

Association of Powell Place Homeowners'
Newsletter

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

Fall Edition – October 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:

- Nov 9 - Carolyn Abbruzzese, 138 Roswell
- Please Check the APPHO Website for an updated Meeting schedule.

IN THIS ISSUE:

Halloween Safety – p. 2
Kids Corner - p. 1
Gazebo – p. 3
Bagworms – p. 3
Beautification Committee – p. 3
Dumping – p. 4
Household Waste Drop-off – p. 4
APPHO Projects – p. 5
Rental Properties – P. 5 - 6
Pets – p. 6
References Sources – p. 2

New Neighbor in Powell Place?

**Want to be added to the newsletter
email list? Just send me an email:**

jseymour@powellplace.org

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

Just send us an email:

powellplaceboard@powellplace.org

Powell Place Board Members

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

Kids Corner

Grass Cutting, Snow Shoveling, Baby-Sitting, Pet-Sitting, 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 to have your name, service, and phone number listed in the APPHO Newsletter.

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City of Powell Beggars Night, October 31st!
6:00PM to 8:00PM

Halloween Safety

Ask any kid or adult for that matter, and I'm sure Halloween would be one of their favorite holidays. Here are a few pointers to keep Halloween safe AND fun!

Home

- Turn on your exterior lights if you plan to give out treats.
- Make sure that your yard lamp-posts have a working bulb even if you don't plan on giving treats.
- Put lighted Jack-O-Lanterns high out of reach of small children
- Make sure there is nothing in your yard that could trip up trick-or-treaters such as clotheslines, hoses, yard tools, extension cords, etc.

On The Streets:

- **Drive slowly;** be attentive to children darting back and forth across the street. Offer to drive your children if the houses in your community are far apart.
- Be on the lookout for suspicious people or activity.
- Dress to see and be seen
- Try make-up instead of masks. Masks make it hard for kids to see.
- Make sure that costumes fit properly and there's nothing hanging loose that could trip them up.
- Put reflective tape on dark costumes.
- For added safety, give your child a light sticks or a flashlight so they can see and be seen.

Pond Maintenance Agreement

Recently, the Board entered into an agreement with The Lake Doctors, Inc., Aquatic Management Services, for the maintenance and upkeep of our Pond, Pump, and Fountain.

Try as they might, our volunteers have had much difficulty trying to keep up the maintenance of the pond, pump, and fountain. Algae growth has taken over and keeps fouling the pump, which disrupts the oxygenation and constant water movement that is required for a healthy system. These services were planned for in our 2006/'07 budget.

Informational Resources used for this newsletter:

www.powellplace.org

www.cityofpowell.us

www.delawarehealth.org

www.libertytwp.org

www.co.delaware.oh.us

www.orangeroadbridge.org

<http://ohioline.osu.edu/hyg-fact/2000/2149.html>
Bagworms article

<http://www.uky.edu/Ag/Entomology/entfacts/trees/ef440.htm> - Bagworms article

<http://www.nononsenseselfdefense.com/homesecurity.htm>
I - Home Security Tips.

<http://www.delawarehealth.org/Environmental/PDF/dkmmHHWflvlll06.pdf> - Delaware County Health Article

<http://www.conwaygreene.com/Powell.htm> - City of Powell Ordinances.

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Got Bagworms?



Bagworms are the larvae of moths. Their characteristic brown bags are often seen attached to twigs, and are up to two inches long and composed of interwoven bits of dead foliage, twigs, and silk. During the summer, a dark brown to black caterpillar can be found in the bag.

Bagworms are often mistaken as pine cones and they can destroy evergreen bushes and trees before you even notice that your evergreens have been infested.

Control

Carefully check your evergreen bushes & trees throughout the Spring, Summer, & Fall, and pull the bagworms off. You should destroy the bagworms by crushing them or placing them in a bucket or can of bleach overnight.

If your neighbors have bagworms, eventually your evergreens will show signs of them as well.

Ortho has several products that work quite well killing off and preventing bagworms:

- Ortho Systemic Insect Killer
- Ortho Bug-B-Gon Japanese Beetle Killer
- Ortho Malathion Plus Insect Killer
- Ortho Bug-B-Gon Garden & Landscape Ready Spray, or
- Ortho Orthenex Garden Insect & Disease Control.

Source(s):

<http://www.yardcareproblems.com/index.cfm/event/Article.Detail/documentId/fe4a59ee046d2fc1c8864d69118641de>

<http://www.uky.edu/Ag/Entomology/entfacts/trees/ef440.htm>

<http://ohioline.osu.edu/hyg-fact/2000/2149.html>

Beautification Committee

Jayne Butler has volunteered to Chair the APPHO Beautification Committee.

