

# LOST HOLLOW NEWSLETTER

**APRIL, 2018**

**WEBSITE: WWW.LOST-HOLLOW.COM**

**PASSWORD: LHSpring18**

**The Spring Membership Meeting of the Lost Hollow property Owners Association will be held Sunday, April 29, 2018 at 1:00 pm at the Shelter House. Please plan to attend this important meeting.**

The Board of Directors have been very busy over the winter and want to welcome everyone back to camp. They hope everyone has an awesome summer.

## **JUST A REMINDER**

The Board of Directors are not police officers and only have the power to enforce the Deed Restrictions, Constitution and BY-Laws of LHPOA. If an issue is in regards to someone breaking a Rule located in the Constitution, Deed Restrictions or the By-laws of LHPOA please notify your director for an incident report and promptly report the issue. If it is an issue between you and your neighbor, please try to work it out between you and them. If it can not be worked out either call the police or your attorney. If it is an issue where a law of the State of Ohio or a Federal law is being broken contact the police and let your director know.

## **VOLUNTEERS**

We are in the need of volunteers to help with summer activities and with the Action Committee. If you would like to help, please contact your director. Anyone that has a specialized skill set i.e.: construction, concrete, asphalt, roofing that would like to volunteer would greatly be appreciated. Just remember that volunteers help save the camp money and also help make it look great.

## **E-MAILS**

We are asking all that have an e-mail address, let Jeff Thomas or your director know the address. This will help us notify you in case of an emergency and help with statements and getting other information out to you sooner.

## **TREASURERS LETTER**

By now everyone should have seen their letter from the treasurer. In it he explained that the operating assessment (lot due) and reserve fund payments are due by the 1<sup>st</sup> of the month and you will be assessed a late fee of \$20 if payment is received after the 15<sup>th</sup> of the month.

**Mailing Address for Dues and other Association business is:**

**L.H.P.O.A., INC  
P.O. BOX 209  
MAINEVILLE, OH 45039**

## **OBITUARIES**

We have had a very long and hard winter and lost a lot of members. Below is a list of members we have been made aware of. If we have missed anyone, please let us know.

CURT THOMAS	DIANE DUROSE	JOHN HINKLE
WARREN BOWER	RALPH WALKER	PAMELA DUNN
GERRY WOLF	NICK CARTER	

## **PRIVACY CLAUSE**

Over the last year we have been made aware that due to privacy laws, both Federal and State of Ohio, we can not disclose any personal and private matters. Since 2017, we have held executive sessions after every board meeting to cover any fines, discipline or any other issues the board deems could be in violation of the privacy acts. This clause protects the LHPOA and members from any conflicts.

## **DOG REGISTRATION**

Please remember, you must yearly register your pet. See your Director for the form.

## **IDEAS**

If you have any improvement ideas that you would like to present to the board, please notify your Director.

## **DO YOUR PART TO RESPECT THE PARK**

Our front gate system is programmed to let one car in at a time. When you allow another car to come in, it causes the gate to malfunction. The next person to come to the gate may not be able to get in. Please, only one car at a time. Also, remember you are responsible for anyone you let in the front gate.

Members who are moving a camper/rv in or out of the campground must secure permission from the Board of Directors to park their camper/rv temporarily on common property. Contact your District Director for permission from the Board.

If you have more vehicles than will fit on your lot, you must park in approved overflow locations. Never park in another members lot without written permission. Never park in a cul de sac and block a members driveway or access to their lot. Do not park on the street.

## **JUST A REMINDER**

The Trash Dumpsters are for Lost-Hollow trash only. Please do not bring in outside trash.

