

# 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>

*Spring Edition – May 2006*

## ***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: **NEXT APPHO MEETING: May 11 – Fletcher Chambers hosting @ 842 Bovee Ln**

- Jun 8 – Joyce Gove
- Aug 10 – John Seymour
- Oct 12 – Brian Coghlan
- Jul 13 – Dana Ray
- Sept 14 – Bob Carpenter
- Nov 9 – Carolyn Abbruzzese

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### **New Neighbor in Powell Place?**

**Want to be added to the newsletter email list?**

**Just send me an email:**

[jseymour@powellplace.org](mailto:jseymour@powellplace.org)

### **Powell Place Board Members**

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

**Have any questions, ideas, comments,  
or suggestions for the APPHO Board?**

**Just send us an email:**

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## **LACK OF INTEREST IN GOOD THINGS FOR POWELL PLACE**

This is your community and you are responsible for its well being. The annual Home Owners meeting was Thursday Feb 2<sup>nd</sup> at City Hall. **Of our 157 households, only two showed up.** This is unacceptable. In order to keep our property values high, and compete with nearby developments we must continually make improvements. A number of improvements have been proposed with little or no interest shown by the residents. The vote to tear down the Gazebo was unanimous. You have lost your opportunity to vote on this important decision by not attending the meeting. If we are to keep pace with surrounding developments, we must have participation by all the homeowners.

We would like to provide water at the entrances so we can plant and water flowers. The water project will cost about \$4000. It will not succeed without a champion to see things get done.

We would like to have lights on the Powell Place entrance signs and provide outlets for Christmas decorations similar to most of the nearby subdivisions. Running electricity for both Powell Place entrances could cost between \$5,000 & \$15,000. This project will also require a champion to succeed.

Speed control within the section is a serious problem. Additional stop signs and speed limit signs are being studied for a number of intersections.

None of these projects can be done within our present budget. By raising the dues \$30 per year we can consider these programs. We need input from the membership and, in accordance with the covenants of the association, we need majority support before starting any new major projects.

We do not wish to raise the dues if the membership does not support these improvements.

**All we ask is for your participation in  
your community.**

## **ANNUAL APPHO GARAGE SALE**

The Annual Association of Powell Place Homeowners Garage Sale will be held Saturday, June 10<sup>th</sup>.

Any Powell Place homeowner that is interested in participating in this annual neighborhood event should contact Tom Fitz at 740.881.0900.

Tom will be taking care of the advertising so please contact him at your earliest convenience with your name, address, phone number, & description of items for sale. Tom will also deliver your yard signs for the garage sale.

## **Proud to come home to and show off where you live**

When you drive into our sub-division, what do you see?

Do you see well kept homes, cut lawns, neat landscaping, and our streets free of trash?

Did you forget to pick-up your recycle or trash bins?

Did you forget to pick any newspapers or any of those annoying ad-bags?

**Be proud of your home and your  
neighborhood and considerate of your  
neighbors - Please Help Keep Powell Place  
BEAUTIFUL!!!**

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## **POND ACCESS**

The APPHO Board has received a few homeowner complaints regarding individuals utilizing their property to access the pond area. Please remember that there **is not** pond access from Bovee Lane or Chenango Drive.

The only Pond access from Powell Place is from the Liberty Road Bike Path that runs along Liberty Road in front of Powell Place. Highlighted in yellow on the Satellite map of Powell Place below:



The board is currently reviewing other possible pond access alternatives.

### **Orange Road Bridge**

Wednesday, April 26, 2006, was the first Open House for the Orange Road Bridge Project Team, Delaware County Representatives to meet with area residents. This first open house was strictly an informational event and a chance for residents to informally view the current planning options or alternatives for the current Orange Road Bridge.

The open house also provided an opportunity for area residents to sign up for email and snail-mail news-bulletins as they become available from the County and the ORB Project Team.

