

Association of Powell Place Homeowners' Newsletter

PO Box 1656 * Powell, OH 43065

email: powellplace43065@yahoo.com

Fall Edition - Oct 2002



Homeowners Volunteering

Recently two young residents have been spotted doing their part to help keep our neighborhood a great place to live. John Barcus and Matt Rambo took it upon themselves to help keep the common area clean (see photos pg 3) with wagon in tow, picking up trash and debris that has been blown into the pond. Many of our youngsters enjoy the natural settings and fun that we have right here in our own backyard. For a great family time or to simply relax, you may find that the fishing is great with small mouth bass running 8 to 14 inches, Blue Gill averaging around 6-8 inches and Some Cat fish growing as large as 10 lbs (approximately 30 inches in length). Catch and release is appreciated to allow enjoyment for another day.

Fountain update

Many of you may have noticed that the fountain pump in the pond has been out of service for a while. We are glad to report that the fountain is back up and running. Volunteer labor provided by residents Rich Zajkowski, Mitch Phelps and Tom Fitz helped save the Association from total replacement of the fountain at the cost of over \$4,000. The existing pump motor parts were replaced under warranty (during the final days of the warranty), wiring repaired, electrical controls replaced and reinforcement of the stainless steel intake screen. Many of the delays have been due to long delays in getting parts. This fountain is very important to the health of our water retention pond and keeps the water from becoming stagnant and mosquito infested. Other measures taken this year have been the addition of 16 White Amurs to help control algae and weeds. These fish are said to grow approximately 3 ft in length so if you see one, don't be shocked and please do not try to catch them.

Common area Improvements

A large electrical and telephone problem has been averted for residents. Inspections of the common property revealed that a large undermining of dirt was starting to erode away under several utility box's. The problem was resolved by a donation of a truckload of dirt and volunteer time to run heavy equipment. The Homeowners association rented a mini-track hoe and repaired the problem under the able direction of Tom Fitz. While renting the machine, action was taken to remove sediment blocking drainage tile and to get rid of a swampy area

that had become of problem for weed and grass control. Water levels in storm water drainage pipes have lowered approximately 1 1/2 feet and a large area (20 x 30) has dried up and now can be mowed and maintained by the mowing service.

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: powellplace43065@yahoo.com

Powell Place Board Members

President:	Bob Carpenter
Vice President:	Tom Fitz
Secretary:	Joyce Gove
Treasurer:	Rich Zajkowski
Trustee:	Chad Howard
Trustee:	Dave James
Trustee:	Bo Kuhar
Trustee:	Greg Cox
Trustee:	Robert Davis

The Seldom Seen Entrance

The Board of Trustees of APPHO is well aware of the disgraceful and unsightly appearance of this entrance to our subdivision. The condo association is committed to maintain this entrance. However, to date, there is no condo association and no condos have been built to date. All work seems to be stopped. Several calls to the developer, Fiori Homes Inc (Robert Fiorita), have not been returned to APPHO. Dave Betz, from the city, spoke with Fiorita the week of Oct 7 and was advised they would return to the site the week of Oct 14, and that the first order of business would be to improve the appearance (remove dead trees, etc). This didn't happen, as we have all seen. The APPHO will continue to follow up on this issue.

Trick or Treat Halloween in Powell is on Weds October 30th from the hours of 6-8 PM. Please make sure an adult accompanies all children under the age of 12 and that kids wear reflective clothing.

Help Keep the Neighborhood Safe ~ Light Up Our Streets
Oct 2002 Fall Edition

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email address: powellplace43065@yahoo.com



Help Keep Powell Place Clean

Please take the time to keep the newspapers, flyers, and hand-outs picked up on your property. There seems to be a increasing amount of weekly papers and flyers that are laying about the neighborhood, making it look less than attractive. As you walk around, you can see these items on lawns, driveways, in the street and in the gutters. If you are going to be away from home, please arrange with a neighbor to keep things picked up while you are gone. This type of litter really brings the appearance of our homes down.

Weekly Trash Pick Up

Powell Place weekly trash pick up day is Tuesday, except for the 6 major federal holidays. The City of Powell has an ordinance that trash can only be placed on the curb within 24 hours of pickup. There are more and more instances of trash put out several days in advance of pickup. This is not only unsightly, but unsanitary, especially during warm weather months. Trash that is set out for days has a tendency to get blown around and invaded by animals that then spread it around. Empty trash cans should also be removed from the street promptly after trash pick up. We all want a clean environment. Let's all make our neighborhood look good!

Next Board of Trustees' Meeting

The next Board of Trustees meeting is scheduled at the home of Chad Howard, 214 Sierra Woods Ct, on Thursday Nov 7th at 6:00 PM. All members are invited!

Architectural Reviews: Don't Bypass the Covenants

Re: architectural review, we should mention that **ANY** patio, deck, room additions, exterior color changes, siding changes, roof changes and fences need to be presented for **review and approval** before work can proceed. Residents can provide samples and or drawings of any changes to Tom Fitz, 44 Chenango Dr. Powell, OH for review. An approval letter from Association to the City of Powell is required before any permits can be issued.

E-mail address please! We need yours!

One long term goal of the Association is to have the newsletter sent via email to as many members as possible. The lead on 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. We thank the parties who have responded in our previous requests but we need everyone's cooperation. **PLEASE** include the homeowner(s) name(s) and phone number. Bo may be reached at: bo@kuhar.com.

Thanks for your cooperation in advance! And as the lawns need mowing, people please start your engines to keep the yards looking nice! This keeps everyone's home values up. Please keep your street lamp in good working order and lit at night for both safety and beauty!

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John Barcus and Matt Rambo do their part to clean up the common area around the Powell Place subdivision. They're never too young to learn their civic duty!



Tom Fitz, trustee, a man on a mission,
with the means to do it!

Help Keep the Neighborhood Safe ~ Light Up Our Streets ~ Ensure Your Pole Lamp Is Maintained
Oct. 2002 Fall Edition - page 3

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Tom Fitz running the hoe to shore up erosion under several neighbors' utility boxes along the pond area. Sediment blocking some of the drainage tile to the pond was also moved out



Mr. Luckewicz and Tom Fitz prove the old axiom: boys do dirt! Having fun and helping out the neighborhood is what it's all about!