

# Association of Powell Place Homeowners' Newsletter

PO Box 1656 \* Powell, OH 43065

email: [powellplaceboard@powellplace.org](mailto:powellplaceboard@powellplace.org)

website: <http://www.powellplace.org>



Summer Edition – Jul 2004

## Monthly Association Meetings Open to ALL Members

The Board meets on a monthly basis (except in the summer months of July and Aug). **All meetings are open to all homeowners.** You can call Tom Fitz at 881-0900 for a most up to date schedule of meeting dates, times, and locations. Monthly trustee meetings start at 6:00 PM sharp. The tentative schedule going forward is:

- Sep 9, 2004 – Jayne Butler
- Oct 7, 2004 – Rich Zajkowski
- Nov 5, 2004 – Robert Davis
- Dec 9, 2004 – Bob Carpenter
- Jan 6, 2005 – Rich Zajkowski
- Feb 2005 – Annual Meeting
- Mar 4, 2005 – Joyce Gove

How to get in touch with your Association of Powell Place Home Owners (APPHO)

Write to: APPHO \* PO Box 1656 \* Powell, OH 43065

email address: [powellplaceboard@powellplace.org](mailto:powellplaceboard@powellplace.org)

website: <http://www.powellplace.org>

## Powell Place Board Members

President: Tom Fitz  
Vice President: Brian Coghlan  
Secretary: Joyce Gove  
Treasurer: Rich Zajkowski  
Asst Treasurer: Jayne Butler  
Trustee: Bob Carpenter  
Trustee: Fletcher Chambers  
Trustee: Robert Davis

## Annual APPHO Garage Sale

The Annual Association of Powell Place Homeowners Garage Sale will be held on Sat. Aug. 7th from 8:00 - 4:00. A flyer will be coming out soon with more details. Please watch your mailbox for details!

## Neighborhood Watch Program

A simple program of neighbors looking after neighbors. Powell Place has been fortunate to not have major crime problems, but as the community continues to grow, so does the crime potential.

The Association of Powell Place Homeowners is looking for a person or group of people that would be interested in starting a Neighborhood Watch.

Watch groups are a foundation of community crime prevention. If interested, please contact the Board of Trustees at [powellplaceboard@powellplace.org](mailto:powellplaceboard@powellplace.org). Also check out new items and features on the Association's website at [www.powellplace.org](http://www.powellplace.org).

## Kids' Korner

Wanted, any Powell Place Kids that would like to list their summer services (e.g. babysitting, lawn mowing, etc) may contact the Newsletter Editor at [bo@kuhar.com](mailto:bo@kuhar.com) to have your name, service and phone number listed. Any news about kids is always welcome, of course, for the Kids' Korner.

## Buddy have you got some time?

Looking for a few volunteers to paint a few remaining street signs. Street location that need painted are Village Park/Middlebury, Cellar/Middlebury, Bovee/Middlebury, and Liberty/Chenango. Paint and brushes will be supplied. Contact us at [powellplaceboard@powellplace.org](mailto:powellplaceboard@powellplace.org) if interested.

Looking for volunteers to represent each phase: Phase I, Phase II, and Phase III & IV to distribute welcome letters to new homeowners and gather their names, email addresses etc for future newsletters. This will require minimal time and letters will be provided. Contact us at [powellplaceboard@powellplace.org](mailto:powellplaceboard@powellplace.org) if interested.

*Please keep our neighborhood safe by maintaining your street light and sidewalk.*

*Please exercise safety during summer outings and recreation*

*Summer Edition – Jul 2004*

# Association of Powell Place Homeowners' Newsletter

PO Box 1656 \* Powell, OH 43065

email: [powellplaceboard@powellplace.org](mailto:powellplaceboard@powellplace.org)

website: <http://www.powellplace.org>



## Homeowners Association Dues

APPHO depends solely on dues from member homeowners for all its operational funds. Homeowners should expect an invoice by the end of April for this year's **annual Powell Place Homeowner's Association dues**. Dues invoices will be sent via mail and are payable by **MAY 31, 2004**. A **second reminder** invoice will be distributed on May 31<sup>st</sup> to those homeowners who do not remit their dues. For those homeowners that are still delinquent following the 2<sup>nd</sup> reminder invoice, a **certified letter** will then be sent to the homeowner notifying them that the process of filing a lien against the property will be undertaken in an attempt to collect the outstanding association dues, as provided for in the homeowner's covenants. Please keep in mind that costs associated with the lien filing, release, certified letter fees, and accumulated interest are incumbent upon the property owner (and not the association). Prompt payment of your homeowner's fees is appreciated and minimizes any consternation for both the association board and the property owner. Questions regarding your homeowner's association dues or account status may be directed to Board Treasurer Rich Zajkowski at [rzajkowski@powellplace.org](mailto:rzajkowski@powellplace.org) or by contacting Board President Tom Fitz at 740-881-0900 or [tfitz@powellplace.org](mailto:tfitz@powellplace.org) or by snail mail to the board at **Association of Powell Place Homeowners, PO Box 1656, Powell, OH 43065**.

## Architectural Review

A reminder that all architectural changes that are covered under your home's covenants (you received this when you bought your home; you can view these on the association website) need to be reviewed and approved by the Association. Currently, architectural reviews are done by Tom Fitz and Robert Davis. The city will not grant a permit without a preliminary approval from the Association. Please contact Tom or Robert if you have any proposed changes or additions i.e.

including but not limited to installing fences, changes in paint coloring of the home, patios, decks, etc. You may reach Tom

Fitz at [tfitz@powellplace.org](mailto:tfitz@powellplace.org) or Robert Davis [rdavis@powellplace.org](mailto:rdavis@powellplace.org).

### E-mail address please!

**37 down, 119 to go!** One long term goal of the Association is to have the newsletter sent via email to as many members as possible. The champion for this project will be Bo Kuhar, newsletter editor. If you'd like to get the **Newsletter** quicker--and help the Association save on printing and mailing costs too--please send an email to Bo with **"subscribe Newsletter Powell Place"** in the subject line. A few parties responded in our last request but we need everyone's cooperation. **PLEASE** include the homeowner(s) name(s) and phone number. Bo may be reached at: [bo@kuhar.com](mailto:bo@kuhar.com). Thanks for your cooperation in advance!

**Articles Policy:** APPHO accepts short articles and notices for publication in this newsletter from members. The APPHO Board reserves the right to review, reject and edit all material and cannot guarantee publication or accuracy. Submit your information to [bo@kuhar.com](mailto:bo@kuhar.com). Name the newsletter and receive a fabulous, fabulous prize!!!

## Yellow Cat on the Prowl

It has been brought to the attention of the association that a yellow cat is running loose in the neighborhood. The concern has been that the cat is rearranging neighbors' flower gardens. If you are the owner of this yellow cat, please keep it contained in your yard per the covenants (see website for details) and City ordinance on controlling pets. Thanks!

**Next Trustees' Meeting:** to be held Sept 9th at Jayne Butler's home at 757 Village Park Dr. All are invited!

*Please keep our neighborhood safe by maintaining your street light and sidewalk.  
Please exercise safety during summer outings and recreation  
Summer Edition – Jul 2004*