

Association of Powell Place Homeowners'
Newsletter

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

Summer Edition – July 2007

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:

- August 9, Hosted by Brian Coghlan, @ 261 Cedar Bend
- September 13 - Carolyn Abbruzzese - phone 881.1168, 138 Roswell
- October 11 - Robert Davis - phone 881.9911, 822 Bovee
- November 8 - Fletcher Chambers - phone 881.0205, 842 Bovee
- Please Check the APPHO Website for an updated Meeting schedule.

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**SPECIAL GENERAL MEMBERSHIP MEETING -
HOMEOWNERS IN POWELL PLACE
SUBDIVISION**

An effort is being made to clean up the documentation which allows the Association of Powell Place Homeowners to function and operate. This documentation was generated by the developer of the subdivision prior to being handed over to the homeowners. There is one item (article) in our legal documents that is unusual. At the recommendation of the association's attorney, it is proposed that this article be deleted from the *Articles of Incorporation for*

the Association of Powell Place Homeowners.
The article reads as follows:

ARTICLE IX - AMENDMENTS

The Articles may be amended only with the consent of the Village of Powell.

The special general membership meeting will be held on August 9, 2007 at 7:00 p.m. at 261 Cedarbend Ct. The specific purpose of the meeting is to amend the Articles of Incorporation to eliminate Article IX. A vote will be taken and majority vote of those present at the meeting will allow the measure to move forward and be presented to the City of Powell. The city would then need to pass a resolution (1 reading) and the document to be recorded for the matter to be official.

Elimination of the clause will allow the association to amend the Articles in any manner consistent with Ohio law (i.e. via the method spelled out in R.C. 1702.38). As it stands right now, any changes to our Articles need approval of the City of Powell. This is unnecessary because there are already State statutes in place that address how Articles of Incorporation can be amended.

Please see "Special General Membership Meeting" continued on page 2.

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

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SPECIAL GENERAL MEMBERSHIP MEETING -

Continued from page 1.

Both the attorney for the association (William D. Fergus, Jr. - CONKLE, ELLIS, FERGUS & MacDOWELL, LLP) and the attorney for the City of Powell have reviewed this matter and agree that it is an unnecessary Article and that it should be formally eliminated so that it can become a matter of record.

To review the Articles of Incorporation for the Association of Powell Place Homeowners, please visit www.powellplace.org and click on the "Information" link on the left hand side of the page. There you can find a copy of the Articles of Incorporation as recorded and on file with the Delaware County Recorders Office.

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

Welcoming Committee Chairperson:
Jennifer McCutcheon

Beautification Committee Update

On behalf of the Beautification Committee Chair, Jayne Butler, and the APPHO Board of Trustees, we would like to thank the following neighbors for volunteering their time and their green thumbs: Joyce & Jeff Gove, Roy Slagle, Staci Hood, Matt & Rebecca Ozvat, Noreen Rohda, Wendy Jebelean, Nikki Jebelean, Angie Hurd, Eric Hurd, Carter Hurd, John Burcu, John & Sharon Galvin, Tom Fitz, and Grant Butler.

The Seldom Seen Entrance Beds include (4) Sweet Bay Magnolia, (12) Burning Bushes, (20) Pink Veronicas, (4) Purple Fountain Grass and (20) Purple Meadow Sage. The Liberty Entrance Beds include (40) Variegated Lilly Turf, (20) Purple Coral Bells, (12) St. John's Wart, (4) Purple Fountain Grass, (12) Sedum Autumn Joy, and (12) Purple Meadow Sage.

Our landscape company has completed mulching the entrance beds and they will be planting grass seed this fall to fill in the empty spaces.

More Entrance News - AWESOME Neighbor Volunteers!

Thanks to the homeowners who have helped donate water, hoses, buckets, and time to keep the entrances watered until the watering company could get their equipment fixed. Kudos to the Hood Family, the Butler Family, the Fitz Family, the Coghlan Family, and (pending to get family Name on south side of Liberty entrance). In case you have not seen them, they have been manually driving and carrying water buckets to the entrances to keep our new plants watered. Others have donated the use of their water and hoses to reach the Liberty entrance. Thanks everyone for your time and hard manual labor!

