

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>

Winter Edition – January 2007

**Monthly Association Meetings Open to ALL Homeowners**

The Board meets on a monthly basis All meetings are open to all homeowners. You can call Brian Coghlan 881-4686 for a most up to date schedule of meeting dates, times, and locations. Monthly trustee meetings 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:

- ANNUAL MEETING - Thursday, February 8<sup>th</sup>. 7PM, Village Green, 47 Hall St.
- Please Check the APPHO Website for an updated Meeting schedule.

**IN THIS ISSUE:**

APPHO ANNUAL MEETING – p. 1  
Kids Corner – p. 2  
Police Activity – p. 2  
Alert – p. 2  
Beautification Committee – p. 2-3  
Saving Dollars & Trees – p. 3  
Orange Road Bridge Update – p. 3  
Lawn care/Landscaping Update – P. 3  
APPHO Budget – p. 4 - 5

**Powell Place Board Members**

President:	Brian Coghlan 740-881-4686
Vice Pres.:	Robert Davis
Secretary:	Joyce Gove
Treasurer:	Tom Fitz
Trustee:	Bob Carpenter
Trustee:	Fletcher Chambers
Trustee:	Dana Ray
Trustee:	John Seymour
Trustee:	Carolyn Abbruzzese

**APPHO ANNUAL MEETING**

The Powell Place Homeowners Annual Meeting this year will be held on Thursday, February 8<sup>th</sup>, at 7:00PM.

The meeting will take place at the Village Green, Powell City Offices, 47 Hall Street, in the Board room.

**APPHO Annual Meeting Agenda**

1. Self Introduction of Board Members
2. Year in Review
3. Presentation of Proposed Budget
4. Discussion of Future Improvement Options
  - a. New Lettering at Entrances
  - b. New Street Signs
5. Newsletter Direct Mail vs. Electronic
6. Election of Replacement Board Members
7. Questions and Adjournment

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**Kids Corner**

Grass Cutting, Snow Shoveling, Baby-Sitting, Pet-Sitting, 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](mailto:jseymour@powellplace.org) to have your name, service, and phone number listed in the APPHO Newsletter.

**POLICE ACTIVITY**

In an effort to keep citizens informed about happenings in the area, the homeowner's association has asked Powell City Manager Steve Lutz to send a copy of the monthly report that the Powell Police Department prepares for city council to the Powell Place HOA Board.

From the October Powell Police Department Report, the following activity was noted for our subdivision:

- Report of criminal damage in the area of 425 Village Park Dr. on 10/08/06
- Traffic arrest for driving under suspension (DUS) in the area of Village Park Dr. on 10/21/06
- Report of identity theft in the area of Sierra Woods Ct. on 10/25/06

Powell Police are also reminding area residents to make sure that their garage doors are closed even when you are at home! There have been several recent thefts reported in the Powell area of valuables stolen from resident's open garages and from inside their cars.

**POLICE ACTIVITY - Continued**

At least one incident in our immediate area was reported where a resident's purse was stolen from her car parked in her garage.

Please be extra alert for strangers in the neighborhood and make sure that your garage, doors and windows are properly secured. BE SAFE!

**ALERT**

Recently a very alert Olentangy School Bus Driver helped prevent a serious accident in our neighborhood. When some of our children were about to step into the street to board their school bus, a speeding vehicle very nearly hit them. We were very fortunate that no one was hurt, albeit a little shook up.

Once again we ask everyone to PLEASE be mindful of your speed when driving in the neighborhood. The SPEED LIMIT in Powell Place is **25 MPH.**

It's up to us as individuals, as family, friends, and neighbors to correct our own behavior BEFORE a terrible tragedy occurs.

**Beautification Committee**

Last Fall, the APPHO Beautification Committee began landscaping improvements at the Seldom Seen & Liberty Road entrances. Some of the Grasses and lilies not being replanted were donated to Wyandotte Run Elementary School for the 3<sup>rd</sup>, 4<sup>th</sup>, & 5<sup>th</sup> Grade Science Projects. Special thanks to Powell Place residents, Jayne Butler & Brian Coghlan.

*Beautification Committee - Continued on Page 3*

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### Beautification Committee - Continued

Special Thanks to Noreen Rohda, Jeff & Angie Hurd, Chad Duling (sp?), Staci Hood, John & Sharon Galvin, Joyce Gove, Grant Butler, and Jayne Butler who volunteered their time to help move the day lilies at the Liberty entrance. The committee plans to move lilies to a new location around the pond area in the spring.

We had a very wet fall this year and were not able to complete the plantings. We will pick up where we left off in the spring! We appreciate the homeowner's patience!

### SAVING DOLLARS & TREES!

As you can imagine, the costs of producing the APPHO Neighbor Newsletter have continued to increase. In order to avoid these rising costs, and save a few trees in the process, we are considering producing all future APPHO Neighbor Newsletters strictly in electronic format. This would include posting the newsletter to the APPHO Website on a regular basis as well as distributing the newsletter via email to those homeowners that sign-up via the APPHO Website.

We will discuss this option and ask for homeowner's feedback at the upcoming Annual Meeting. If you cannot attend the Annual Meeting, please send us your feedback, comments, or suggestions to the newsletter editor at [jseymour@powellplace.org](mailto:jseymour@powellplace.org).

Just as a reminder, you can still view current and past newsletters on the APPHO website, <http://powellplace.org/newsletters.html>.