# L.H.P.O.A. Spring Membership Meeting Agenda

## Sunday, April 29, 2018 Shelter House at 1:00 p.m.

1. Call to Order
2. Invocation
3. Welcome
4. Legal Report
5. Secretary's Report
6. Treasurer's Report and Budget
7. Cap Reserve Vote
8. Open Forum
9. Roger Hopkins            District 0 (Director)  
John Sloan                District 0 (Director at Large)  
Josie Noble                District 1 (Director)  
Hazel Smith               District 1 (Director at Large)  
Tony Fraxier               District 2 (Director)  
Phil Clifton                District 2 (Director at Large)  
Rich McCandlish         District 3 (Director)  
Sam Short                  District 4 (Director)  
Mike Branson              District 4 (Director at Large)
10. Old Business
11. New Business
12. Adjourn

## A Message from the Treasurer

I wanted to take the opportunity to get some information out to everyone. The board voted to delay the collection of the reserve fund until after the waiver vote at the spring meeting. As a result, the dues will remain at \$40.00 until May 2017. If the membership votes to waive the reserve, then the budgeted capital expenditures will be done as a special assessment. The assessment is anticipated to be approximately 402.50. If the membership does not waive the reserve, we still need to collect \$240.00 per lot (\$20.00 per lot for 12 months) in order to comply with the law. By deferring the \$60.00 until May, we will have to do an \$80.00 reserve catch up in May. In a nutshell, if we fund the reserve, it will be \$40 Jan-Apr, \$60.00 May-Dec and an \$80.00 catch up in May.

If it is easier to begin paying \$60.00 in Jan, feel free to do so, just put a note in there saying that is what you are doing so I can ear mark that money for the May catch up. If the reserve is waived, I will credit it to the assessment.

A few more items:

1. If you haven't started using the new address, please do so now.
  - a. P.O. Box 209, Maineville OH 45039
2. Lot dues are due on the first day of the month. Dues not received on or before the 15<sup>th</sup> will be assessed a \$20.00 late charge
3. Effective 01/01/2018, we will no longer accept cash. Please pay by check or money order.
4. If you own multiple lots, for record keeping, lots are combined under the member. If you have a specific reason that you want the lots separated, let me know. If you want the lots separated, you will need to send a separate check/money order for each lot or group of lots.
5. Any monies received will be applied in order of invoice due date.
6. There have been several complaints that taking payments during the board/membership meetings causes a disruption. If you would like to make a payment at the meeting, please do so before or after the meeting.
7. Many people have asked about receiving invoices. We currently do not invoice due to costs. I would like to do an email campaign and get everyone's email. I believe I can set it up to have invoices emailed for those who would like that.

As always, if you have any questions, feel free to give me a call 513-518-2660.

## Annual Reserve Waiver Ballot

O.R.C. 5312 requires all associations to budget for a fully funded reserve in order to avoid special assessments. The owners have the option to annually waive the reserve requirement and fund the required repairs through special assessments. The exact language is as follows:

Annually adopt and amend an estimated budget for revenues and expenditures. Any budget shall include reserves in an amount adequate to repair and replace major capital items in the normal course of operations without the necessity of special assessments, unless the owners, exercising not less than a majority of the voting power of the owners association, waive the reserve requirement annually.

Waiving the reserve does not change the Associations legal obligation to maintain, repair or replace capital items. It only affects if there is a reserve fund or a special assessment for the repairs. While a fully funded reserve does not guarantee that there will never be a special assessment (unforeseen circumstances), it should eliminate all special assessments for planned repairs.

The current reserve requirement is \$240.00 per lot (\$20.00 per month x 12 months)

The current year's capital budget would require an estimated special assessment of approximately \$402.50 per lot.

A "YES" vote would waive the 2018 reserve requirement and repairs would be done through special assessments. A "NO" vote will fund the required reserve.

Please mark 2 votes only.