Entrance Update

The Entrance signs have been completed and they look great! Special thanks to Brian Coghlan and the rest of the board members for helping to facilitate this project to a successful conclusion.

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STRAY/LOOSE PETS - REMINDER

APPHO Board Members have received several complaints from homeowners about stray pets destroying their landscaping and flower beds & leaving unwanted “gifts”. Please keep in mind that the City of Powell does have Stray Pets ordinances:

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.

505.01 DOGS AND OTHER ANIMALS RUNNING AT LARGE. (c) No owner, keeper or harbinger of any dog shall fail at any time to keep it either physically confined or restrained upon the premises of the owner, keeper or harbinger by a leash, tether, adequate fence, supervision or secure enclosure to prevent escape or under reasonable control of some person. (d) No owner, keeper or harbinger of any cats shall fail at any

time to keep it either physically confined or restrained upon the premises of the owner, keeper or harbinger by a leash, tether, adequate fence, supervision or secure enclosure to prevent escape or under reasonable control of some person.

(e) The running at large of any such animal in or upon any of the places mentioned in this section prima-facie evidence that it is running at large in violation of this section. (f) Whoever violates this subsection (a) hereof is guilty of a misdemeanor in the fourth degree.

For more details on the Powell City Ordinances, go to the City Of Powell Home Page, and select the City Code link from the left menu bar.

**TO FILE A COMPLAINT CONTACT THE
POWELL POLICE DEPARTMENT AT (614)
885-3374**

POLICE ACTIVITY

From the Apr. 2007 - May 2007 Powell Police Department Reports, the following activity was noted for our subdivision:

- April 2007 - No criminal activity
- Report of criminal trespassing in the area of Bovee Lane on 5/24/07
- Report of theft from a garage in the area of Longmeadow Ct. on 5/31/07

Kids Corner

Grass Cutting, 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.

Flag Man

Every year Tom Fitz, Powell Place resident, and APPHO Board Trustee, donates his money and time placing flags at each home in Powell Place for the July 4th Holiday. Thanks Tom this look great!

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DELCO Watering Restrictions

CHECK DELCO WATER WEBSITE FOR UPDATES

<http://www.delcowater.com/>

then go to Customer Service option, then Watering Restrictions option for the latest updates.

Due to the high demand for water during dry periods, Del-Co has set the following Year Round Mandatory lawn watering restrictions:

- Addresses ending with an **even number** may water on **Sundays, Wednesdays, and Fridays**.
- Addresses ending with an **odd number** may water on **Tuesdays, Thursdays, and Saturdays**.

Absolutely **no watering on Mondays**

Water Conservation Tips:

Outdoors...

- Watering early is the best practice. When you water early in the morning you need less water because more of the water is absorbed into you(r) lawn and less is lost to evaporation. After about 10:00 AM heat steals moisture from you(r) lawn.
- Watering after the sun comes out can cause grass to scald or burn. The tiny water droplets act like magnifying lenses on the grass blades. Watering at night under cool, moist conditions creates ideal conditions for diseases to develop. In the morning, grass blades get a chance to dry off quickly, making it harder for diseases to catch root.

Use mulch around garden areas. Not only does this slow down weeds, it helps retain moisture in the soil so the plants need less watering.

Indoors...

- Fix leaking faucets, pipes, hoses, and toilets.

- Install water-saving devices on faucets, toilets, showers, and appliances. Simple devices such as these can reduce your water consumption by half.
- Wash only full loads of laundry.
- Don't use the toilet for trash disposal.
- Take shorter showers. Don't let the water run while shaving, washing, brushing your teeth, or cleaning fruits and vegetables.
- Soak dishes before washing. Run the dishwasher only with full loads.

Use water from a bucket for washing your car and use the hose only for rinsing.

Current Projects

Your APPHO Board of Trustees are currently working on the following projects for our neighborhood:

1. Researching City of Powell requirements to install four-way Stop signs at the intersections of:

a. Longmeadow, Village Park & Bovee (where Village Park is now open to the Woods of Powell)

b. Middlebury and Bovee

2. Obtaining quotes and City requirements to replace our old street signs. The wood posts are showing considerable wear.

3. Working with the City and the Condo Association to ensure that the property & landscaping adjacent to Powell Place is properly maintained.

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