



Piatt Meadows Homeowner's Association

March 2, 2015

To: Piatt Meadows Homeowners
From: Trustees of Piatt Meadows Homeowner's Association (PMHA)
Re: 2015 Annual Meeting Notes

Our Annual Meeting occurred on Sunday, February 22, 2015 at 6:00 p.m. at Joe's Original. The meeting was attended by two Trustees (Frank and Kevin) and four Homeowners. Below will constitute our notes for the meeting.

The three main topics for discussion were as follows:

- 1) Use of Community Funds to Improve our Neighborhood
- 2) Nominate and Elect a new Trustee
- 3) Review 2013 and 2014 Financial Statements

#1 USE OF COMMUNITY FUNDS TO IMPROVE OUR NEIGHBORHOOD

The trustees are seeking pricing for 3 initiatives – decisions will hinge on pricing:

1. Improvements to Griffin and Huber entrances
Sureline (our Landscaping Company) and Ryan Kolb Company (Landscape Architect) were on hand to present plans to improve the landscaping at both Griffin and Huber entrances. The plantings proposed are self-sustaining and do not require watering; however the irrigation systems at each location will need to be fixed to ensure the plantings 'take' the 1st season. The irrigations systems have not been operational for many years and will require further investigation by Sureline. The proposed plans are attached.
2. Install a path around the pond
We would like to install an asphalt or gravel path around the pond. The path would originate off Marilyn common property and run around the pond (all on PMHA property).
3. Reinforce the pond bank near the two homes closest to the pond
The two homes at the end of Grathrine have properties that back up to the pond. The pond bank (which PMHA owns) is eroding and needs reinforcing. Large stone, similar to what currently exists at the pond inlet, are proposed for installation.

#2 NOMINATE AND ELECT A NEW TRUSTEE

Nominees for 2016 were not received. Kevin Webb, a past Trustee that has already served 3 years, will re-new his commitment and serve 3 more years. If the current Trustees no longer volunteer, the management of PMHA will need to be turned over to an outside firm and dues will definitely go up. Some HOA fees for adjacent developments are as high as \$900 per year. Homeowners are encouraged to step forward.

#3 REVIEW OF FINANCIAL STATEMENTS

Financial numbers from 2013 and 2014 were presented. The differences between each year were discussed. The 2014 ledger was also presented, which indicated every expense and deposit for the year. This information is attached. The 2014 expense totals will establish our 2015 budget. The largest expense for PMHA is landscaping. Attached is a diagram showing the amount of common ground we must maintain.

OTHER ITEMS DISCUSSED

- A portion of the PVC fencing along Hollenback was damaged by a vehicle during a snow storm on November 17, 2014. Pieces of the vehicle and its license plate were left behind (hit-and-run incident). The license plate was turned over to the Delaware County Sherriff's office. The Police have attempted to find the driver and vehicle; however, have not been successful. PMHA sought relief from our insurance company and received a check for \$680 from Nationwide Insurance. The balance of the replacement of the fence will need to be covered by PMHA. We have 2 quotes between \$2500 and \$3000 to fix the fence. The fence will be fixed this Spring/Summer.
- Some Homeowners have complained that some are not following the Deed Restrictions. Three Homeowners have stepped up and will form an Enforcement Committee. The Trustees will author a checklist of common Deed Restrictions violations. If there are violations, letters will be mailed to Homeowners to fix these items. If they are not fixed in a timely manner, PMHA will fix the items and back charge Homeowners. Please review our Deed Restrictions in advance of this Summer.
- A Homeowner on Weyant requested the phone number of the Farmer to the North to seek approval to cut down a dead Ash tree along the Property line.
- Our website has been down recently. PMHA has renewed our contract for the next 10-years and the site will be back up soon. A Web programmer is needed. We request a Homeowner to assist.
- A Homeowner asked about our Rumpke trash contract and when it is going to be renewed. The Trustees will investigate and report back to the development.
- There were positive comments on the August 2014 Block Party. A larger party is planned for 2015.
- A Homeowner proposed that we put out the Neighborhood signs to communicate when Trick-or-Treat is. The Trustees reported that our Development always follows what Berlin Twshp does, but agreed to put out the signs to help communicate this.
- The large common area just west of Houser was briefly discussed. We are seeking suggestions on how to improve this area. Past ideas included a pavilion, jogging path with benches and a playground. All Homeowners are entitled to use this area, but are reminded to use the entrance marked by the two wood posts.

