

Neighbor News

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Special points of interest:

- The annual dues will remain the same for the 9th year in a row. Through the cost-savings efforts of many board members and volunteering of time by others, we again are able to maintain annual dues of \$130.00 per year. These dues are mandatory as spelled out in deed restrictions and are used to maintain common areas and storm water retention areas for the subdivision as required by zoning. You should have received your statement for our 2005 annual dues. If you have questions or concerns or did not receive your statement please notify Tom Fitz – treasurer of APPHO. at 740-881-0900

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OAKLAND NURSERY PLANTS STREET TREES

Last fall, the APPHO Board prepared and submitted an application for street trees through the City of Powell 2004 Tree Planting Program Application. The street tree planting program was eligible to all residents or groups of residents. The residents or groups of residents are eligible for a 50% match of their contribution toward the planting of trees. Neighborhood groups and groups of residents also received priority for funding a planting project.

After some deliberation about the types of trees and final planting locations, the HOA,



Dave Betz (City of Powell), and Oakland Nursery were able to come to mutual understanding of what was best for our community. A total of eighteen (18) mature trees were planted by Oakland Nursery.

The total amount for the trees was \$5,631.20. Of that,

the Powell Place HOA was responsible for \$2,815.60. **The City of Powell paid the other half of that total.** Below is a summary of the trees that were planted:

8 Bald Cypress - 2 behind each entrance sign at both entrances.
[cont'd pg 2...]

DRAINAGE EVALUATION

The Association of Powell Place Homeowners (APPHO) has received numerous inquiries about what can be done to address some drainage issues along the detention basin between Longmeadow Ct. and Cedarbend Ct. (west

of Village Park Drive).

Officials with the City of Powell have stated that the area was graded according to the "Master Grading Plan" that was developed during the design of the subdivision in 1993. As such, they are

not willing to investigate the matter. The Board also felt that too much time has passed in order to be able to effectively go after the developer for addressing these low lying wet areas.

The APPHO Board has resolved that this issue not be ig-

Trees [cont'd from pg 1]

- 1 Norway Spruce (evergreen) - South of the Liberty entrance up the hillside. One Scotch Pine has died there and the rest of the clove of scotch pines will likely die in time due to blight. This blight is going around all of Ohio and is affecting Scotch pines and White pines. Oakland Nursery suggested getting a Norway Spruce because it is resistant to all current diseases going around and will do well in the soil found there. If and when the Scotch pines die, they should be replaced with more



Trees program is helping keep Powell Place looking great

Norway Spruces.

- 3 Red Maple and 3 Norway Spruce - These were placed at the north end of the pond property along Liberty. There are a number of power lines and a subdivision entrance across from this area of our subdivision. It is visually unpleasing. The trees were grouped similar to the rest of the trees that are already along the west side of Liberty Rd. The Norway Spruce will provide a year round visual barrier. The Red Maples will be 70' tall at maturity so they will hide the

homes and rooftops of the adjacent subdivision at maturity.

- 3 Japanese Tree Lilac - These were placed in an arc from the northeast corner of the pond to the west. These trees are nice size to begin with and will do well in the location selected.

Importantly, the trees on the pond property leave a LARGE open area east of the pond that is surrounded by a beautiful variety of trees. As such, it leaves us the ability to make a nice park or play field or gazebo location at some point in the future.

Drainage [cont'd from pg 1]

nored. The board has authorized up to \$600 for a topographic survey to be conducted of the detention area. The topographic survey will serve many purposes.

It will allow the APPHO to evaluate the grading and determine/define problem areas. It will also provide an opportunity to

compare the grading to the "Master Grading Plan" to see how close they match.

Most importantly, the survey will give the APPHO a drawing that can be pre-

sented to contractors who in turn can offer advice and quotations for addressing the drainage issues.

Watch for more information on this issue in future newsletters

"It [topographic survey] will allow the APPHO to evaluate the grading and determine/define problem areas."

Door to Door Peddlers

Have you ever wondered if you should ask the uninvited salesperson at your door if he has a permit? Don't bother, he doesn't. Powell has determined that uninvited soliciting of orders for the sale of goods, etc is a nuisance and it is **prohibited**.



Be safe, don't open your door to peddlers

Although many of these salespersons are harmless, some are not. Don't invite them into your house. Don't let them look at your locks, windows, floor plan, occupants, or any other things that would help them. They may be out to rob you

or harm you in some way.