She recently requested RFP's or Request for Proposals from area Landscaping businesses to provide detailed proposals for APPHO Landscaping Services at the Entrances & Common Areas.

Phase I - Removal of dead & overgrown vegetation from the entrances.

Jayne also led the task of spraying the street/curb weeds throughout the entire subdivision.

Keep up the great work Jayne. THANK YOU!

Gazebo

The Gazebo once located by the Powell Place pond facing Liberty Road, has been demolished and removed. Over the last several years, the Gazebo had fallen into considerable disrepair and became seriously infested with termites. After considerable research, the board found that the repair, relocation, or replacement of the Gazebo to be prohibitively expensive.

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**PLEASE, DO NOT DUMP MATERIAL IN THE
STORM DRAINS.**

Storm Sewers are for Rainwater

The sewers along the roadways in the subdivision are not sanitary sewers, they are storm sewers. These sewers ultimately empty into the retention pond near Liberty Road or into the detention pond in the backyards of the residents along Longmeadow Ct. and Cedarbend Ct. Anything poured, spilled, or dumped onto the streets and driveways eventually gets washed into the storm sewer and ends up in either of these two ponds. Anything poured directly into catch basins in your yards or in the curb inlets along the streets also discharges into the storm sewer and ends up in these ponds.

The health and aesthetics of these ponds is very important. The retention pond is particularly fragile because of the aquatic life and plants living there. Powell Place has stocked the pond with a number of expensive White Amurs to help keep the algae under control, as well as minnows, to eat mosquito larvae.



Motor oil and grease can be especially devastating to the pond. We encourage kids of all ages to fish in the pond. **Please don't throw, dump, or pour anything in a storm sewer that could harm the pond.**

This article is written to raise the level of awareness of where items end up that are put down these drains. Most communities are requiring marking of curb inlets and storm drains on new construction projects to help people realize what happens to items they put down the storm drains. Markers similar to the one shown are being permanently glued to storm drainage structures in many communities.

For information on how to properly dispose of household wastes, please visit the Delaware County Health Department web site at

www.delawarehealth.org. Look under the icon labeled "Environmental Health" for specific subjects relating to household wastes.

IMPORTANT ANNOUNCEMENT

Delaware County Household Waste & Old Tire Drop Off.

Saturday, October 28, 9:00AM to 3PM.

A-K attend 9:00AM to 11:45AM

L-Z attend 12:15PM to 3:00PM

Delaware County Fairgrounds
236 Pennsylvania Avenue, Delaware, OH.

Delaware General Health District
740.368.1700. ext. 2077 or 2076.

For more information Please see the Reference links at the end of this newsletter.

To Dispose of Latex Paint:

Air dry latex paint away from children and pets. Pour latex paint into a plastic lined cardboard box and add absorbent material such as shredded newspaper or cat litter. Allow to dry completely. Recycle the empty paint can and throw the dried paint away with your trash.

Air drying is not recommended for solvent-based paint, but if the paint has solidified in a closed can, dispose of it in your regular trash. Save liquid solvent-based (oil-based) paint for Household Waste collection.

Source: National Paint & Coating Assn.

Please help keep your neighborhood safe by maintaining your lamp post lights.

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APPHO Proposed or potential Projects

1. Replace Entrance Signage - Over the last several years our signs at the Chenango/Liberty & Seldom Seen/Village Park entrances have been lost, broken, & even stolen several times. The board is currently researching potential replacement signs that would require considerably less maintenance, and much more permanent (less chance of loss, vandalism, or theft.)

2. Replacement Street Signs - Current signage beginning to show wear & tear. Researching potential alternatives that require less maintenance. (Painting & Wood replacement.) One possible alternative was decorative black aluminum signage, not unlike the Woods of Powell. Researching costs comparisons between maintenance, repairs, replacement, & continuity.

3. Pond will require dredging.

4. Proposed Water/Electricity at the entrances

5. Existing Bike Path Repairs

6. Proposed addition of Bike/Walking Path around the pond.

Rental Properties - FYI

Recently the homeowner's board has received a number of inquiries regarding rental properties in Powell Place. There is some concern about the implications of rentals and impact that semi-transient residents might have on the subdivision. After some thorough investigation and consultation with an attorney there is no ability to restrict rental of properties within the Powell Place subdivision. There are a number of reasons for this.