DUES UPDATE FOR 2015

As of 03/01/15 – 31 of 122 properties have paid their dues. REMINDER: if you can not pay your 2015 dues by March 30, 2015, please contact a Trustee to set up a payment plan; otherwise, a lien will be filed in May 2015 and interest will begin to accrue and penalties will be assessed.

UPCOMING EVENTS IN 2015

June 13 Community Garage Sale
August 15 Back to School Block Party

Feel free to contact any of the Trustees with questions, comments, and/or concerns. We can be reached via mail, email or telephone. We would like to thank you for your support and involvement.

Sincerely,

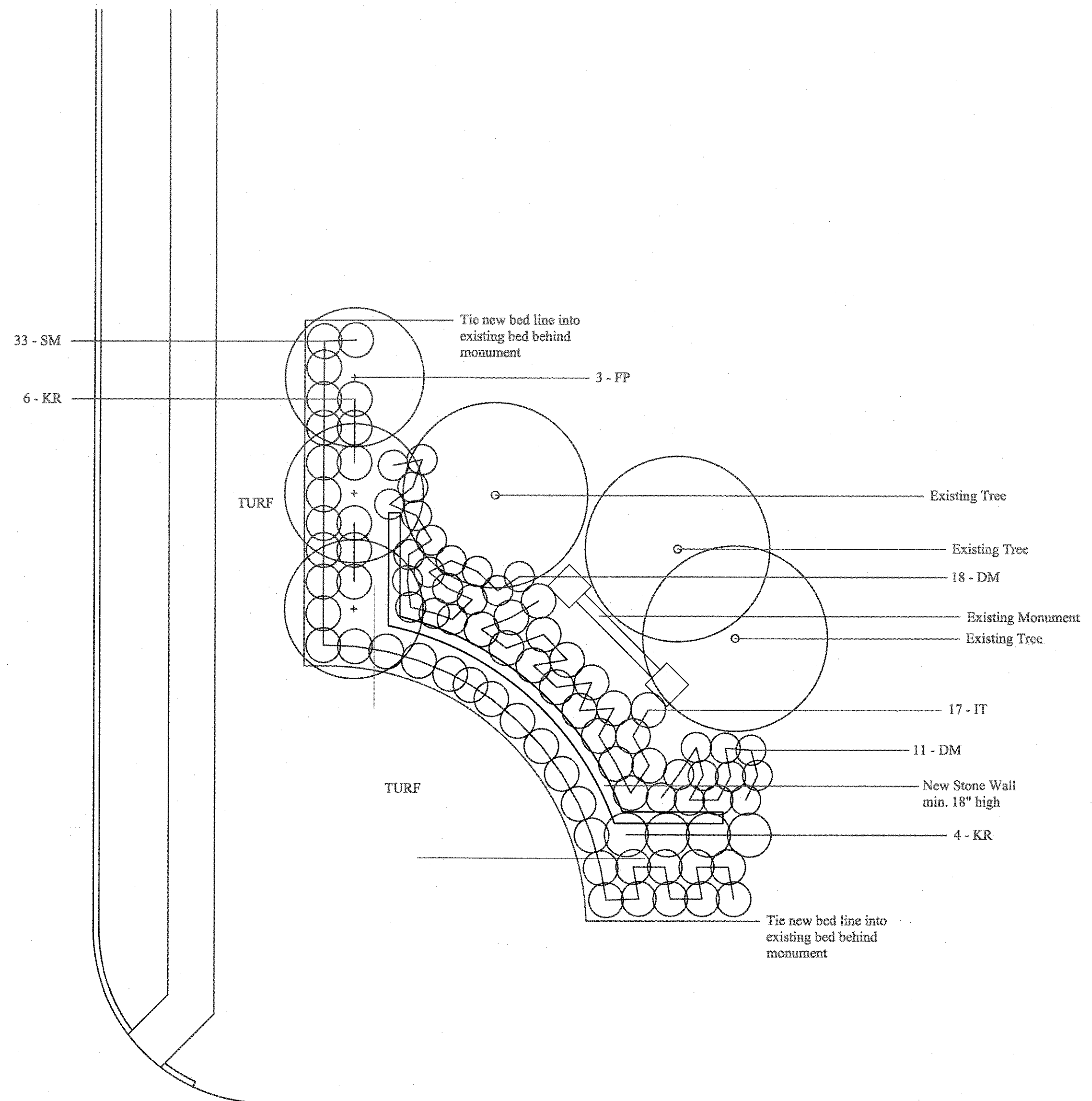
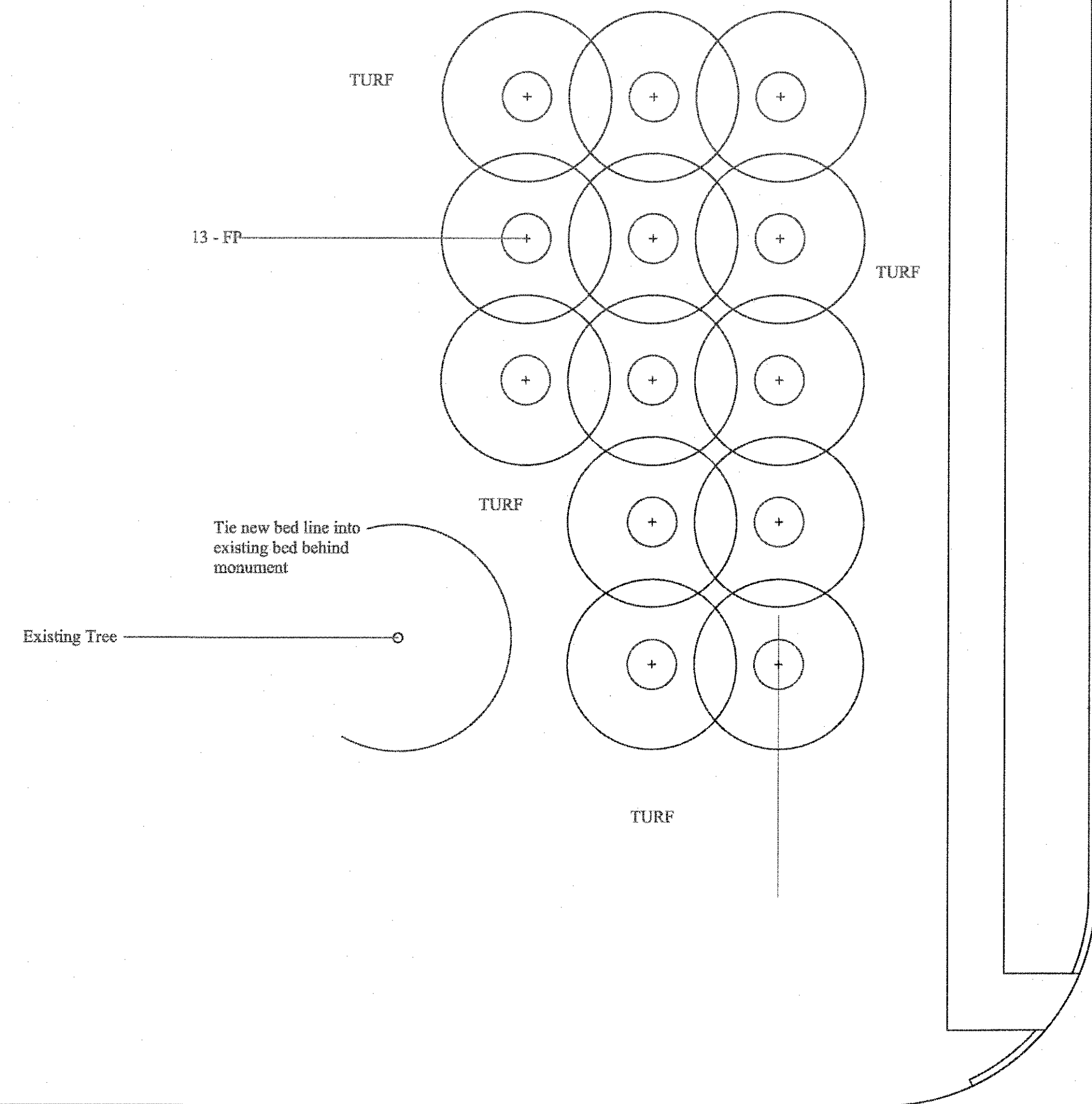
Piatt Meadows Homeowners Association Trustees

