

# The Prospector 2023

## President's Address – Scott Mattingly

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### Welcome 2023

We are still working on the 2023 budget. As you know, inflation increased to 7.1% in 2022 and costs have risen substantially over the past years. For example, in 2019 a new composite "standard size" deck in phase F was \$4,966. In 2022 the cost was \$8,850 for the same deck. This is a 78% increase in our costs. We are working to manage costs while still maintaining the community

standards everyone expects. This is why the budget is taking so long to complete. The budget will be ready later this month.

On a happier note, I'm sure you have experienced all the digging and installation work for the fiber optic upgrade over the past few weeks. Altafiber has completed the main work for all the streets except for Edgelake and Lakepoint. These streets should be completed soon.

They have started the process of turning the fiber live, which means you will be able to upgrade to full fiber. Altafiber will be at the clubhouse on Friday, Jan 13th where they will answer questions and allow you to sign up. Times to follow.

There are a number of other projects going on this year, we will keep you updated as they progress.

*Scott*

## Trash Can Policy and Action Reminder

The Prospect Point trash can policy states that cans should be put out at dusk the day before pickup and stored in the garage or behind the unit the evening of pickup. Units without a garage may store the cans behind the privacy wall.

Trash cans left outside in full view beyond the permissible timeframe, will be removed from the residence.

Cans that have been removed may be retrieved by paying the cost to pick them up and to return them to

your address. The cost to pick up and then return a trash can is \$14.00 per can. To retrieve your trash can, contact Rentz Management at (859)581-4815.

### Proof of Insurance

For those homeowners with a mortgage or home equity line, you will likely need to provide your mortgage company with a "Certificate of Insurance". This can be obtained by contacting Joe Wolterman at Wolterman Insurance Services at:

513.245.1675

## Snow Removal Policy

### Snow-Snow-Snow

One of the most popular questions this time of year is "When do the streets get plowed and when do the driveways and sidewalks get cleared?".

Here is the scoop: We have established guidelines on when snow removal begins based on the amount of snow that has fallen. The snow measurements are

based on the reported snow fall at the airport (CVG). Many factors can affect the removal plan.

- \* what kind of snow is falling (wet vs dry)?
- \* how hard is the snow falling?
- \* what are the predictions for continued snow?



Street Cleaning: 2"



Driveway/Sidewalks: 4"

## Board Meeting Highlights

### November Meeting November 14, 2022

#### Coach Lights

The Costco light was looked at by the Property Management committee and several owners.

#### Trash can lids

Several missing or dam-

aged community cans will have new lids installed.

#### Landscape Committee

The committee does not meet in January, the next meeting is February 21st.

#### 2023 Budget

The budget has been delayed. It is planned to be

completed later this month.

#### Altafiber

Our fiber upgrade has been delayed due to issues else where in the city. New wiring should begin after the first of the year.



## Kentucky's New Tax Law

2022 Kentucky legislation in House Bill 8 makes substantial changes to how various services are taxed within the state. In the area of sales and use tax, thirty-four (34) additional service categories become subject to tax. Businesses that provide the new services are required to collect the 6% sales tax from

their customers for providing these services. The bill also creates and/or amends several sales and use tax exemptions.

One change is applying sales tax to utilities. Your primary residence is exempt from this tax. Duke, Water and SD1 should handle this automatically.

You may want to watch your next few months utility bills to make sure that you are not being charged sales tax on your primary residence.

For more details on the tax changes go to the [Kentucky Department of Revenue website](https://www.ky.gov/kytax).



## Pet Cleanup Reminder

### New Year's Resolution:

***Always pickup after your pet when they are outside.***

As a reminder; you **MUST** pickup after your pets. **WHENEVER** and **WHEREVER** they go.

Snow and ice on the ground does not cancel the need to cleanup. There seems to be an increase in pet waste not being picked up right now. Please be a good pet parent & a good neighbor and pickup when

your pet does their outside business.

Several areas are extremely bad behind the units, like **REALLY** bad. Out of sight is not out of mind. There are a number of people walking behind units: neighbors, contractors, utility workers etc. **NO ONE** wants to step into anything extra left laying around.

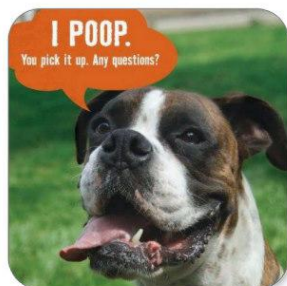
### Cleanup:

- ✓ front yard
- ✓ side yard

- ✓ back yard
- ✓ any common area
- ✓ at garbage cans
- ✓ everywhere

If the association has to have someone come and clean up, the owner will be billed for the expense. Pet cleanup is not included in the monthly assessment.

FYI: you can also hire someone to come and keep your yard clean. There actually are people that provide this service.



## Fiber Internet now available at Prospect Point

up to

### 500 Mbps

Up to 125 Mbps Upload  
Stream to 15+ Devices

up to

### 750 Mbps

Up to 200 Mbps Upload  
Stream to 20+ Devices

up to

### 1 Gbps

Up to 500 Mbps Upload  
Stream to 25+ Devices

### fioptics<sup>+</sup>

Bundle with 500 Mbps or 750 Mbps

Fioptics+, powered by TiVo, instantly gives you total control of the TV programming you love, and much more! You'll receive all of your channels, as well as access to streaming providers, over one connection.



Take Fioptics+ everywhere.

Download the Fioptics+ app on iOS, Android, Apple TV, Amazon Firestick and more to stream your favorite shows.

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Record and stream later on your Fioptics+ streaming device or smart device.



### PREMIER

Evolve your Internet.

Evolve your Internet with Premier and receive Whole-Home Wi-Fi, Network Security, Internet Security, Secure Password Manager, Premium Device Support, and Repair Protection.



Please scan this QR code to  
schedule a consultation, or call us  
at 513.943.4301

**altafiber**  
elevating connection



## Prospect Point Management

Rentz Management  
P.O. Box 1027  
Covington, KY 41012

Phone:

(859) 581-4815

Fax:

(859) 655-2613

rentzmanagement.com

We're on the Web!

See us at:

prospectpointhoa.com

## Email List Sign-up

Please join our email list. Sending emails will allow better and faster communications. Your email will ONLY be used by the association to send you information. This information includes notices, meeting

reminders, the Prospector newsletter and other information for our homeowners and residents. We will never sell your email address to any third party. Sign up on our website [www.prospectpointhoa.com](http://www.prospectpointhoa.com)

### Prospect Point Email Signup

E-mail

First Name

Last Name

Subscribe



## Monthly Meetings



All regularly scheduled meetings are held at the clubhouse unless noted otherwise. Meetings are open to all owners and residents.

### Board Meeting

Meets on the 4<sup>th</sup> Monday at 7:00 p.m.

Contacts: any board member.

### Landscape Committee

Meets on the Tuesday before the Board Meeting.

Contacts: Liz Hofacre/Sally Ziedler

### Property Committee

Meets on the Thursday before the Board Meeting.

Contacts: Scott Mattingly/Bryan Cash

January 2023						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	2	3	4	5	6	7
	9	10	11	12	13	14
	16 Martin Luther King Day	17	18	19 Property Management Meeting	20	21
	23 Board Meeting	24	25	26	27	28
	30	31	Notes:			

February 2023						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 Happy Groundhog Day	3	4
5	6	7	8	9	10	11
12	13	14 Happy Valentine's Day	15	16	17	18
19	20 PRESIDENT'S DAY	21 Mardi Gras Landscape Meeting	22	23 Property Management Meeting	24	25
26	27 Board Meeting	28	Notes:			