Restriction of rental of property goes against inherent property rights that are given to property owners by the State of Ohio. The opportunity to have restricted the rental of the homes in the subdivision would have had to have happened when the subdivision was being developed by T&R Properties. The restrictions for rental of property/homes would have had to have been written into the deed restrictions (also known as covenants) before the first lot was ever sold in this

subdivision. The rental restriction was not in place at the time the lots in this subdivision were first sold and it cannot be incorporated after the fact. Deed restrictions are property rights that you agree to adopt or waive when purchasing the property. The deed restrictions are attached to each lot. If you buy the lot, you agree to what is stated in the deed restrictions. Since there are no rental limitations in the deed restrictions, the board cannot limit rentals of individual homeowner's properties.

That does not mean that property owners in this subdivision are completely helpless with regard to rentals. There are a number of options available to residents to help ensure that rental properties do not impact property values in our neighborhood. The following options are available if you find yourself feeling like the rental property is starting to have that effect:

1. **Upkeep - If you feel the home is falling into disrepair or if the lawn is not being maintained, the City of Powell can help address this.** They have two (2) ordinances in place to manage that and personnel in place to enforce it. Maintaining of lawns and eliminating noxious weeds is covered under the City of Powell codified ordinance 557.01. The City of Powell also has a Property Maintenance Code (Chapter 1323 of the codified ordinances) that speaks to home repair and appearance. Eric Fischer (City of Powell Development Planner) has been the primary point of contact for these issues. He can be reached at 614-885-5380.
2. **Contact the property owner's mortgage company.** Generally, mortgage companies charge higher interest rates to people if the property is not their primary residence. The mortgage company may not even be aware that the property is being rented out. The mortgage company could establish a new interest rate for the property owner or the mortgage company could even call the note requiring immediate payment in full.

Continued on Page 6

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Fall Edition – October 2006

Continued from Page 5

3. Furthermore, many mortgage companies will require additional insurance coverage for rental properties. Mortgage information can be found through the Delaware County Recorder's Office through the following internet link at <http://tinyurl.com/rn436>.

When you get to this web page, click on "Name" under Tract Indexing on the upper left-hand corner of the screen. Here you can search for mortgage information available since 1990. If you are unsure of the property owner's name, you can get the property owner's name through the Delaware County Auditor's Office through the following internet link at

<http://www.co.delaware.oh.us/auditor/index1.html>. Click on "Real Estate Data", then do a Property Search and then search by Address.

4. **Violation of the City of Powell's single-family zoning designation.** This subdivision is zoned as a planned residential district for single-family detached dwellings. "Family" is defined in the city code as: *A person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit, as distinguished from a group occupying a rooming house, motel or hotel, dormitory, fraternity or sorority house, provided, however, that "family" shall not include more than four persons unrelated to each other by blood, marriage or legal adoption, except for Class I Type B group residential facilities.* (Codified Ordinance 1123.01).

If you suspect a violation of this zoning restriction, your best point of contact is again Eric Fischer at 614-885-5380.

Feel free to contact the Association of Powell Place Homeowner's Board by visiting our website (www.powellplace.org) or by contacting Brian Coghlan directly (Board President) at 740-881-4686.

We will be happy to assist you with any concerns you might have with these rental properties or for any property in the subdivision that has fallen into disrepair (within the limits of the options listed above).

We cannot offer any assurances as to what action the City of Powell may take, but we can offer our support and be a point of contact for you. Understand that the AAPHO Board does not have the authority to enforce city codes, but our relationship with the city can be used as a resource for your needs.

Please pick-up after your pets

APPHO Board of Trustees have received several complaints from homeowners that neighborhood pets are leaving deposits in their yards and the pets owner's are not picking up after them. Please be considerate of your neighbors and remember to take a bag or scoop with you when you walk your pet.

We may also want to keep in mind that the City of Powell does have an ordinance requiring us to pick-up after our pets:

Source:

<http://www.conwaygreene.com/Powell/lpext.dll?f=templates&fn=main-h.htm&2.0>

505.011 ANIMAL CONTROL.

(a) No person being the owner or having charge of any dog, cat, or other animal on any public or private property other than the property of the owner or person having charge of such animal shall fail to have in his possession a wood, plastic, or metal device or other container for the purpose of picking up and properly disposing of any fecal matter left by his/her animal. Failure of any such person to have in his possession such suitable device or container is prima-facie evidence of a violation of this section.

(b) Whoever violates this section is guilty of a minor misdemeanor for a first offense and a misdemeanor of the fourth degree for each subsequent offense. (Ord. 97-11. Passed 4-1-97.)

Please help keep your neighborhood safe by maintaining your lamp post lights.