Frank Eisenhower
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2013-14, 2014-15, 2015-16

PJ Walsh
614-264-0403
pj96ss@yahoo.com
2014-15, 2015-16, 2016-17

Kevin Webb
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kevinwebb44@yahoo.com
2014-15, 15-16, 16-17

Mailing Address for PMHA: P.O. Box 203, Lewis Center, OH 43035



symbol	botanical name	common name	qty	unit size
KR	Rosa - Knockout 'RADrazz'	Knockout Shrub Rose	47	3 gal
PB	Picea glauca 'Densata'	Black Hills Spruce	2	7-8'
IT	Itea virginica 'Spirch'	Little Henry Sweetspire	51	3 gal
SM	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	139	3 gal
FP	Pyrus calleryana 'Cleveland Select' or 'Glens Fomi'	Flowering Pear	32	2" cal.
AB	Azonia arbutifolia 'Brilliantiss' var'	Brilliant Chokeberry	8	7 gal or B&B
DM	Pennisetum alopecuroides 'Hamaia'	Dwarf Fountain Grass	67	1 gal
MJ	Magnolia x 'Jane'	Jane Magnolia	0	7-8'
BB	Euonymus alatus 'Rudy Haag'	Rudy Haag Dwarf burning Bush	0	3 gal

REV. LEVEL

A	
B	

DWN RJK 18 NOV 2014

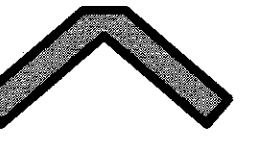
SHEET NO.

