

**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>

**January 2012**

***Monthly Association Meetings Open to ALL Homeowners***

The Board meets on a monthly basis. All meetings are open to all homeowners. You may call Brian Coghlan 881-4686 for the most up to date schedule of meeting dates, times, and locations. **Monthly trustee meetings are the 2<sup>nd</sup> 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> the tentative schedule going forward is:

- **February 9<sup>th</sup> - ANNUAL MEETING**, City of Powell Meeting Room, 47 Hall Street @ 7PM
- March 8<sup>th</sup> - Tom Fitz - 44 Chenango, @ 6PM
- Please check the APPHO Website for an updated Meeting schedule.  
APPHO Website: <http://www.powellplace.org>

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**Powell Place Board Members**

**President:** Brian Coghlan  
**740-881-4686**  
**Vice Pres.:** Robert Davis  
**Secretary:** Joyce Petrucci  
**Treasurer:** Fletcher Chambers  
**Trustee:** Bob Carpenter  
**Trustee:** Tom Fitz  
**Trustee:** John Seymour  
**Trustee:** Mark Roehl

**Beautification Committee**  
**Chairperson:** Jayne Butler

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**Association of Powell Place  
Homeowners Annual Meeting:**

When: Thursday, February 9<sup>th</sup>, at 7PM.

Where: City of Powell, Council Meeting  
Room, 47 Hall Street.

**HOA Legal Representation** - The APPHO Board  
of Trustees has reached agreement and retained  
representation from the Law firm of Kaman &  
Cusimano, LLC.

This firm specializes in representing Homeowners  
Associations will help us make sure that we are  
complying with all legal requirements and  
statutes.

**HOA Management Company** - The APPHO Board  
of Trustees has reached agreement and retained  
the Services of Clayman Property Services.

Clayman Property Services will be able to help us  
manage the HOA bookkeeping, expenses, billing,  
and collections of dues.

**APPHO Projects**

- Repairs completed to the Entrance Walls at  
Chenango & Seldom Seen Entrances.
- Pond Depth and Sediment study completed  
for 2011. Overall results show average  
water depth 5 to 7.5 feet and an average  
Sediment depth of 1 to 2 feet. The board  
of trustees will continue to monitor the  
pond health.

**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](mailto:jseymour@powellplace.org) to have your  
name, service, and phone number listed in the  
APPHO Newsletter/Website.

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**School Bus Safety -**

The Powell Police Department has received an elevated number of complaints from school bus drivers indicating that drivers are failing to obey their flashing red lights and are passing the buses illegally. This agency has [put together a flyer](#) that discusses proper procedures as it relates to motorists approaching stopped buses. Please take the time to review the document and to share it with any teenage drivers that may live in your household. Through increased education, awareness and enforcement we can help better protect your children as they go to school each day.

Please feel free to email me with any questions, comments or concerns!

Ofc. Boruchowitz #712  
Powell Police Department  
47 Hall Street Powell, OH 43065  
p. 614.885.5005 ext. 3712

**Light the Night -**

There have been a number of thefts and incidents of vandalism in the neighborhood. The City of Powell Police Dept. has noted that our neighborhood was one of the darkest and least lit neighborhoods in Powell.

The association has been asked by the City of Powell Police Dept. to remind residents to ensure their lampposts are in working order. Please make arrangements to make sure your lamppost is working at night.

Additionally, we have been asked to remind people to keep their cars locked, not to keep valuables in their vehicles, and keep garage doors shut.

If you see any activity (at any hour of the day) you don't think is normal, please contact the Powell police at 614-885-3374.

Thank you in advance for your cooperation in this matter and for helping to keep our neighborhood safe.

**APPHO Annual Garage/Yard Sale -**

Hopefully we are getting a head start on planning this year. At the present time, we are planning to schedule our neighborhood's Annual Sale for July this year.

We are trying to plan our schedule to coordinate with other area neighborhoods like Ashmoore, and Olentangy Ridge to maximize the amount of potential traffic.

