



The Prospector

Prospect Point Home
Owners Association

Volume 4, Issue 1

January 2010

REMINDER: TRASH COLLECTION CHANGED TO ONCE WEEKLY WITH A MONDAY PICKUP

Topics from December 21, 2009 Board Meeting

- * There was a very short meeting on December 21st followed by a Holiday Open House.
- * Thanks to Byron & Carla Wolfe for providing the delicious food which was enjoyed by the board members and several homeowners.
- * Document Change Committee meeting scheduled for January 20th at 6:30 pm at the Clubhouse. The Document Change Committee consists of any board member who wishes to participate.
- * The issue of satellite dishes was discussed. The Board would very much appreciate any homeowner who is interested in installing a satellite dish contacting Rentz Management. We urge all homeowners to use caution when installing these dishes as the homeowner is responsible for repairing any damage caused as a result of the installation.

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November 23, 2009 Approved Board Minutes

CALL TO ORDER: The meeting was called to order at 7:00 pm by Sally Zeidler.

ATTENDANCE: Reported by Jill Trame. Board members present were Sally Zeidler, Bill Schunder, Jackie Sawyers, Jill Trame, Margaret Gittner, Bryan Whitaker, Byron Wolfe and Joe Marusin. Dave Ritchie was absent without notice. Bob Rentz of Rentz Management also attended the meeting. Motion to approve the minutes of the September 28, 2009 board meeting was made by Jackie Sawyers seconded by Bill Schunder. Byron Wolfe abstained as he was not a board member at that time. All in favor. A motion to

approve the minutes of the October 26, 2009, board meeting was made by Jackie Sawyers and seconded by Joe Marusin. All in favor.

TREASURER'S REPORT: Reported by Jackie Sawyers.

Account Balances 11/23/09:

Checking	\$ 7,277.89
Reserve	\$160,274.09
Clubhouse	\$ 1,509.70
Trust Account	\$511,721.84
	(market value)
Storm Damage	\$ 27,647.15
TOTAL:	\$708,430.67

COMMITTEE REPORTS:

PROPERTY MANAGEMENT:

Reported by Sally Zeidler. The

Property Management Committee met on November 19th.

Two applications for 1003 Stillwater Court were submitted and discussed. One application was for a gas fire place, which does not need to be approved. The second application was for a new storm and front door consistent with the approved doors and was approved.

* The issue of the replacement of the deck railing for 2924 and 2922 Vista was discussed. Bob Rentz and Jeff Hinkel are to inspect the existing deck railings and advise the Board if they need to be replaced.

* Byron Wolfe mentioned the potential loss of ash trees in the coming years.

* Possible agenda items for the Board meeting were discussed.

* There were several requests for information from Rentz Management by Margaret Gittner which were addressed, and those requests have been relayed to Bob Rentz.

* The status of the sprinkler system was discussed. There are two leaks which will need to be repaired in the spring.

- * The requirement that the Nominating Committee needs to consist of three persons was discussed. Byron Wolfe and Alice Clay will be asked to serve on the Nominating Committee with Bryan Whitaker as Chair.

LANDSCAPE: Reported by Jill Trame. The Landscape Committee met on Tuesday, November 10th. Present were Jill Trame, Sally Zeidler, Joe Marusin and Brian Laws.

- * A motion was made by Jill Trame, seconded by Joe Marusin to accept the bid of L & M Lawn Care for removal of several trees throughout the community and for landscape replacement on Prospect Point Drive. These motions were thereafter circulated to all board members by e-mail and were unanimously approved.

1. Funds from Major Landscape Common in the amount of \$600 for removal of the tree at the entrance and at the end of Cliffview and not to exceed \$600 for the purchase of two trees, one to replace a tree on the right side of the entrance coming in that was previously removed.
2. Funds from Major Landscape Phase F in the amount of \$325 for removal of trees at 2831 Paddock and 2829 Dry Ridge and an amount not to exceed \$250 for a replacement tree on Dry Ridge.
3. Funds from Major Landscape Phase G in the

amount of \$60 for removal of a tree on Observatory.

4. Funds from Major Landscape Phase F for landscape replacement on Prospect Point Drive in the amount of \$971.

A motion was made by Jill Trame, seconded by Joe Marusin to spend not to exceed \$1,000 for Christmas lights to be put up and removed. Motion passed with Byron Wolfe opposing.

FINANCE: Reported by Jackie Sawyers:

Late fees	\$ 75.00
1 Month Late(23)	\$3662.20
2 Months Late (7)	\$3240.00
Collections (8)	\$4898.00
Liens (1)	\$1810.80
Foreclosure (3)	\$9051.03
Bankruptcy (1)	<u>\$ 2420.00</u>

Total \$25,157.03

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

Jackie Sawyers reported on the status of several matters.

- * 20 homeowners have still not paid any funds toward the roof damage, 14 in Phase F and 6 in Phase G. The Association's attorney is in the process of drafting a complaint and letter to the homeowners involved.

- * Drainage work at the intersection of Dry Ridge Court and Prospect Point Drive has been completed, and we are still awaiting a response from the City of Villa Hills regarding a possible contribution from the City toward this repair work.

OLD BUSINESS:

Jackie Sawyers made a motion, seconded by Joe Marusin to adopt the revised Clubhouse Rules with the deletion of one word in the second paragraph. All in favor.

A document review committee meeting will be scheduled in January.

Approved minutes will be published in the Prospector.

NEW BUSINESS:

- * Both fountains have been removed and are being stored by Olympic.
- * Prospect Point's bidding process was discussed, and it was the consensus of most of the board members that we should rely on Rentz Management to sort out the bids and recommend the best possible contractor for the job.
- * A homeowner made the suggestion that perhaps we might look into getting some swings and/or playground equipment.
- * A homeowner on Vista commented that her new roof was beautiful.

Meeting adjourned.

HOMEOWNER E-MAIL COMMENT RECEIVED JANUARY 8TH

We just wanted to compliment the association and Roger Laws and his crew on the outstanding service they gave us this week with the snow storm. By 4 pm our sidewalks were cleared and by nightfall our driveways were cleared. On top of that, the next day when I walked our dog around our usual route around the lake we found out they had actually plowed the walkways around the community. I cannot tell you how appreciative anyone who walks their dogs would be to have the sidewalks cleared - it is HUGE. We just wanted you to know that we were greatly impressed and hope that it is what we can expect in the future.

THANKS FROM THE BOARD

Thanks to L&M Lawn Service, Roger, Brian and their crew for their prompt and tireless actions on the snow removal. The Board and homeowners greatly appreciate the effort.





Prospect Point Home- Owners Association

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

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

Secretary - Jill Trame
Newsletter
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Visit the PPHOA website

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

Picture Taken by Rhonda Laws

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.

2010—Words of Wisdom

There comes a point in your life when you
 realize:

Who matters,

Who never did,

Who won't anymore...

And who always will.

So, don't worry about people from your past,
 There's a reason why they didn't make it to your future.



2010/01/05

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 Martin Luther King Day	19	20	21 Property Mgt Mtg 6:30 Clubhouse	22	23
24/31	25 Board Mtg. 7pm clubhouse	26	27	28	29	30 Full Moon

February 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9 Landscape 6:30 Clubhouse	10	11	12 Lincoln's B'day	13
14  Valentines	15 Washington B' Day Presidents Day	16	17 Ash Wednesday	18 Property Mgt Mtg 6:30 Clubhouse	19	20
21	22 Board Mtg. 7pm Clubhouse	23	24	25	26	27
28 Full Moon						