S.P

OF _____

Platt Meadows
Powell, Ohio 43065

Landscape Plan
West Entrance



**Landscape Plan
East Entrance**

**Platt Meadows
Powell, Ohio 43065**

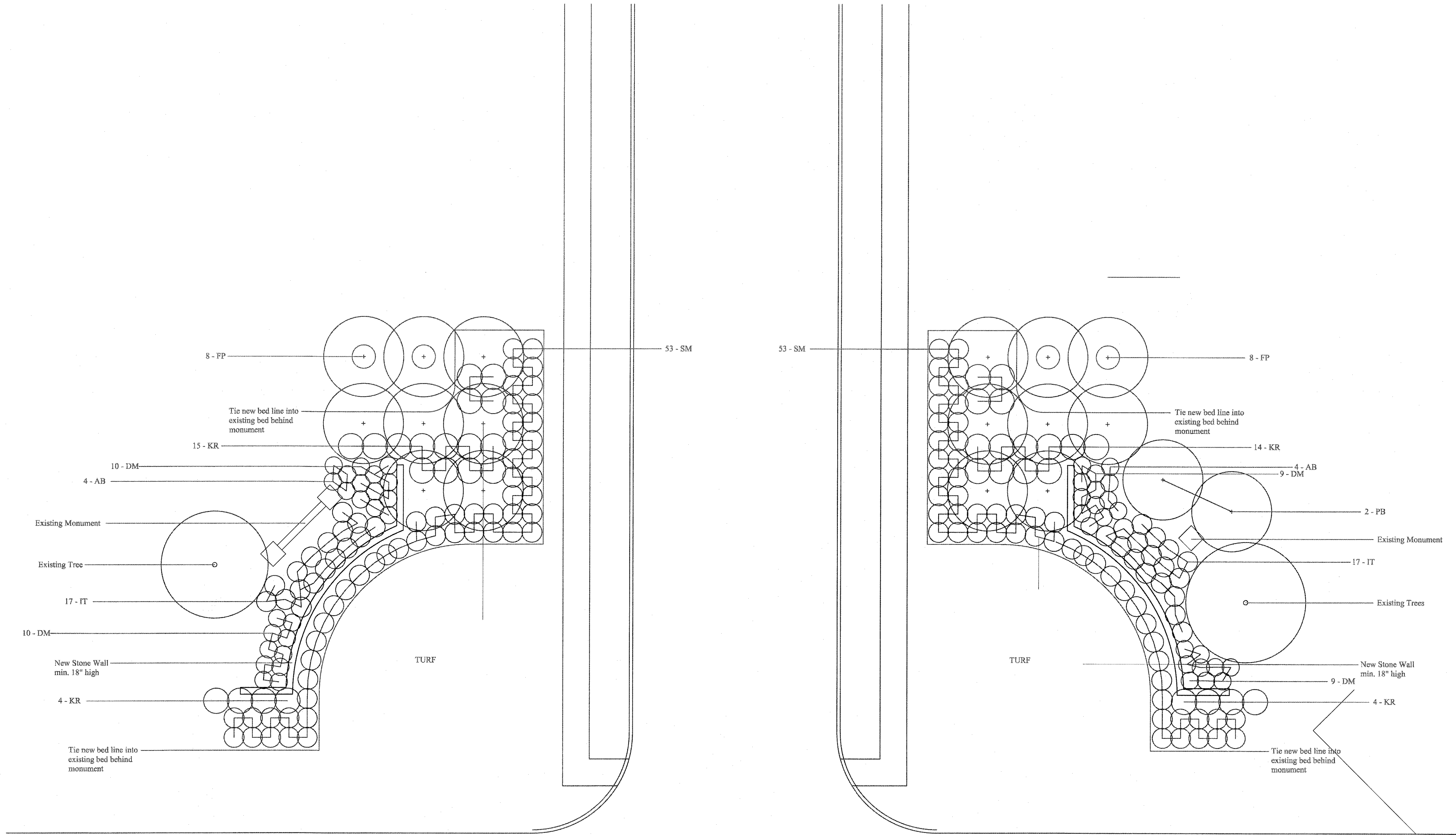
REV. LEVEL

A	
B	
DWN	RJK 18 NOV 2014

SHEET NO.

S.P

OF _____



PLANT LIST				
Front Yard				
symbol	botanical name	common name	qty	unit size
KR	Rosa - Knockout 'RADrazz'	Knockout Shrub Rose	47	3 gal
PB	Picea glauca 'Densata'	Black Hills Spruce	2	7-8'
IT	Itea virginica 'Spireal'	Little Henry Sweetspire	51	3 gal
SM	Spirea japonica 'Magic Carpet'	Magic Carpet Spirea	139	3 gal
FP	Pyrus calleryana 'Cleveland Select' or 'Glens Fom'	Flowering Pear	32	2" cal
AB	Aronia arbutifolia 'Brilliantissima'	Brilliant Chokeberry	8	7 gal or B&B
DM	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	67	1 gal
MJ	Magnolia x 'Jane'	Jane Magnolia	0	7-8'
BB	Euonymus alatus 'Rudy Haag'	Rudy Haag Dwarf burning Bush	0	3 gal

