



The Prospector

Prospect Point Home
Owners Association
Association

Volume 2, Issue 10
October, 2008

Prospect Point Member's Annual Meeting, October 27, 2008

You are invited to attend Prospect Point's Annual Members' meeting held at the Clubhouse on October 27, 2008 at 7PM.

At this meeting, the membership will be selecting three board mem-

bers to serve a three year term.

Your vote is very important. Please exercise your right to vote by either sending your ballot to Renzt Management to be re-

ceived by October 22 or bring your ballot to the Annual Meeting October 27.

We hope to see you there.

Shelly Fuller, President

Board Nominations (in alphabetic order)

Joe Marusin

Currently a member of the board of Prospect Point. During this period, there were no increase in maintenance fee, although as you look around, you will see all of the improvements accomplishments, club house updates, painting of many buildings, repairing driveways, replacing garage doors, and beautifying the common grounds. Experience of Labor Relations, contract negotiations in multi-company facilities. Counseled military veterans as second career.

Jill Trame

Hello, I'm Jill Trame. I have lived in Prospect Point for over 20

years. In those 20+ years I have served on the Board on many different occasions starting in the early 1990s, two years as President. Prospect Point is quite a unique place. Other communities have envied our beautiful views, wide open spaces, and friendly atmosphere for years. The Board has worked hard to maintain our appearance and make Prospect Point nicer than ever. I have spent the past several years working hard as the Co-Chairman of the Landscape Committee and I will keep trying to continue to beautify our surroundings.

Prospect Point is one of the most financially

sound communities in Kentucky. The Board has worked hard to make sure we have the funds to maintain and improve our community.

My goal would be to protect reserves while continuing to work toward improvements and enhancements of our property so that we can enjoy the benefits now. I also want to make sure that we keep the assessments within a reasonable budget especially for those on a fixed income.

I would appreciate your vote in October so I can continue to serve Prospect Point and its needs. Thank you for your support.

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Special Points of Interest:

- Prospect Point Budget Planning is currently underway
- Italian Night at the Clubhouse Saturday, October 25, 7PM
- Web site being updated

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September 22, 2008 Board Meeting Minutes

CALL TO ORDER:

The meeting was called to order by President Shelly Fuller at 7:00 PM

Marusin, Byron Wolfe. The meeting was also attended by Bill Sears and Coleen Collins, homeowners. Topics discussed:

ATTENDANCE: Margaret Gittner

All board members were present: Shelly Fuller, Margaret Gittner, Jackie Sawyer, Sally Zeidler, Byron Wolfe, Jill Trame, Bill Schunder, Joe Marusin and Dave Ritchie. Patt Bailey of Rentz Management also attended the meeting.

Bill Sears presented ideas on maintaining the lakes and was asked to write his suggestions and present them to the committee along with estimated costs.

Storm damage.

LANDSCAPE: The Landscape Committee did not meet due to the storm.

APPROVAL OF August MINUTES

Motion to approve minutes of August 25, 2008 Board of Directors meeting was made by Joe Marusin and seconded by Byron Wolfe. Jackie Sawyers abstained since she was not at the last meeting. Motion passed.

Jill Trame said that L&M had been working very hard to clean our property. She further said that they may have to rent a larger piece of equipment to take out some of the stumps.

Jill Trame, Sally and Brian Laws will walk the property and develop a prioritized list for the budget.

The leaves from the storm should be taken care of with the next grass cutting.

SOCIAL: Joe Marusin reported there would be an Italian night but didn't have details.

TREASURER'S REPORT:

Jackie Sawyers

PPHOA Association Checking Account = \$ 58,978.03

PPHOA Reserve Account = \$ 39,836.69

PP Clubhouse Account = \$ 874.33

Prospect Point Trust Account—Market Value = \$ 524,607.31

TOTAL = \$ 624,296.36

FINANCE: Jackie Sawyers
One mo. Late-21 \$ 879.00

Two mo. Late-27 \$4,623.00

Late Fees-7 \$ 2,909.00

Collections-5 \$ 5,126.58

Liens-1 \$ 2,270.00

Foreclosures-0

Work Order Fines-1 \$102.00

Deck Assmts-2 \$ 123.20

Total \$16,032.78

Insurance delinquencies-7 \$1,175.00

Jackie Sawyers made a motion to foreclose on all units eligible for foreclosure. Bill Schunder seconded the motion and it carried

There are six homeowners' delinquent; two at six month and four at one month late.

Jackie Sawyers suggested that Patt Bailey call those homeowners that were two months late.

OLD BUSINESS: Shelly Fuller

It was noted that the camera at the end of Silo had shown that there had been vandalism at and near the dumpster. A complaint and damages are being pursued.

Shelly Fuller told Joe Marusin that any board nominations will need a bio. Bill Schunder asked Joe Marusin how many nominations there were and Joe responded three so far with a couple of inquiries.

Margaret Gittner asked about the Villa Hills stickers having a Prospect Point designation and Shelly Fuller said she would follow up

with Chief Goodenough the next day.

NEW BUSINESS: None

HOMEOWNER QUESTIONS

Mable Rabe commented about the big tree behind her unit. Jill Trame noted that trees were showing stress from the lack of rain and the storm.

Giény Van Anrooy about tree limbs on the walnut tree.

