

**Association of Powell Place Homeowners'
Newsletter**

PO Box 1656 * Powell, OH 43065 ■ email: powellplaceboard@powellplace.org
website: <http://www.powellplace.org>

Happy New Year! – January 2008

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 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> The tentative schedule going forward is:

- **Annual Meeting - ALL POWELL PLACE HOMEOWNERS INVITED. Tuesday, February 12th, Starting @ 7PM. Location: Powell City Offices, Village Green, 47 Hall Street.**
- March 13 - John Seymour - phone 881.1701, 717 Village Park
- April 10 - Dana Ray - phone 881.0678, 704 Middlebury
- May 8 - Robert Davis - Phone 881.9911, 822 Bovee
- June 12 - Fletcher Chambers - phone 881.0205, 842 Bovee
- Please Check the APPHO Website for an updated Meeting schedule.

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APPHO Homeowners Dues

The statements for the 2008 Homeowners Dues will be mailed out to all Powell Place Homeowners after the February Annual Meeting. Upon approval of the final 2008 budget, Homeowners dues will be \$160 this year and payable within 45 days of receipt of your statement.

It's time for our Annual APPHO Meeting!

The Association of Powell Place Homeowners will be holding their 2008 Annual Meeting on Tuesday, February 12th, 7:00PM at The Village Green Chambers, 47 Hall Street.

Meeting Agenda:

1. Introduction of Board Members
2. Year in Review
3. Presentation of 2008 Budget
4. Review of Goals for 2008
 - a. Short Term/Long Projects
 - b. Updated By-Laws
5. Election of Replacement Board Members
6. Questions and Adjournment

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Powell Place Board Members

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

Beautification Committee Chairperson:
Jayne Butler

b. Our second challenge is maintain a vibrant and life preserving aquatic habitat and environmentally safe wetland area within state and federal guidelines.

c. Third, maintain a visually appealing and safe environment.

d. and finally, the biggest challenge of all is to manage all of the goals within an extremely limited budget. At the moment, this entire project has been placed on hold due to the winter weather. However, as soon as spring arrives, we will be continuing our work with the Ohio State University Delaware County Extension Office to determine what and where our biggest needs are, then determine the related costs, budgeting, and planning the necessary maintenance depending on budgetary priorities.

3. Repair/Replace Street Signs - We are currently researching two different options here:

a. Replace/Repair the existing wood box surrounding the existing street and traffic signs throughout Powell Place with like wood materials.

b. Completely replace the existing wood box signs with a low cost/low maintenance alternative. Such as weather coated steel or aircraft aluminum signs.

Remodeling This Spring/Summer? How about donating your old or unused material?

Instead of paying to throw away good condition building materials that you will be removing during the remodeling process, call Delaware County Habitat for Humanity and donate them for a tax deduction. DCHFH operates the Delaware **ReStore**, in the City of Delaware, which is a store that sells new and used, donated building materials to the public to raise funds for DCHFH. If you are replacing materials such as doors, cabinets, sinks, light fixtures, newer appliances, windows etc... you can call the Habitat **ReStore** and they will pick them up from you and provide you with a receipt for your taxes. You can also drop off donated items directly at the store located at 305 Curtis Street, in Delaware. Drop off Hours are Weds, from 4pm to 8pm. And Thurs., Fri., & Sat., from 8am to 6pm. To learn more, call the Habitat **ReStore** at 740-369-4505 or visit them online at www.habitatdelawareco.org.

APPHO 2008 Projects

The APPHO Board of Trustees have several long-term projects going into 2008:

1. Repair/Replacement of Entrance Walls - We have had several quotes so far, for the repair of our entrance walls. All four walls show considerable weathering from freeze to thaw, and warm to cold weather. There are several spots that have little or no mortaring, loose and crumbling mortar and/or stone.

2. Retention Pond Maintenance - Our retention pond has been and continues to be one of our biggest challenges to maintain:

a. First and foremost, a water retention pond that serves its intended purpose; First, to capture diverted stormwater runoff from streets and gutters and helps prevent flooding in the area. Second, the retention pond helps filter pollutants before reaching nearby streams and rivers.

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The Association of Powell Place Homeowners
2008 ANNUAL BUDGET (PROPOSED)

	FY 2007 (actual)		FY 2008 (budgeted)	
INCOME				
Number of members				158
Annual dues		\$ 140.00		\$ 160.00
Budgeted Income				\$ 25,280.00
TOTAL INCOME		\$ 19,095.00		\$ 25,280.00
EXPENSES				
Bank account charges		\$ 5.76		\$ 50.00
Landscaping	\$2,571.00		\$750.00	
Entrance Walls (Tuck Pointing)	\$0.00		\$1,200.00	
New Entrance Lettering	\$3,401.00		\$0.00	
Entrance Total		\$ 5,972.00		\$1,950.00
Liability Insurance		\$ 754.00		\$ 850.00
Internet Domain Name		\$ 41.85		\$ 15.00
Licenses/Permit (Non-Profit Lic.)		\$ 25.00		\$ -
Mulching/Lawn Care/Stump Removal (including watering)		\$ 11,908.13		\$ 13,238.00
Laptop	\$449.99		\$0.00	
Other	\$45.33		\$0.00	
P.O. Box 1656 Rental	\$46.00		\$46.00	
Postage and Envelopes	\$422.84		\$500.00	
Newsletter Printing/Reproduction	\$151.90		\$325.00	
Office Supply Total		\$ 1,116.06		\$871.00
Fish Stock	\$60.00		\$150.00	
Pond Management	\$890.00		\$1,700.00	
Pond Total		\$ 950.00		\$ 1,850.00
Accounting Fees		\$ 100.00		\$ -
Professional Legal Fees		\$ 527.50		\$ 1,000.00
Electric/Utilities		\$ 2,398.32		\$ 2,420.00
Property Tax		\$ 411.02		\$ 420.00
Reserve (10% of total income)		\$ -		\$ 2,528.00
TOTAL EXPENSES		\$ 24,209.64		\$ 25,192.00
NET		\$ (5,114.64)		\$ 88.00

PAST DUE ANNUAL DUES COLLECTED IN 2007	\$5,755.00
CURRENT RESERVE BALANCE	\$15,881.43

LONG-TERM LIABILITIES INCLUDE: Repair of masonry entrance walls, replacement of street signs, pond restoration, and fountain repair/replacement

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