PMHA Ledger - Tax Year 2014

Beginning of Tax Year 2014					
Date		Deposit (+)	Expenses (-)	Balance	Comments
1/1/2014	Ending Balance			\$33,978.86	Starting Balance
Utilities	AEP		-\$17.63		
Utilities	AEP		-\$15.05		
Utilities	AEP		-\$9.41		
Landscaping	check 488 Creation Scapes		-\$959.79		
2/1/2014	Ending Balance			\$32,976.98	
Misc Stamps - Goddard	check 489 Goddard		-\$56.96		
Property Taxes	check 511 Jon Peterson		-\$649.10		
Insurance	Nationwide Insurance		-\$327.00		
Utilities	AEP		-\$17.17		
Utilities	AEP		-\$10.53		
Utilities	AEP		-\$9.41		
3/1/14	Ending Balance			\$31,906.81	
	Deposit	\$6,300.00			
	Deposit	\$4,725.00			
	Deposit	\$2,625.00			
	Deposit	\$3,600.00			
Misc PO Box yearly fee - USPS	check 490 USPS		-\$92.00		
Landscaping	check 491 Creation Scapes		-\$1,912.69		
Landscaping	check 492 Sureline		-\$2,615.97		
Utilities	AEP		-\$16.44		
Utilities	AEP		-\$14.15		
4/1/2014	Ending Balance			\$44,505.56	
	Deposit	\$3,300.00			
	Deposit	\$1,800.00			
	Deposit	\$6,000.00			
	Deposit	\$1,950.00			
	Deposit	\$750.00			
Landscaping	check 493 Sureline		-\$2,615.97		
Lawyer Fee	check 494 Ross Long		-\$620.00		
Misc Signs Neighborhood	check 495 Eisenhower		-\$541.59		
Utilities	AEP		-\$9.58		
Utilities	AEP		-\$17.26		
Utilities	AEP		-\$16.29		
5/1/14	Ending Balance			\$54,484.87	
	Deposit	\$1,525.00			
	Deposit	\$750.00			
Misc Certified Letters	check 496 Goddard		-\$41.69		
Misc Pond Fish	check 497 ATAC		-\$125.43		
Landscaping	check 498 Sureline		-\$2,415.97		
Misc Postage	check 499 Goddard		-\$59.50		
Utilities	AEP		-\$9.64		
Utilities	AEP		-\$27.77		
Utilities	AEP		-\$85.42		
Utilities	AEP		-\$29.35		
6/1/2014	Ending Balance			\$53,965.10	
	Deposit	\$625.00			
	Deposit	\$600.00			
	Deposit	\$1,078.00			
Landscaping	check 500 Sureline		-\$2,415.97		
Taxes Property	check 507 Jon Peterson		-\$649.10		
Misc Garage Sale Signs	check 508 Eisenhower		-\$55.96		
Utilities	AEP		-\$28.59		
Utilities	AEP		-\$151.64		
Utilities	AEP		-\$30.04		
Bank Fee	Service Fee		-\$6.00		
Bank Fee	Service Fee		-\$19.90		
7/1/2014	Ending Balance			\$52,910.90	
	Deposit	\$50.00			
Utilities	AEP		-\$29.19		
Utilities	AEP		-\$124.11		
Utilities	AEP		-\$25.63		
Landscaping	check 509 Sureline		-\$2,415.97		
Lawyer Fee	check 510 Ross		-\$35.00		
8/1/2014	Ending Balance			\$50,331.00	
Landscaping	check 511 Sureline		-\$2,415.97		
Lawyer Fee	check 512 Ross		-\$136.00		
Insurance	Nationwide Insurance		-\$327.00		

Utilities	AEP		-\$134.72	
Utilities	AEP		-\$27.29	
Utilities	AEP		-\$21.26	
Bank Fee	Service Fee		-\$9.00	
9/1/2014 Ending Balance				\$47,259.76
	Deposit	\$400.00		
	Deposit	\$100.00		
Utilities	AEP		-\$147.47	
Utilities	AEP		-\$29.67	
Utilities	AEP		-\$21.31	
Misc Block Party	Check 514 Angi Morris		-\$61.16	
Misc Block Party	Check 515 Megan Ward		-\$19.22	
Landscaping	Check 516 Sureline		-\$2,415.97	
10/1/2014 Ending Balance				\$45,064.96
	Deposit	\$100.00		
	Deposit	\$150.00		
Landscaping	Check 517 Sureline		-\$775.75	
Landscaping	Check 518 Sureline		-\$2,415.97	
Landscaping	Check 520 Sureline		-\$2,615.97	
Landscaping	Check 521 Sureline		-\$1,075.00	
Utilities	AEP		-\$140.11	
Utilities	AEP		-\$29.27	
Utilities	AEP		-\$21.34	
11/1/2014 Ending Balance				\$38,241.55
Lawyer Fee	Check 519 - Ross		-\$300.00	Gratherine Foreclosure
Deposit		\$50.00		
Deposit		\$100.00		
Utilities	AEP		-\$145.45	
Utilities	AEP		-\$29.44	
Utilities	AEP		-\$21.34	
12/1/2014 Ending Balance				\$37,895.32
Landscaping	Check 522		-\$2,415.97	
Misc	Check 523		-\$116.64	Stamps, Staples supplies
Misc	debit Post Net		-\$104.33	Directories Printing
Utilities	AEP		-\$46.43	
Utilities	AEP		-\$29.40	
Utilities	AEP		-\$21.44	
Bank Fee	Service Fee		-\$15.00	
1/1/2015 Ending Balance				\$35,146.11
End of Tax Year 2014				
Totals for the tax year		\$36,578.00	-\$35,410.75	\$1,167.25