The Orange Road Bridge (ORB) Project Team provided five (5) potential alternatives (visual displays) and they were very patient and most helpful explaining each option on a one on one basis or even in small groups.

These visual displays should be posted on the ORB website by May 12<sup>th</sup>. You can visit their website now to sign up for future meeting notices and news-bulletins as they become available.

**[WWW.ORANGEROADBRIDGE.COM](http://WWW.ORANGEROADBRIDGE.COM)**

## **COMMITTEE VOLUNTEERS NEEDED**

The Association of Powell Place Homeowners is looking for volunteers to serve as chairpersons for a couple of committees. We would like to find motivated, interested individuals to assist in organizing social functions and to head up a beautification committee.

**Social Committee** – Many new residents have moved into the neighborhood in recent years. In an effort to get to know each other a little better, the APPHO is looking for someone to help organize one or two social functions a year. These functions would be voluntary in nature and would require those participating in social events to make an event contribution. (The APPHO budget and covenants are not set up to support social events.) The APPHO property in front of the pond along Liberty Road could be used to host such events. The APPHO Board feels strongly that a few social functions could be beneficial in providing a sense of community and a sense of pride in the development.

**Beautification Committee** – The APPHO Board would like to identify someone with a green thumb that would be interested in heading up a Beautification Committee. Most people are in agreement that the entrances need to be "spruced up" a little.

*See Volunteers continued on page 4...*

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*Volunteers continued from page 3...*

The board is looking for someone with a little creativity and interest in developing a plan to update the entrance landscaping and coordinating an effort to help make it happen. The Beautification Chair would not be limited to the entrances. Other beautification suggestions would be welcomed and considered.

*Individuals interested in participating in either of these two worthwhile committees should contact the APPHO Board at [powellplaceboard@powellplace.org](mailto:powellplaceboard@powellplace.org).*

### **YARD LIGHTS**

The Powell Place covenants require that every single-family dwelling have a yard light. This doesn't make much sense if the bulb is burned out. Since we don't have streetlights, we must rely on yard lights to illuminate the street, yard and sidewalk. This is a critical issue and all lights must be lit. The safety and security of our neighborhood is dependent on all yards lights being functional.

Special long-life "post lights" are available at numerous stores. They last about a year and are not a financial burden. Two are shown below. The board plans to send letters to residents that have not replaced burned out bulbs in a timely manner. Please cooperate.



From Andersons: about \$4.00



From Home Depot about \$4.00

### **Home Improvement Season**

If you are thinking of making any exterior changes to your home, such as: building a fence, deck, or patio, or replacing your siding, the City of Powell requires that you obtain a zoning certificate before any construction begins. This helps to ensure minimum uniform standards of construction for all buildings within the city. These minimum standards help to ensure the quality of work done and maintain property values.

In order to obtain a certificate you will first need to submit your plans to the APPHO Architectural Review Board. Please provide the review board with two copies of your plans. Your plans must include the nature of the work to be done, materials to be used, and the color selections. Upon approval, the review board will return one copy of the plans to you and provide you with a letter of approval. This letter of approval will then need to be filed with the City of Powell to obtain your zoning certificate.

*See Home Improvement continued on page 5...*

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*Home Improvement continued from page 4...*

The City of Powell has very specific guidelines on the type of construction materials that can be used. For siding, zoning code requires all natural materials; natural wood, brick, artificial stone, stone or stucco, and for our neighborhood, cement fiber siding.

For architectural review or any other questions for the APPHO you can contact Robert Davis ([rdavis@powellplace.org](mailto:rdavis@powellplace.org)) or Dana Ray ([dray@powellplace.org](mailto:dray@powellplace.org)).

Zoning certificate applications and inquiries for the City of Powell are made at the Building Department's City office at 47 Hall Street or by calling Maureen Brady, Permit Coordinator at (614) 885-5380.

## **SAFETY & SECURITY**

It's springtime again and summer is just around the corner. We're all busy with our families, our job's, and soon planning those great getaway vacations. But please take a moment to consider the safety and security of your families, your home, and your neighbors.