Please keep an eye on our website for more updates as they come available -  
**[www.powellplace.org](http://www.powellplace.org)**

- [The Association of Powell Place Home Owners](#)

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The Association of Powell Place Homeowners  
**2012 ANNUAL BUDGET (PROPOSED)**

<b>INCOME</b>	<b>FY 2011 (budgeted)</b>	<b>FY 2011 (actual)</b>	<b>FY 2012 (budgeted)</b>
Number of members	157	136	157
Annual dues	\$ 180.00	\$ 180.00	\$ 180.00
Collection Rate	87%	87%	92%
<b>INCOME TOTAL</b>	<b>\$ 24,586.20</b>	<b>\$ 24,480.00</b>	<b>\$ 25,999.20</b>

<b>EXPENSES</b>	<b>FY 2011 (budgeted)</b>	<b>FY 2011 (actual)</b>	<b>FY 2012 (budgeted)</b>
Bank account charges	\$ 25.00	\$ 5.75	\$ 50.00
Insurance/Bonds	\$ 750.00	\$ 691.00	\$ 2,000.00
Internet Domain Name	\$ 10.00	\$ 9.84	\$ 10.00
Licenses/Permit (Non-Profit Lic.)	\$ -	\$ -	\$ -
Office Supplies/P.O. Box 1656 Rental/Postage/ Newsletter Printing/FedEx Office Reproductions	\$ 2,125.00	\$ 970.20	\$ 1,000.00
Attorney Fees	\$ 3,300.00	\$ 100.00	\$ 2,000.00
Electric/Utilities	\$ 3,500.00	\$ 3,358.00	\$ 4,000.00
Property Tax	\$ 530.00	\$ 488.78	\$ 530.00
Landscaping/Lawn care	\$ 12,200.00	\$ 8,640.00	\$ 10,000.00
Entrance Letter Repair/Replacement	\$ 250.00	\$ 401.00	\$ 250.00
Pond Management	\$ 2,225.00	\$ 2,500.00	\$ 2,250.00
Masonry Repair	\$ -	\$ 1,442.00	\$ -
Traffic Control Sign Replacement Project	\$ 6,800.00	\$ 6,650.00	\$ -
Property Management - Prof. Services	\$ -	\$ -	\$ 6,000.00
<b>EXPENSES TOTAL</b>	<b>\$ 31,715.00</b>	<b>\$ 25,256.57</b>	<b>\$ 28,090.00</b>

<b>ACCOUNT SUMMARY</b>	<b>FY 2011 (actual)</b>	<b>FY 2012 (budgeted)</b>
INCOME TOTAL	\$ 24,480.00	\$ 25,999.20
EXPENSES TOTAL	\$ (25,256.57)	\$ (28,090.00)
<b>NET</b>	<b>\$ (776.57)</b>	<b>\$ (2,090.80)</b>

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***Reserve Fund Allocation***

<b>RESERVE FUND:</b>		<b>FY 2011 (actual)</b>	<b>FY 2012 (budgeted)</b>	<b>Goal</b>
Beginning of year account balance		\$ 32,267.97	\$ 31,491.40	\$ 51,500.00
Profit/Loss		\$ (776.57)	\$ (2,090.80)	0
<b>Projected end of year balance</b>		<b>\$ 31,491.40</b>	<b>\$ 29,400.60</b>	<b>\$ 51,500.00</b>
<b>Long Term Liabilities</b>	<b>Target Amount</b>	<b>Allocation</b>	<b>Allocation</b>	<b>Additional \$ Needed</b>
Masonry Repair	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
Entrance Letter Re-configuration	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -
Sign Replacement (15-20 years from 2010)				
Pond Bubbler Replacement	\$ 3,000.00	\$ 500.00	\$ 500.00	\$ 2,500.00
Fountain Repair/Replacement	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
Dredging - Pond	\$ 25,000.00	\$ 7,491.40	\$ 5,400.60	\$ 19,599.40
Attorney Retainer	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
Tree Replacement	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
Insurance Deductible	\$ 500.00	\$ 500.00	\$ 500.00	\$ -
Operating Fund for end of year elec. bills, etc.	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
<b>RESERVE FUND NET</b>	<b>\$ 51,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,099.40</b>

1/12/2012 10:46 PM

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