

Association of Powell Place Homeowners'
Newsletter
DECEMBER 2012

Monthly Association Meetings Open to ALL Homeowners

The Board meets on a monthly basis. Monthly meetings are open to all homeowners. Monthly board meetings are the 2nd Thursday of each month and start at 6:00 PM sharp. Meeting agenda and minutes are posted on the APPHO Website: <http://www.powellplace.org>

Please check the APPHO Website for an updated Meeting schedule.

2013 Budget

The annual budget has been approved for 2013. A copy of the 2013 budget has been included in this newsletter. The board worked diligently to establish a budget that did not result in a dues increase. Annual dues for 2013 will once again be \$195/property. Statements will be issued in February and will be due on April 1, 2013.

Service Project

The APPHO is working with the City of Powell to establish an "urban forest". The association green space along Liberty Road in front of the pond is approximately 4 acres. The idea has been presented to plant seedlings in the field in the interest of establishing what will one day be a wooded area. Wooded areas help to break up some of the visual blight associated with urban sprawl and provide important environmental benefits.

The association would work with the City's urban forester to establish the types of seedlings and to identify their spacing and location. The seedlings would be planted in a way to minimize future potential maintenance and to prevent damage to adjacent properties and infrastructure.

a scouting group or other youth organization looking to fulfill a service requirement. Materials would be provided. Seedlings usually become available in early spring through the county soil and water conservation district. Tasks associated with this project include (but may not be limited to): planning, layout, material pick-up, planting, installing marking and protective stakes, and watering. Please contact Brian Coghlan at bcoghlan@powellplace.org if you are interested in participating.

Powell Place Board Members

President:	Brian Coghlan
Vice Pres.:	Robert Davis
Secretary:	Joyce Petrucci
Treasurer:	Fletcher Chambers
Trustee:	Tom Fitz
Trustee:	John Seymour
Trustee:	Mark Roehl

APPHO is looking for volunteers. One idea is that this would be a great service project for

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Kids Corner

Grass Cutting, Baby-Sitting, Pet-Sitting, Snow Removal, etc.

Grass cutting and Snow shoveling:

Jacob Ritchey
740-881-0651

Pet sitting and Baby sitting:

Elena Ritchey
740-881-0651

Does your Teen or Pre-Teen have a service skill to provide other Powell Place Residents? If so, you may contact the APPHO Newsletter Editor at jseymour@powellplace.org to have your name, service, and phone number listed in the APPHO Newsletter/Website.

APPHO Collection Policy

In accordance with the recommendations of the association attorney, the board has adopted a formal collection policy. The collection policy will be effective beginning Jan. 1, 2013. A copy of the APPHO Collection Policy is included in this newsletter. Please review it carefully as the policy establishes formal criteria for the management company to follow.

Property Management Company

The board renewed the contract with the property management company for 2013. Clayman Property Services will continue to administer the day-to-day operations of the association. Their contact information is as follows:

Clayman Property Services
6724 Perimeter Loop Road
PMB 319
Dublin, OH 43017
614-842-1922
www.claymanpropertyservices.com

Lawn Care, Landscaping, Pond Management

APPHO will be utilizing a new company for lawn care and landscaping in 2013. The board had received enough comments during the 2012 season that a change was warranted. The board has received several proposals and is in the process of evaluating the proposals. The board will be formally selecting a company after careful consideration of price, services, and quality of work. Additionally, the association will be using a different company to perform the pond management services in the interest of more competitive pricing and improved communication between the pond management company and the property management company.

Homeowner Database Info

A form is enclosed with this newsletter which requests updated information from homeowners in the neighborhood. This information will be used for association purposes only. Please complete the form and return it per the instructions on the form.

Thank You

The board wishes to thank the homeowners for their on-going efforts to maintain their property and homes. It takes a lot of time, money, and effort to keep a home well maintained. A well maintained property helps to preserve the value of your home and the value of the properties in the subdivision. Thank you!

Light the Night

With the shorter daylight hours, please make sure that your lamppost is in working order. This provides for a safer neighborhood for pedestrians using the sidewalks and for the safety of your private property.

The Association of Powell Place Home Owners

Budget 2013

Income

2012 dues 30,615.00

Total Membership Dues

Reserve Contribution (408.00)

Total Income 30,207.00

Expense

Administrative Expenses 760.00

Bad Debt Expense 3,000.00

Landscaping 12,575.00

Insurance 1,800.00

Internet Domain Name 10.00

Pond

Fountain Cleaning 200.00

Pond Management 1,230.00

Total Pond

Professional Fees

Legal Fees 600.00

Property Management Fee 5,652.00

Property Taxes 600.00

Utilities

Electric 3,780.00

Total Expense 30,207.00

0.00

Powell Place Reserves		Proposed 2013	
Current Reserve Account Balance		9,400.00	
Reserve Income 2013		<u>408.00</u>	
Total		9,808.00	
Reserve Expenses 2013			
Legal Fees		4,400.00	
Net Balance		<u>5,408.00</u>	

ASSOCIATION OF POWELL PLACE HOME OWNERS

COLLECTION POLICY

1. Annual dues invoices will be billed on or before the 20th of February each year.
2. The annual assessments are due on April 1st of each year and are considered late if not received by May 1st of each year.
3. An administrative late charge of \$10.00 per month shall be incurred for any late payment and on any unpaid balance of the assessment. (Subject to increase upon further notice.)
4. Any payments made shall be applied in the following order:
 - a. Interest and/or administrative late fees owed to the Association
 - b. Collection costs, attorney's fees incurred by the Association
 - c. Principal amounts owed on the account for common expenses and assessments.
5. Any past due assessments may cause a lien, monetary judgment, and foreclosure to be filed against the lot.
6. Any costs, including attorneys' fees, recording costs, title reports and/or court costs, incurred by the Association in the collection of delinquent assessments shall be added to the amount owed by the delinquent Owner.
7. If any Owner (either by his or her conduct or by the conduct of any occupant) fails to perform any act that he/she is requested to perform by the Declaration, the Bylaws or the Rules and Regulations, the Association may, but shall not be obligated to, undertake such performance or cure such violation and shall charge and collect from said Owner the entire cost and expense, including reasonable attorney fees, of such performing or cure incurred by the Association. Any such amount shall be deemed to be an additional assessment and shall be due and payable immediately following notification of such charge, and the Association may obtain a lien for said amount in the same manner and to the same extent as if it were a lien for common expenses.

The Association of Powell Place Home Owners

OWNER INFORMATION SHEET

Please complete this form and return by Jan. 15, 2013.

PLEASE PRINT LEGIBLY AND COMPLETE EACH APPLICABLE LINE BELOW.

Powell Place Address: _____

Owner Occupied or Offsite Owner ? *(please circle one)*

Property Owner's Name: _____

Property Owner's Phone Number: _____

Property Owner's Email: _____

If Owner does not live in Powell Place, please provide offsite mailing address:

Emergency Contact Name: _____

Emergency Contact Phone # _____

Employer's Name & Phone Number _____

Employer's Address _____

Resident/Occupant/Tenant (If different from Owner):

Name: _____

Phone Number: _____

Email: _____

Signature of Owner _____ Date _____

This form may be returned via email or mail.

The Association of Powell Place Home Owners

6724 Perimeter Loop Rd.

PMB 319

Dublin, OH 43017

Phone Number: 614-842-1922

Email: Claymanproperty@yahoo.com

Website: www.claymanpropertyservices.com