

The Association Of Powell Place Homeowners; Meeting Agenda  
August 2014 Meeting - Thursday, August 14th, 6 PM at ;822 Bovee Ln. (Robert Davis)

Called to order at 6:04 pm

Board Members: Brian; Robert; Fletcher; David. Excused/Absent: John; Mark

Guests:

Aaron Fisher; 31 Chanango

Christine and Fay Maggiola; 54 Chanango

Joe & John Burcu; 712 Bovee

Garrett Power; 43 Chanango

1. Additions to Agenda

*Garrett Power asking for Extension of fence from Garrett. Plans/Requests are to be submitted to Clayman.*

2. Approval of the July 2014 Minutes

*Motion by Fletcher; Second by Robert*

*Passed unanimous*

3. Approval of the March 2014 Minutes

*Motion by Robert; Second by Fletcher*

*Passed unanimous*

4. Financial

a. July Financial Statement

*Motion by David; Second by Fletcher*

*Passed unanimous*

b. Property Taxes (HOA Property)

*Information Only: Delaware County did not include the PMB (private mailbox number) in the address of our property tax bills that were being sent to Clayman. Clayman has paid our property taxes and submitted a waiver request for the penalty. Clayman has since added a calendar reminder so that if the bill is not received by a certain date, they will contact the County. Any late fees will be paid by Clayman.*

c. 2015 Budget Meeting Preparation

*Information: Brian has asked Clayman to get us quotes from our current lawn care and pond management providers plus 2 additional quotes for comparison purposes. Brian is not promoting a change at this point Kaman & Cusimano (attorney) suggests getting comparison data every 3 years. June Clayman will be attending our October meeting to finalize the budget. June will bring copies of budget to October mtg. Budget is approved at annual mtg in January or February.*

5. Pond

a. Trash pick-up – Remainder of 2014 and '14-'15 Winter

*Information: Bulk of trash is picked up. Brian has walked pond weekly. Algae is much improved.*

*Who will coordinate with Angie. Fletcher will ask her. We have 2 students ready to volunteer*

b. Delaware Co. SWCD comments

*Information: Report From Joe & John Burcu – see attached Report from Milt Link, Drainage Maintenance Coordinator of Delaware County. Quote for work from Basic Tree Care.*

*Question raised about inlets and outlets needed to be cleared and widened. Clayman will be asked to include this in 2015 budget.*

*Action: Comparable quote will be requested from Brickman AND a company recommended by Clayman.*

*Motion by Robert motion; Second by Fletcher*

*Passed Unanimous*

**c. Fountain Committee Report**

*Committee has not met yet. Fletcher will call the committee together.*

**6. Covenants Unification Status**

**a. Voting Forms (and comments) Received to Date**

*1/3 of the forms are in. Several comments written on forms were read. We should be aware of the comments so that we can address similar comments as we try to collect the rest of the voting forms.*

**b. Assignment of Door-to-Door Visits**

*Robert will write a draft of a script for the Board to use in door to door visits.*

**7. Enforcement**

**a. City of Powell – Evan Mulcahy Meeting**

*Information: Brian met with Evan Mulcahy (City of Powell Zoning Enforcement Officer) to discuss what tools are in the toolbox and which entity (City of Powell or the HOA) is best suited to handle some common issues. After discussing some things and walking the neighborhood some to show him some examples, the City decided to come back out (both Dave Betz and Evan came back out) and were going to send notices to 8 properties to address weeds in lawn/landscaping, dead trees/stumps, an unlicensed vehicle on Cedarbend, siding on Chenango. Any trees that need limbed up will be addressed by the City too if we have any specific locations. Question was raised about the appearance and structure on a Chanango property. John and Joe Burcu will go to Powell council to talk about trellis and other appropriate concerns.*

**b. Policy Development**

*Policy is best after unification.*

*Lamp posts...37 are not functioning. Letter went out fr Clayman.*

*How long for certain things.*

*Written policy fr board.*

*Who and how is it enforced?*

*Action--Draft an enforcement policy. Approved by attorney and Clayman.*

**8. Epcon /Village Park Entrance (northeast corner of Seldom Seen and Village Park)**

*Information: EPCON must replace 14 trees they removed. EPCON has not submitted any plan or formal request for trees and change in entrance sign.*

