

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 2011*

***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 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 10 - **Annual Homeowners Meeting**, City of Powell Meeting Room, 47 Hall Street @ 7PM
- March 10 - Joyce Gove, 108 Chenango Drive, @ 6PM
- April 14 - Robert Davis, 822 Bovee, @ 6PM
- May 12 - Mark Roehl, 129 Chenango, @ 6PM
- June 9 - Tom Fitz, 44 Chenango, @ 6PM
- July 14 - Carolyn Abbruzzese, 138 Roswell, @ 6PM
- August 11 - John Seymour, 717 Village Park Drive, @ 6PM
- Please check the APPHO Website for an updated Meeting schedule.

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**Powell Place Board Members**

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

Beautification Committee  
Chairperson: Jayne Butler

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**Association of Powell  
Place Homeowners  
ANNUAL MEETING:**

**When:** Thursday,  
February 10, at 7PM.

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

**Light the Night**

The Powell Police Dept. has noted that our neighborhood is one of the darkest and least lit neighborhoods in Powell. The Homeowners 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 residents to keep their cars locked, do not to keep valuables in your vehicle, and double check to make sure that your garage doors are shut.

If you see any activity you don't think is normal, at any hour of the day, 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.

**Pond Bubbler System Installed!**

Our pond maintenance company has completed the installation of the bubbler system in our retention pond this year.

Benefits of the Bubbler System:

- Help keep the water oxygenated
- Manage water temperature to keep the organic matter to a minimum.
- Less wear & tear on the fountain.
- Keep water moving to avoid stagnation and decreases mosquito larvae.

**APPHO 2011 Project**

The APPHO Board of Trustees has voted to go ahead with our traffic sign project this year. We will be contracting with the Paul Peterson Sign Company, who replaced our street signs last year, to complete the replacement of our traffic control signage. This includes the stop signs, no outlet signs at the cul-de-sacs, and speed limit signs.

We hope to have this project completed within the first quarter of 2011. The new signage will meet the new ODT requirements for visibility and reflectivity.

**Friendly Reminders -**

PLEASE watch your speed in the neighborhood. It's only **25 MPH**, in the residential neighborhoods all throughout the city of Powell, including Powell Place. If you see someone speeding or driving recklessly in the neighborhood, try to get the Make, Model, & License plate number of the vehicle and call the Powell Police right away at **614.885.3374**.

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**Friendly Reminders** - continued from page 2

Many of our neighbors like to get their exercise by walking through the neighborhood. Please make sure that you do not block or obstruct pedestrian traffic on your sidewalk.

Doing so could also violate Powell City ordinances 351.03 and 521.04. Both ordinances respectively address parking motor vehicles across sidewalks and leaving material, debris, or equipment across any sidewalk so as to obstruct pedestrian traffic.

Thank you very much for your consideration.

**COYOTES**

Just for your awareness, there have been multiple coyote sightings in the area and recently, a neighbor has lost their dog to a coyote attack. Three coyotes were also spotted together on the bike path along the railroad tracks at the back of Powell Place.

You may want to consider keeping an eye out for your pets when letting them out in the yard.

The City has been notified and the Ohio Department of Wildlife, but unfortunately there isn't much they can do.

Here is a website from the Ohio Wildlife Center for your reference -

<http://www.ohiowildlifecenter.org/coyote-info.cfm>

**APPHO Annual Dues**

APPHO Annual Dues statements will be mailed soon. Upon approval of our 2011 Annual Budget at the upcoming Annual Meeting, our annual dues are expected to stay the same and are payable upon receipt.

Our annual homeowner's dues are still one of the least expensive in the Powell and Olentangy areas. It is very important that our dues are paid in full as soon as possible.

This is the time of year that the APPHO incurs the majority of our expenses that require timely payment. Such expenses include Taxes, Electric, Insurance, Maintenance and upkeep of all of the common green-space areas as required by deed restrictions and Powell City ordinances.

Thank you very much for your consideration.

**Kids Corner**

Grass Cutting, Baby-Sitting, Pet-Sitting, Snow Removal, 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.