Yes \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ No \_\_\_\_\_

# 2018 LOST HOLLOW ACTIVITIES CALENDAR

DATE	DAY	ACTIVITY	TIME	LOCATION
March 24 or March 31		Water (walk water line)	9:00 a.m.	Meet at Office
April 16, 2018	Monday	Water turn on		
April 29, 2018	Sunday	Spring Membership Meeting	1:00 p.m.	Shelter House
May 26, 2018	Saturday	Kid's Crafts	10:00 a.m.	Shelter House
May 26, 2018	Saturday	Putt-Putt Tournament (\$2.00 per person)	2:00 p.m.	Putt-Putt Course
May 26, 2018	Saturday	Shuffleboard Tournament (\$10.00 per Team)	4:00 p.m.	Shuffleboard Court
May 26, 2018	Saturday	Band	7:00 p.m.	Shelter House
May 27, 2018	Sunday	Flag Raising Dedication	9:00 a.m.	Park Office
May 27, 2018	Sunday	Poker Run	1:00 p.m.	Shelter House
May 27, 2018	Sunday	Golf Cart Parade	9:00 p.m.	Park Office
June 9, 2018	Saturday	Horse Shoe Tournament	11:00 a.m.	
June 9, 2018	Saturday	Golf Cart Parade	9:00 p.m.	Park Office
June 16, 2018	Saturday	Community Picnic (bring covered dish)	5:00 p.m.	Shelter House
June 23, 2018	Saturday	Scavenger Hunt (kids 17 & under)	11:00 a.m.	Park Office
June 23, 2018	Saturday	Volleyball Tournament	5:00 p.m.	Volleyball Court
June 30, 2018	Saturday	Kid's Crafts	10:00 a.m.	Shelter House
June 30, 2018	Saturday	Poker Run	2:00 p.m. (note start time change)	Shelter House
June 30, 2018	Saturday	Ice Cream Social	4:00 p.m.	Shelter House
June 30, 2018	Saturday	Band	7:00 p.m. - 11:00 p.m.	Shelter House
July 14, 2018	Saturday	Golf Cart Parade	9:00 p.m.	Shelter House
July 21, 2018	Saturday	Shuffle Board Tournament (\$10.00 per Team)	10:00 a.m.	Shuffle Board Court
July 21, 2018	Saturday	Fish Fry (bring covered dish)	5:00 p.m.	Shelter House

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# 2018 LOST HOLLOW ACTIVITIES CALENDAR

DATE	DAY	ACTIVITY	TIME	LOCATION
August 4, 2018	Saturday	Kid's Crafts	10:00 a.m.	Shelter House
August 4, 2018	Saturday	Corn Hole Tournament (\$10.00 per Team)	6:00 p.m.	Tennis Court
August 11, 2018	Saturday	Pig Roast (bring covered dish)	1:00 p.m.	Shelter House
August 11, 2018	Saturday	Game Night	6:00 p.m.	Shelter House
August 25, 2018	Saturday	Pool Party (kids 17 & under)	12:00 p.m.	Back Pool
September 1, 2018	Saturday	Kid's Crafts	10:00 a.m.	Shelter House
September 1, 2018	Saturday	Corn Hole Tournament (Kids 17 & under)	2:00 p.m.	Tennis Court
September 1, 2018	Saturday	Band	7:00 p.m.	Shelter House
September 2, 2018	Sunday	Poker Run	1:00 p.m. (note start time)	Shelter House
September 2, 2018	Sunday	Golf Cart Parade	9:00 p.m.	Park Office
September 30, 2018	Sunday	Fall Membership Meeting	1:00 p.m.	Shelter House
October 6, 2018	Saturday	Trick or Treat	1:00 p.m. to 3:00 p.m.	
October 6, 2018	Saturday	Costume Judging	3:30 p.m.	Shelter House
October 6, 2018	Saturday	Halloween Party	6:00 p.m. to ????	Shelter House
October 13, 2018	Saturday	Rain Date Halloween Party		

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## **LOST HOLLOW PROPERTY OWNERS ASSOCIATION**

**September 24, 2017**

### **Fall Meeting Minutes**

The Board of Directors and Membership of Lost Hollow Property Owners Association met at the Shelter House on Sunday, September 24, 2017. The meeting was called to order at 1:12 p.m.