*Action: Brian will speak with appropriate EPCON representatives asking for a rendering of their proposal for tree replacement, with warranty on trees. If the question of the sign is raised, we would ask for a proposal of what the entrance sign would look like. At this point, we have the easement to the sign.\*

**Dismissal of Guests**

**9. Executive Session (minutes filed in separate)**

**10. Adjournment – 7:40pm**

*Motion to Adjourn by: Robert; Second by: Brian*

**10. Motion to authorize K&C to proceed with the small claims action as per the collection policy**

*Motion – ?*

*Second – ?*

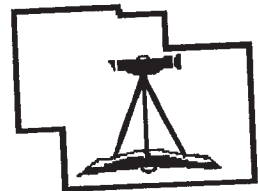
*Passed – Unanimous*



Delaware Soil & Water  
Conservation District

## Delaware County Drainage Maintenance Program

557-A Sunbury Rd.  
Delaware, OH 43015



Delaware County Engineer  
Chris Bauserman, P.E., P.S.

August 8, 2014

Re: Basin at Powell Place

I was asked to look at a water retention basin (pond) in Powell Place subdivision. I think this basin was built in the 90's for the storm water system at Powell Place, this basin was designed for storm water control only.

When out at the property I saw three or four storm pipes draining into the basin and one outlet. It was designed this way to keep water away from the roadways and homes. To keep this basin functioning properly:

1. All inlets need to be free of cattails and trees, both will slow drainage.
2. Care should be given at the outlet to make sure that no cattails, trees or trash ever block the outlet to keep it from working at maximum levels.

Two questions always come up about cattails and trees in a basin. Our policy is to remove them cattails never stay in one place and they increase sedimentation decreasing the function of the basin over time. Trees are fine as long as they are kept away from the edges so equipment needed to maintain the basin has access.

3. Keep an eye out for muskrats they can cause a lot of damage to the basin and the area surrounding. They need to be removed immediately.
4. The grass around the basin should be 4 to 6 inches in height to help control erosion.
5. Any type of fountain that the property owners would like to install should be sized to the proper water surface area.

If you have any further questions contact me at 740-368-1921.

Sincerely,

A handwritten signature in cursive script that reads "Milt Link".

Milt Link  
Drainage Maintenance Coordinator  
Urban Resource Conservationist

# BASIC

## TREE CARE

LIKE NO ONE ELSE

www.basictreecare.com  
 basictreeohio@gmail.com  
 Owner: Leah Myers

Columbus (614) 202-2928  
 Newark (740) 349-5796  
 Lancaster (740) 654-8544

Pruning • Thinning • Removal  
 Stump Grinding • Lot Clearing

### ESTIMATE

DATE: 7/25/14

CUSTOMER: John Burchu

PHONE: 614-725-8175

JOB ADDRESS: 712 Bovee Ln. Powell

JOB DESCRIPTION: (A) Clear willows around whole pond  
 Remove brush and weed. Paint stumps  
 with stump killer \$1200 + tax

(B) Clear willows within 20' of 3 inlets and  
 1 outlet. Remove brush and weed. Paint  
 stumps with stump killer \$450 + tax

Please see reverse for definitions & explanations.

This estimate expires in thirty days.  
 Taxes are in addition to estimate price.



#### Authorization

I authorize option(s) **A B C D** to be performed, have reviewed the terms on the back of this estimate and agree to pay in full within 15 days of completion. Should I choose to cancel service prior to commencement of project, a \$100 cancellation fee will be charged. Any payments made after 15 days of job completion will be assessed a 5% late fee on that day and every 30th day thereafter.

Customer Signature

Date

FULLY INSURED BY: Western World Insurance Group

For Office Use Only

C: 1/2 T: 1/3 SS: Y/N SG: Y/N SD: Y/N FTD: Y/N Y: D/W

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