The Police Department is charged with the responsibility to suppress and abate door to door peddling in Powell. Do not hesitate to call them at (614) 885-5005 if you have any suspicions.

Police Activity

In an on-going effort to keep citizens informed about happenings in the area, the homeowner's association receives copies of the monthly report that the Powell Police Department prepares for city council.

From the December, January, and February Powell Police Department Reports, the following activity was noted for our subdivision:

- Report of criminal mischief in the area of Middlebury Way on 12/11/04

- Report of phone harassment in the area of Middlebury Way on 01/04/05

- Report of criminal trespass in the area of Bovee Lane on 02/05/05

This information is basic information provided in the monthly Powell Police Department reports. If you are concerned about a particular incident and would like additional details, contact the Powell Police Department administrative offices Monday through Friday from 8:00 a.m. to 5:00 p.m. at (614) 885-5005



BIKEPATH MOUND MAINTENANCE

One of the responsibilities of the APPHO is to maintain the mound along the bike path parallel to the railroad tracks. It is to be kept "in a well maintained, attractive and aesthetically appealing condition".

There have been many discussions as to how this could be

best accomplished. Approximately 50% of the trees that were planted on the mound have died. There is a significant amount of undergrowth beneath these trees that may be strangulating them. The Board does not

want to simply invest money in replacing the trees only to have them die again.

"Approximately 50% of the trees that were planted on the mound have died"

The mound serves a number of valuable purposes: It keeps children from wandering

towards the tracks, it keeps people walking up the tracks from wandering into the subdivision, it cuts down on a little bit of the noise from the trains and Sawmill Parkway, and it is a visual barrier from the development of properties on the other side of the railroad tracks.



Several of the property owners have tried to tackle getting the brush under control with varying degrees of success. Some parts of the bike path are nearly impassable without catching a limb in the eye. The mound is entirely too steep for any resident to try and maintain this area using residen-

tial type lawn equipment. The longer the mound goes without receiving attention, the worse it looks. It was initially planted with crown vetch, which flowered and looked halfway decent. Each year, thistle multiplies and poison ivy creeps and is becoming unmanageable.

The board has evaluated many options as to what could pos-



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New Board Members for 2005

We are pleased to announce that John Seymour from Village Park and Dana Ray from Middlebury have joined the Powell Place Home Owners Board of Trustees. They are a most welcome addition to our team and are looking forward to helping with all the new projects in 2005. We are also saying goodbye to Rich Zajkowski, a Trustee who has been on the board and held various positions since the beginning of the Powell Place Home Owners Board. Another goodbye or should we say, "Until we meet again," goes to Jayne Butler. Jayne has served on the board for the last couple of years and hopes to return at some point. We would like to thank all members of the Board, past and present for all your volunteered timed and hard work.

How to get in touch with your Association of Powell Place Home Owners (APPHO)

Write to: APPHO * PO Box 1656 * Powell, OH 43065

email address: powellplaceboard@powellplace.org

website: <http://www.powellplace.org>

Powell Place Board Members

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

Bike Path Mound Maintenance [cont'd from pg 3]

sibly be done for the least expense to minimize the maintenance, yet make it look decent, all while maintaining the inherent benefits of the mound.

The Board met with Oakland Nursery to ask for their expertise. They evaluated the area and agreed that while the crown vetch provided soil stability, it is becoming overtaken by noxious weeds and poison ivy. They felt that most of the spruce trees would do well once they became firmly established. They are used to dry, rocky soil and Oakland said that the trees would eventually look better but it takes longer for "park grade" trees to fill out. Many of the trees on the mound

are Scotch Pines and are susceptible to a blight that has been devastating on this variety of tree. Oakland felt that the Scotch Pines would eventually die off.



Oakland said that there are a couple of options that could be done with relatively little cost

and would be low maintenance. Covering the entire mound with either bamboo or forsythia would provide thick lush coverage and would adapt to the ground very well. It would establish and spread quickly.

The bamboo is an evergreen that is 12'-15' in height and would provide the privacy and drought resistance we are looking for. Bamboo spreads rapidly and is pest-resistant. The forsythia is a little less aggressive variety of plant that flowers but it is not an evergreen and is not as drought resistant as bamboo.