John Fritchen gave the invocation.

#### WELCOME

Hazel Smith welcomed everyone to the meeting and thanked the Board of Directors and volunteer for all of their hard work.

#### LEGAL REPORT

Hazel introduced Brian Shaw of the Law Firm of Kaman & Cusimano, LLC. Mr. Shaw went over their responsibilities to LHPOA as to reviewing LHPOA's Constitution and ByLaws to be in compliance with State and Federal Laws.

#### PARK MANAGERS REPORT

Mark Bowne gave his report as follows:

- Pools covered and winterized - may have found leak
- It will cost \$1,500 to get the Sewer Plant to comply with EPA
- Leaf box was painted
- Water will be turned off on October 16th.
- Comfort Stations will be closed October 16th
- Leaf Pickup will be: First pick up will be October 2nd and every Monday until November 20th.
- Sprayed Roads for Halloween Party
- Park will be closed after Halloween Party

#### SECRETARY'S REPORT

A mention was made that all of the questions and answers were not mentioned in the June 11th meeting minutes and Newsletter. Answer was that minutes were constructed as bullet point items and each question is lumped into the bullet point of discussion. To print all of the questions and answers would be extensive.

A motion to accept the minutes from the Fall Meeting was made by Chuck, Lot 277 & 278, seconded by Pat, Lot 266.

## TREASURERS REPORT

- Documents for the Treasurers report were handed out - #1 Comparison Budget/Year to Date, #2 Capital Reserve Report & Expense, #3 Operating Budget, #4 Budget Narrative
- Jeff Thomas went over the reports page by page.
- Jeff Thomas went over Cap Expense and Operating Expense
  1. Assessment to fix now
  2. Plan Ahead - collect each month for the future problem.
  3. Listed Assets - cost of useful life for 30 years.
  4. Inflation cost: \$1.299 million we have \$598,698 which is at \$704,000 shortage. Need to put \$20 in reserve from each lot.
  5. Lot Fee: \$40.00 at lot plus Reserve Fee \$20.00 a lot = \$60.00 a lot.
- A discussion was held on the Park going under Code 5312 Association and not staying under Code 3729 Campground. Many questions were asked to include separately and all questions were answered. If you have more questions the Board will be glad to answer them.
- A motion was made to waive the Reserve Cap Fee of \$20 until the Spring Meeting when it can be voted on. Motion carried.

A motion was made to accept the Treasurers Report by Diane Lot 494 and Seconded by Roger Lot 92. Motion Carried and approved.

## ELECTION OF DIRECTOR'S AT LARGE & DIRECTOR DISTRICT 3

Nominees gave short narratives on who they were and a little about themselves.

Results were:

District 0 - At Large - John Sloan  
District 1 - At Large - Hazel Smith  
District 2 - At Large - Phil Clifton  
District 3 - Director - Rich McCandlish  
District 4 - At Large - Mike Branson

## DIRECTORS REPORTS

District 1	Josie Noble	Thank you to everyone that cleaned up their lots.
District 1	Hazel Smith	Thank you to the Board and Volunteers
	At Large	
District 2	Tony Frazier	Will be working on New Shelter House, Front Pool and New Deck
District 2	Phil Clifton	No Report
	At Large	
District 4	Judy Davis	Thank yous and Newsletter
District 4	Sam Short	No Report, need volunteers



## NEW BUSINESS

- Members must have permission from the Board to park campers at entrance.
- Overflow Parking - Please park in designated areas only.
- Display of USA flags
- Lot numbers and flags must be displayed on all Golf Carts

A motion was made to adjourn the meeting by Coleen and seconded by Pauline. A unanimous Yes vote was taken. Motion carried.

Respectfully submitted by  
Alice Bartow  
Secretary