

Association of Powell Place Homeowners'
Newsletter

email: powellplaceboard@powellplace.org

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

January 2014

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.

Powell Place Board Members

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

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Just as a reminder

If you see a problem or have a concern, please contact our APPHO Management Company as soon as possible. Small problems can turn into larger, more costly problems if they persist too long.

Clayman Property Services

6724 Perimeter Loop Road

PMB 319

Dublin, OH 43017

614-842-1922

www.claymanpropertyservices.com

Please help keep your neighborhood safe by maintaining your lamp post lights.

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2014 Annual Meeting

Association of Powell Place Homeowners
Annual Meeting.

- Thursday, January 30, 2014
- Starting Promptly at 7PM.
- At the City of Powell Municipal Building, 47 Hall Street.
 - Tentative Agenda:
 1. Additions to Agenda
 2. Approval of November Minutes
 3. 2013 Accomplishments
 4. Clayman Property Services remarks
 5. 2014 Preview
 6. Approval of Financial Statements (Nov. 2013 - Jan. 2014)
 7. Presentation Of Approved 2014 Budget
 8. Covenants Unification*
 9. Board Member Elections
 10. Questions from Floor
 11. Next Meeting and Adjournment

***Covenants unification and restriction to prohibit Tier III sex offenders from residing in the neighborhood**

The APPHO Board of Directors has retained the services of the association's legal firm (Kaman & Cusimano, LLC) to prepare the documentation necessary to unify the covenants (also known as deed restrictions). As you may or may not be aware, Powell

Place subdivision was constructed in four (4) phases. Each of the four (4) phases has similar covenants but with minor differences in some of the language. The goal of the covenants modification is to unify the covenants to achieve consistency throughout the four (4) phases of the subdivision.

Additionally, the legal firm has advised that the Powell Place covenants do not restrict Tier III sex offenders from residing in the neighborhood. The legal firm has recommended that the association take the necessary steps to incorporate this important provision into the covenants for each of the 4 phases of the Powell Place subdivision. Tier III is the highest and most serious classification of sex offender. Tier III sex offenders are classified as "sexual predators" under Ohio Revised Code Section 2950. Tier III sex offenders can have a significant impact on the property values in a neighborhood and the ability to sell a property.

In the coming months, information will be sent to the homeowners by the association legal firm (Kaman & Cusimano, LLC) providing details on the proposed revisions to the covenants. The board of directors is seeking the support of the homeowners in Powell Place with regard to these proposed covenant revisions in the interest of keeping Powell Place a nice place to live. The board of directors, the property management company (Clayman Property Services), and the legal firm would be happy to answer any questions that you may have in that regard. For reference, the existing covenants for each phase can be found under the "information" link at www.powellplace.org.

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Light the Night

As part of our deed restrictions and for the safety and security of our neighborhood, we need to make sure that we maintain our yard post lights in proper working order. If your yard post light is not working, please make arrangements to make the necessary repairs as soon as possible.

Be a good neighbor -

Many of our neighbors like to get their exercise by walking through the neighborhood. Please make sure that you do not block or obstruct pedestrian traffic on your sidewalk.

Doing so could also violate Powell City ordinances 351.03 and 521.04. Both ordinances respectively address parking motor vehicles across sidewalks and leaving material, debris, or equipment across any sidewalk so as to obstruct pedestrian traffic.

Thank you very much for your consideration.

APPHO Annual Dues

APPHO Annual Dues statements will be mailed soon. The approved 2014 Annual Budget will be presented at the upcoming Annual Meeting. **Our annual dues will remain the same for this year and are payable upon receipt.**

Our annual homeowner's dues are still one of the least expensive in Powell. It is very important that our dues are paid in full as soon as possible.

This is the time of year that the APPHO incurs the majority of our expenses that require timely payment. Such expenses include Taxes, Electric, Insurance, Maintenance and upkeep of all of the common green-space areas as required by deed restrictions and Powell City ordinances.

Thank you very much for your consideration.

Kids Corner

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

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.

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Assn of Powell Place	2014 Approved Budget
Income	
Membership Dues	30,615.00
Reserve Contribution	<u>(698.00)</u>
Total Income	29,917.00
Expense	
Administrative Expenses	500.00
Bad Debt Expense	3,000.00
Bank Service Charges	15.00
Entrance	
Insurance	1,850.00
Mowing and Lawn Care	12,600.00
Pond	
Maintenance (incl. new signs)	1,700.00
Professional Fees	
Legal Fees	2,500.00
Property Management Fee	5,652.00
Taxes	600.00
Utilities	
Electric	<u>1,500.00</u>
Total Expense	29,917.00

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