees (3)	\$ 60.00
1 Month Late (25)	\$ 4,033.60
2 Months Late (6)	\$ 2,143.00
Collections (7)	\$ 4,049.00
Liens (5)	\$ 7,185.83
Foreclosure (2)	\$ 8,385.00
Bankruptcy (1)	<u>\$ 2,680.00</u>
<b>TOTAL:</b>	<b>\$ 28,636.43</b>

A motion was made by Jackie Sawyers and seconded by Byron Wolfe to foreclose on any units eligible for foreclosure. All were in favor.

Jackie Sawyers gave a report regarding the storm damage. Jackie Sawyers reported that the letter to the homeowners has not been finalized by the association attorney to be sent to the homeowners who had not contributed to the storm damage. There are 19 homeowners who have not contributed, 13 in Phase F and 6 in Phase G.

**OLD BUSINESS:**

A Document Change Committee meeting was rescheduled for Wednesday February 3rd at 6:00 p.m. The Committee consists of all Board members who wish to participate.

The status of the installation of coach lights on the painted buildings was discussed. Bob Rentz reported that the lights are on order and that Olympic has been given a work order to replace the old style lights as the lights are available.

The matter of erosion issues on the back and front lakes was discussed. There were two bids presented to the Board from Hendy and Garrett. After discussion regarding the bids, it was decided that the Board would also request a bid from L&M for this work and the decision will be tabled until next month.

The board discussed the two potential trash collection complaints and decided that at the present time the trash collection pickup would remain the same.

The issue of the Dry Ridge and Prospect Point Drive drainage repairs were discussed. Hendy was contacted regarding whether they thought the large curb which had been installed by the City of Villa Hills would effect our repair, and

Hendy said that it should not. The Board is still working with the City of Villa Hills regarding its' contribution to the repairs. It was noted that perhaps the City of Villa Hills viewed the fact that they blacktopped this area as their contribution.

**NEW BUSINESS:**

There was a brief discussion regarding setting a deadline for the removal of outside Christmas decorations.

It was reported that there was a work order for the drainage issue in the front of the Clubhouse entrance.

It was also reported that the reason for the flags behind Lakepoint and Edgelake were as a result of Duke doing upgrades in this area.

There was a request for landscaping on Outlook Ridge and this request has been referred to the Landscape Committee.

Jackie Sawyers gave a brief report regarding the Airport Noise Committee.

There were no agenda items for new business.

The meeting was adjourned.



**Prospect Point Home- Owners Association**

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

**Vice President** - Bill Schunder  
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**Treasurer** - Jackie Sawyers  
*Finance Committee Chair*  
 331-5570, jsawyers@jsawyerslaw.com

**Secretary** - Jill Trame  
*Newsletter*  
*Landscape Committee Co-Chair*  
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Dave Ritchie  
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Bryan Whitaker,  
*Nominating Committee Chair, Web site*  
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Byron Wolfe  
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**Clubhouse Rentals** - Rhonda Laws, 426-0973  
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Visit the PPHOA website

[Http://www.prospectpointhoa.com](http://www.prospectpointhoa.com)

Picture Provided by Margaret Gittner

**Properties for Sale**

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

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

2817 Dry Ridge Ct., 2 bedroom, \$89,900, 426-8700

2837 Dry Ridge Ct., 2 bedroom, \$102,500, 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, \$123,500, 291-2600

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

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

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

This information is believed accurate but **NOT** guaranteed.  
 Other homes may be available listed by owner.


**HAPPY SPRING**



# March 2010

	1	2	3	4	5	6
7	8	9 Landscape 6:30 Clubhouse	10	11	12	13
14 Daylight Sav- ings Time	15	16	17  St. Patrick's Day	18 Property Mgt Mtg 6:30 Clubhouse	19	20 Spring Begins
21	22 Board Mtg. 7pm Clubhouse	23	24	25	26	27
28 Palm Sunday	29	30 Passover Full Moon	31			

# April 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2 Good Friday	3
4 Easter 	5	6	7	8	9	10
11	12	13 Landscape 6:30 Clubhouse	14	15 Property Mgt Mtg 6:30 Clubhouse	16	17
18	22	23	24	25	26	27
28 Full Moon	29 Board Mtg. 7pm	30				