

Association of Powell Place Homeowners' Newsletter

PO Box 1656 * Powell, OH 43065

email: powellplaceboard@powellplace.org

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

Winter Edition - Jan 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:

- Feb 5, 2004 - 7PM Annual Member Meeting at Powell City Hall, East Room, 47 Hall St
- Mar 4, 2004 - 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

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

Powell Place Board Members

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

Dues and Don'ts

Dues for homeowners' membership in the Association of Powell Place Homeowners are required under terms of the covenants of the Powell Place subdivision, as most folks already know. The dues constitute the majority of operating funds which your association has to carry out its legal mandate to maintain and beautify the neighborhood, as well as to set aside some of those monies in a "rainy day" fund.

If you have not received notice for your 2003 dues, please let the association know via mail or email. Please remit your dues promptly so we may continue to serve the neighborhood in a

fiscally sound manner. Those who are in arrears of their dues have received notices and should work to bring their dues status to current and paid up. Lien placement is a legal option which will be utilized when all other attempts to collect back dues are exhausted.

Bark! Bark! Bark!

It's perfectly normal and reasonable for dogs to bark from time to time, just as children make noise when they play outside. However, excessive and continual barking for long periods of time is a sign that your dog has a problem and needs to be addressed.

- Dog may be barking because he's bored and lonely.
- Dog may be barking to guard his territory.
- Dog may be barking as a response to something he is afraid of.
- Dog may be barking due to separation anxiety.

This also becomes a "people problem" because your dog is creating neighborhood tension. The Association has been receiving an increasing number of complaints about dogs barking in the early morning and late in the evening. We ask that you please be considerate of your neighbors by bring your dogs in when they are barking for long periods of time. Part of the city ordinances ensure peaceful enjoyment of one's property, and that could include barking dogs.

New dues billing for 2004

At the Annual Meeting (Feb 5th) the Board of Trustees for the Association will approve a budget

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for 2004 and set the annual dues. Invoices will be mailed starting March 1st. The association's fiscal year is the same as the calendar year (Jan 1 to Dec 31). Association dues are required as part of your covenant when you purchased your home.

Annual Meeting set for Thurs Feb 5, 2004 at Powell City Hall

The annual Meeting of the Association of Powell Place Homeowners is set for **Feb 5, 2004 at Powell City Hall, 47 Hall St, in the East Room at 7 PM.** The meeting is open to all members of APPHO and you are strongly urged to attend and give your input as to how your association will be directed for the next year.

We will need 1 to 3 new trustees to be elected as several people's terms are expiring. Can you lend your thoughts, ideas and help to make your neighborhood a better place to live??

Architectural Review

A reminder that all architectural changes that are covered under your home's covenants (you received this when you bought your home) 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 or Robert Davis rdavis@powellplace.org.

E-mail address please!

36 down, 120 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: bkuhar@powellplace.org. 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 bkuhar@powellplace.org. Name the newsletter and receive a fabulous, fabulous prize!!!

Let's Keep it Beautiful!

Please pick up "free" newspapers thrown onto driveways weekly to keep our neighborhood looking good!

Website

Fletcher Chamber, trustee, is currently updating the association's website to make it more user friendly and readable, as well as adding on helpful favorite links. Any suggestions, are most welcome. Please contact Fletcher Chambers fchambers@powellplace.org with ideas or concerns. The **NEW** web address is www.powellplace.org Thanks to Fletcher for getting the new domain name, as well as his work to make it user friendly and informative! Bookmark the site and visit often to see new additions to the site!

Next Trustees' Meeting: to be held Feb 5th at Powell City Hall, 47 Hall St at 7PM. All are invited!

Welcome New Residents!

Powell Place had quite a few new homeowners this Fall and we would like to extend our welcome to all the new folks and families in the neighborhood!!!

The Association of Powell Place Home Owners 2004 Budget

Number of Members:	154
2004 Annual Fee:	\$130
Expected Income 2004:	\$20,020

2004 Planned Expenses:

Bank Account Service Charge:	\$24
Fee for new book of checks	\$0
PO Box Rental:	\$32
Lawn Mowing (entrances)	\$4,020
Shrub Maintenance (entrances)	\$824
Spring Cleanup	\$310
Weeding	\$0
Field Mowing (around pond)	\$1,020
Lawn Fertilization	\$1,020
Lawn Service Sales Tax (not included in total expenses)	\$0
Mulching around entrances (estimate)	\$3,800
Street Sign Maintenance	\$200
Board Liability Insurance	\$600
Postage (4 mailings)	\$222
Printing Costs (6 pages per address)	\$108
Legal Fees (estimate)	\$3,000
Property Tax	\$557
Electric (Pond Pump and Lights)	\$1,620
Pond Pump Removal for Winter	\$0
Pond Maintenance Fund	\$200
Gazebo Maintenance	\$500
Reserve Fund (Savings/Emergency Fund, 10% of Income)	\$2,002
Entrance Flower/Shrub additions	\$0
Web Site Hosting	\$15
Future Projects	\$0
 Total Expenses	 \$20,074
Total Income	\$20,020
Cary Over for Future Improvements / Maintenance	(\$54)
 Estimated Annual Dues:	 \$130

(Tear off at line)

Annual Meeting Voting Proxy (You may vote for up to Three people)

If you cannot attend the Annual meeting to be held on February 5, 2004 please fill out this proxy and give to a board member, another member who is attending the meeting, or send your proxy to APPHO, PO Box 1656, Powell OH, 43065. There will be three Trustee Positions open in the election.

**I, _____, homeowner of the property located
at _____, Powell OH 43065 do hereby cast my vote for the following
homeowner(s) to be elected to the position of Trustee of the Board of the Association of Powell
Place Homeowners.**

- 1) _____
- 2) _____
- 3) _____

Help Keep the Neighborhood Safe ~ Observe Posted Speed Limits ~ Ensure Your Pole Lamp Is
Maintained