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The Association of Powell Place Homeowners  
**2011 ANNUAL BUDGET (PROPOSED)**

INCOME	FY 2010 (budgeted)	FY 2010 (actual)	FY 2011 (budgeted)
Number of members	157	138	157
Annual dues	\$ 180.00	\$ 180.00	\$ 180.00
Collection Rate	87%	88%	87%
<b>INCOME TOTAL</b>	<b>\$ 24,586.20</b>	<b>\$ 26,717.00 *</b>	<b>\$ 24,586.20</b>

EXPENSES	FY 2010 (budgeted)	FY 2010 (actual)	FY 2011 (budgeted)
Bank account charges	\$ 35.00	\$ 6.84	\$ 25.00
Liability Insurance	\$ 750.00	\$ 675.00	\$ 750.00
Internet Domain Name	\$ 10.00	\$ 9.84	\$ 10.00
Licenses/Permit (Non-Profit Lic.)	\$ -	\$ -	\$ -
Office Supplies - Other	\$ -	\$ 72.33	\$ 50.00
P.O. Box 1656 Rental	\$ 75.00	\$ 70.00	\$ 75.00
Postage and Envelopes	\$ 700.00	\$ 352.00	\$ 700.00
Newsletter Printing/Reproduction	\$ 300.00	\$ 156.05	\$ 300.00
Professional Consulting Fees	\$ 1,000.00	\$ -	\$ 2,500.00
Accounting/Invoicing Fees	\$ -	\$ 24.95	\$ 1,000.00
Electric/Utilities	\$ 4,000.00	\$ 2,311.98	\$ 3,500.00
Property Tax	\$ 530.00	\$ 487.76	\$ 530.00
Delaware County Auditor Lien Fees	\$ 252.00	\$ 468.98	\$ 800.00
Plants/Flowers	\$ 200.00	\$ -	\$ 200.00
Lawn Care/Mulching/Willow Maintenance (including watering)	\$ 14,000.00	\$ 8,065.00	\$ 12,000.00
Entrance Letter Repair/Replacement	\$ 250.00	\$ (41.06)	\$ 250.00
Pond Management (not including fountain)	\$ 1,950.00	\$ 1,825.00	\$ 1,950.00
Fish Stock	\$ 75.00	\$ 64.05	\$ 75.00
Fountain Maintenance/Light Bulbs	\$ 200.00	\$ 1,502.14	\$ 200.00
Pond Bubbler	\$ 4,000.00	\$ 2,482.00	\$ -
Traffic Control Sign Replacement Project	\$ 9,250.00	\$ -	\$ 6,800.00
<b>EXPENSES TOTAL</b>	<b>\$ 37,577.00</b>	<b>\$ 18,532.86</b>	<b>\$ 31,715.00</b>

ACCOUNT SUMMARY	FY 2010 (actual)	FY 2011 (budgeted)
INCOME TOTAL	\$ 26,717.00	\$ 24,586.20
EXPENSES TOTAL	\$ (18,532.86)	\$ (31,715.00)
<b>NET</b>	<b>\$ 8,184.14</b>	<b>\$ (7,128.80)</b>

\*2010 Income includes previous years dues collected in 2010

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**Reserve Fund Allocation**

RESERVE FUND:		FY 2010 (actual)	FY 2011 (budgeted)	Goal
Beginning of year account balance		\$ 22,765.88	\$ 30,950.02	\$ 51,500.00
Profit/Loss		\$ 8,184.14	\$ (7,128.80)	0
Projected end of year balance		\$ 30,950.02	\$ 23,821.22	\$ 51,500.00
Long Term Liabilities	Target Amount	Allocation	Allocation	Additional \$ Needed
Masonry Repair	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
Entrance Letter Re-configuration	\$ 6,000.00	\$ 6,000.00	\$ 5,500.00	\$ 500.00
Traffic Control Sign Replacement (project proposed for 2011)		\$ 6,650.00	Transferred to Expenses	
Pond Bubbler Replacement	\$ 3,000.00	\$ 800.02	\$ 321.22	\$ 2,678.78
Fountain Repair/Replacement	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 1,000.00
Dredging - Pond	\$ 25,000.00	\$ -	\$ 2,500.00	\$ 22,500.00
Attorney Retainer	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 1,000.00
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>\$ 27,678.78</b>

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