### Orange Road Bridge Update

On December 13<sup>th</sup>, the Delaware County Engineer's Office held a public meeting at the Liberty Township Hall to present the proposed realignment of Orange Road with Carriage Road.

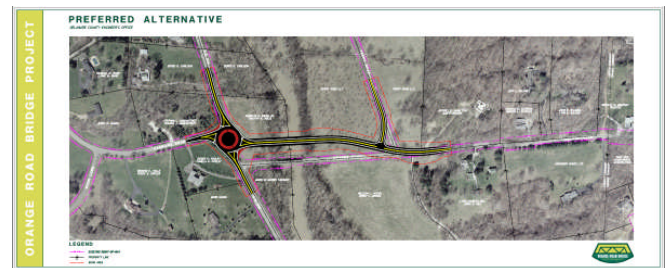
This proposal would permit a new bridge to be constructed just north of the existing one lane bridge. The proposal also included the construction of a

Roundabout at the intersection of SR 315, Orange, & Carriage Roads.

Wikipedia defines the Roundabout as:

"A roundabout or rotary is a type of road junction (or traffic calming device) at which traffic streams around a central island, after first yielding (giving way) to the circulating traffic. In the United States it is technically called a "modern roundabout", to emphasize the distinction from the older, larger type of traffic circle."

To view the proposed changes, & the Roundabout information, you can use the following internet address: <http://orangeroadbridge.org/archive.html>



### LAWNCARE/LANDSCAPE BIDS RECEIVED

The APPHO sent out requests for proposals to ten (10) lawn care/landscape companies in the area including the 2006 lawn care provider. Bids were submitted by a total of six (6) companies. The services quoted ranged in price from \$10,000 to \$18,000 for the entire 2007 season. After careful review by the Beautification Committee and presentation to the Board, it was decided by the Board to recommend The Groundskeepers of Central Ohio LLC as the lawn care/landscape firm for the 2007 season. The Beautification Committee has prepared a draft contract and associated list of services to be provided for the 2007 season. The formal contract will be offered to The Groundskeepers once the 2007 budget is finalized and approved at the APPHO annual meeting. For more information on The Groundskeepers of Central Ohio, please visit their website at [www.groundskeeperonline.com](http://www.groundskeeperonline.com).

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APPHO BUDGET:

The Association of Powell Place Homeowners  
2007 ANNUAL BUDGET (PROPOSED)

	FY 2006 (budgeted)	FY 2006 (actual)	FY 2007 (budgeted)
<b>INCOME</b>			
Number of members	156		156
Annual dues	\$ 140.00		\$ 140.00
Expected Income	\$ 21,840.00		\$ 21,840.00
<b>TOTAL INCOME</b>	<b>\$ 21,840.00</b>	<b>\$ 15,260.00</b>	<b>\$ 21,840.00</b>
<b>EXPENSES</b>			
Bank account charges	\$ 13.20	\$ 35.00	\$ 50.00
Postage/ P.O. Box rental/ Printing/ Mailing Labels	\$ 482.20	\$ 777.49	\$ 700.00
Lawn Care/ Landscaping/ Mulching/ Stump Removal	\$ 11,287.00	\$ 11,191.06	\$ 11,452.00
Street sign maintenance and general supplies	\$ 500.00	\$ -	\$ -
Board Liability Insurance	\$ 600.00	\$ 794.00	\$ 850.00
Software - Quickbooks*	\$ -	\$ 426.95	\$ -
Legal Fees	\$ 500.00	\$ 544.00	\$ 1,000.00
Property Tax	\$ 450.00	\$ 417.56	\$ 420.00
Retention Pond Maintenance/ Treatment/ Fish	\$ 600.00	\$ 1,103.52	\$ 1,500.00
Gazebo Demolition*	\$ 2,000.00	\$ 2,500.00	\$ -
Reserve fund contribution (10% of income)	\$ 2,065.00	\$ -	\$ -
Electric/Utilities	\$ 1,900.00	\$ 2,138.92	\$ 2,200.00
Web site hosting	\$ 15.00	\$ 13.95	\$ 15.00
Financial Audit	\$ 500.00	\$ -	\$ -
Tree replacement program	\$ 750.00	\$ -	\$ -
Entrance Plantings*			\$ 3,000.00
Records Retention*			\$ 500.00
<b>TOTAL EXPENSES</b>	<b>\$ 21,649.20</b>	<b>\$ 19,942.45</b>	<b>\$ 21,687.00</b>
<b>NET</b>	<b>\$ 190.80</b>	<b>\$ (4,682.45)</b>	<b>\$ 153.00</b>

\* One-Time/Non-Recurring Expenses

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APPHO Budget - Continued

**OTHER POTENTIAL ONE TIME EXPENSE PROJECTS:**

Replacement of Letters on Entrance Walls (Black rod-mounted PVC matching existing font style and height. Lifetime Warranty.)	\$4,500.00
Replacement of Street, Stop, & Speed Signs (matching style in Woods of Powell Subdivision)	\$3,500.00

*Note: 15% Dues increase would generate \$3,276.00 for 1-year (additional \$21 per household).*

**OTHER FISCAL FACTS:**

CURRENT RESERVE BALANCE	\$14,796.49
OUTSTANDING DUES	\$7,998.00
NUMBER OF HOMES PAST DUE FOR 2006	47
NUMBER OF HOMES 2-YRS PAST DUE	4
NUMBER OF HOMES 3-YRS PAST DUE	2
NUMBER OF OUTSTANDING LIENS ON FILE	2

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