Asset Balances

	PNC
1/1/2014 Ending Balance	\$33,978.86
2/1/2014 Ending Balance	\$32,976.98
3/1/2014 Ending Balance	\$31,906.81
4/1/2014 Ending Balance	\$44,505.56
5/1/2014 Ending Balance	\$54,484.87
6/1/2014 Ending Balance	\$53,965.10
7/1/2014 Ending Balance	\$52,910.90
8/1/2014 Ending Balance	\$50,331.00
9/1/2014 Ending Balance	\$47,259.76
10/1/2014 Ending Balance	\$45,064.96
11/1/2014 Ending Balance	\$38,241.55
12/1/2014 Ending Balance	\$37,895.32
1/1/2015 Ending Balance	\$35,146.11

BUDGET 2015

PROPOSED 2015 BUDGET

INCOME

as of 12/31/14

Dues

	2013	actual 2014	delta	comments
	\$34,800.00	\$36,578.00	\$1,778.00	
totals	\$34,800.00	\$36,578.00	\$1,778.00	2014 includes additional funds from past non-paying properties

EXPENSES

as of 12/31/14

Utilities AEP
Property Taxes
Insurance
Pond Maintenance
Lawyer Fees

MISC

Landscaping

Bank Fees

	2013	actual 2014	delta	comments
Utilities AEP	-\$1,690.33	-\$1,560.24	\$130.09	
Property Taxes	-\$1,283.84	-\$1,298.20	-\$14.36	
Insurance	-\$688.00	-\$654.00	\$34.00	
Pond Maintenance	-\$1,094.13	\$0.00	\$1,094.13	included with landscaping for 2014
Lawyer Fees	-\$35.00	-\$1,091.00	-\$1,056.00	liens, foreclosures
MISC	-\$269.66	-\$1,274.48	-\$1,004.82	stamps, new signage, pond fish, cert letters, website, garage sale, block party, directories
Landscaping	-\$25,218.10	-\$29,482.93	-\$4,264.83	includes pond maint, additional work to grind stumps, clear brush
Bank Fees	\$0.00	-\$49.90	-\$49.90	fees to obtain copies of past financial information, etc
totals	-\$30,279.06	-\$35,410.75	-\$5,131.69	Higher expenses in 2014 vs 2013

NET INCOME

	\$4,520.94	\$1,167.25
If dues were \$260*116	-\$119.06	-\$5,250.75

MISC breakdown

stamps	-\$116.46
po box	-\$92.00
new signs	-\$541.59
cert letters	-\$41.69
pond fish	-\$125.43
garage sale signs	-\$55.96
block party	-\$80.38
directories	-\$220.97
total	-\$1,274.48

Lawyer Fees Breakdown

Gratherine Foreclosure&Release	-\$300.00
Griffin Foreclosure	-\$620.00
Lien Release Letter 1 home	-\$35.00
Lien Filing 2 homes	-\$136.00
total	-\$1,091.00

Landscaping Extras for 2014

Clear Brush	-\$775.75
Grind 10 stumps cut 5 trees	-\$1,075.00
total	-\$1,850.75

Piatt Meadows Homeowners Association
P.O. Box 203
Lewis Center, OH 43035

- * Total common areas = 10.3 acres (seven parcels) including pond
- * Landscape common areas in red sections (approx 8 acres of turf area & beds), not including pond
- * Common area includes grass between Hollenback Road and white fence.

Pond
(not included in 8 acres
landscape area)