### **Warm weather is here and the children are out and about!**

**PLEASE** remember to watch your speed in the neighborhood. The Powell Place speed limit is **25 MPH**. It only takes a second for a child to run out into the street.



If you see someone speeding through the neighborhood, take their license plate number, make, and model of the vehicle if possible, and contact the City of Powell Police Department Central Dispatch at (614) 885-3374. Lt. Clark has advised the APPHO Board of Trustees that the Powell Police Department will contact vehicle owner.

## **Recent Break-in**

Unfortunately, Powell Place has experienced its own brush with crime recently. There was a home break-in & robbery on Village Park Drive and many of the homeowner's personal possessions were stolen. Fortunately, our neighbors were not home at the time and everyone is safe.

Don't make it easy for crooks to break-in:

- Always double check and make sure that your doors are locked.
- Always make sure that your windows are locked when you're leaving the house.
- Always make sure that your outside lights are in working order.
- Always make sure that your garage door is closed when you leave the house and before you turn in for the night.
- Always take your garage door opener into the house, if you leave your car parked on the street overnight.
- Talk to the Powell Police Department and your Homeowners Insurance Agent and they should be able to help you determine where you need to make any necessary changes to make your home better secured.
- Watch for more tips in future newsletters.

*See House Watch continued on page 6...*

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## **House Watch**

The City of Powell Police Department accepts requests for house watches all year round at no charge. Just contact Central Dispatch at (614) 885-3374, anytime and have the following information ready:

- Name
- Home Telephone Number
- Address
- Dates you will be gone
- The alarm company name and whether it will be activated
- Any lights to be left on? Any cars to be on the premises
- Keyholder information
- A phone number where you can be reached

Be sure to call the PPD, Central Dispatch upon your return to cancel the house watch to avoid any inconveniences. Information referenced from City of Powell Website:  
<http://www.ci.powell.oh.us/publicsafety.asp>

The APPHO Board wishes all of the Powell Place Homeowners a safe and secure spring and summer!

## **APPHO BUDGET**

### **2006 Annual Budget Approved**

The Association of Powell Place Homeowners has approved a fiscal budget for the year 2006. This budget was carefully prepared and reviewed. The budget was presented at the annual meeting and in the previous newsletter for comment. Based on the feedback received and 2005 expenses, the board approved a budget with a \$10 increase in annual homeowner's dues. The approved budgeted expenditures for 2006 totaled \$21,573.20.

The dues increase is the **first** increase since the inception of the association! The \$140 annual

dues for Powell Place are very reasonable considering that the dues for Ashmoore, The Lakes of Powell, and Big Bear Farms are all at least \$200/year.

The increase in the dues was deemed appropriate to cover increases in costs that have been realized in the time since the homeowner's dues were initially established and the association responsibility was transferred to the homeowner's by the developer. Also know that the annual dues can never be increased more than 15% from the previous year.

The association's goal is to budget 10% of the collected dues to a "Reserve" fund. The reserve fund is established to cover periodic major maintenance or significant legal expenses should those arise. Reserve fund periodic maintenance might include the need to dredge the pond at some point in the future, replacement-beautification of the entrance landscaping, or filling of an abandoned well (which did occur last year). The reserve fund contribution was NOT made last year because of increased costs due to inflation, tree replacement, and pesticide treatment of bagworms at the entrances and around the pond. In order to maintain a reserve fund and not deplete the current reserve, a dues increase was approved to maintain the reserve fund and to cover the budgeted expenses for 2006.

As always, the board has continually looked for ways to keep the maintenance costs of the neighborhood down. Volunteer labor for sign painting and pond pump repair has saved a significant amount of money. Also, website development and maintenance is done at essentially no cost to the association by a board representative. These on-going efforts are what make Powell Place a fair and reasonable association to be a part of and a wonderful neighborhood to live in.

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