Alice Clay asked if the recently replaced roofs had damage and she was told no.

Alice Clay said the fire-fighter truck was still there. It will receive a tow tag.

Ben Bishop asked about insurance and when his roof was replaced. He was told that the homeowners insurance is responsible as this was a catastrophic event and is not part of the maintenance.

There being no further business, the meeting was adjourned.

Prior to the board meeting the Board met to discuss storm related issues.

COMMITTEE REPORTS

PROPERTY MANAGEMENT:

Shelly Fuller reported the committee met on September 17, was attended by Shelly Fuller, Margaret Gittner, Joe



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Eddie Vogt

I have lived in Prospect Point for 22 years. My wife, Donna and I reside at 2820 Paddock Lane. I am 71 years old and have over 50 years in the utility billing business, working for former Cincinnati Gas and Electric Co. and later Cinergy. I was the head of the special billing group, responsible for the billing of the 5,000 largest customers at Cinergy. I left Cinergy in 1998 and was hired as a utility billing expert by a company that does utility cost reduction services for national multi-site businesses.

Before moving to Prospect Point, we lived in Delhi Township on the west side of Cincinnati. I was active in a very large youth athletic association having coached various sports programs and holding elected positions such as president and vice-president.

Having lived here for 22 years and realizing what a great community we have in Prospect Point, I have de-

ecided to run for the board and offer whatever help I can give in order to retain this high level of community lifestyle in the best kept secret in Northern KY.

Bryan Whitaker

Beth & I have been and owner/residents since August 1998. We moved to Prospect Point in 1995 and rented for 3 years. Loved it so much we decided to stay.

Beth and I are both Northern Kentucky natives, born and raised in Erlanger, KY. I worked my way through college attending Northern Kentucky University. My background in business management is very diverse.

Spent the next 24 years working in business management as:

- Store Manager
- District Business Mgr.
- Director of Operations
- Senior Business Analyst

- Information Technology & Telecommunications Mgr.
- Business Owner (Whitaker Consulting & Project Management)

Community Work includes:

- Junior Achievement instructor at Turkeyfoot Middle School
- Coached 5 years of Knothole baseball
- Coached 4 years of Midget Football
- Active Church member (Central Parkway Church of God)

I have always approached business within the mindset of **financial stewardship** and **fiscal responsibility**. I have always viewed any management position as one of servant hood.

Serving on the Board of Directors for *The Prospect Point Home Owner's Association* would be a privilege that I would not take lightly.

There are many challenges that face us **now & in the future**. What is needed, is a Board that has the ability to meet the needs of today and anticipate future needs. This requires tremendous dedication and follow through. In addition to the above-stated needs we must be financial stewards of the highest character, above all reproach. After all---it is your money that the Board Manages.

I would be honored to receive your vote for a position on the Board of Directors for The Prospect Point Home Owner's Association.

As always, your attendance (although not required) is important. We need to see more homeowners at these meetings.

Sincerely,
Bryan K. Whitaker
(bkw_0116@insightbb.com)

Storm Update

In an effort to make sure our documents were followed in this very unusual storm event, the Prospect Point attorney was contacted.

Our documents clearly state that the Association is to maintain the property. The recent storm was a catastrophic event and therefore does not fall under normal mainte-

nances and repair. As noted in the letter sent to homeowners, Bresser Roofing immediately made all Prospect Point units water tight first before going to their other customers. Once Bresser has their other customers water tight, they will be back in Prospect Point to provide cost repair estimates to our homeowners.

These estimates can be given to the insurance adjusters. Minor repairs (or major too??) can be done by Bresser for the homeowners and will be billed by the Association for those repairs.

As a result of this catastrophic event, the board will again be researching the feasibility of blanket insurance. This topic was taken

up several years ago. Our documents require 2/3 approval and the effort was overturned by the court because less than ten signatures were found to be invalid due to a technicality.

An evaluation of tree damage is underway and a prioritized list for replacements will be developed by the Landscape Committee.

Prospect Point Home Owners Association

President - Shelly Fuller
Property Management Committee Chair
 513-368-4968, shellyf@zoomtown.com

Vice President - Byron Wolfe
 578-0999, marketforce@fuse.net

Treasurer - Jackie Sawyers
Finance Committee Chair
 331-5570 , jsawyers@jlawyers.com

Secretary - Margaret Gittner
Newsletter
 331-3422 mpgrissom@aol.com

Joe Marusin
Nominating Committee Chair
 331-1463, jam99sun@fuse.net

Sally Zeidler
Landscape Committee Co-Chair
 341-0237

Jill Trame
Landscape Committee Co-Chair
 391-1839, jtrame@kmlaw.com

Dave Ritchie 341-8336, dritchier@nexuspm.com

Bill Schunder 331-8067, billschunder@yahoo.com

Property Management - Rentz Management
 581-4815, Fax 655-2613

Clubhouse Rentals - Rhonda Laws, 426-0973
Social Committee Chair—Julie Dorman, 578-9460

Properties for Sale

2815 Dry Ridge Ct, 2 bedroom, \$99,500, 859-372-6000

913 Outlook Ridge, 2 bedroom, \$99,900, 859-525-7900

912 Outlook Ridge, 2 bedroom, \$99,900, 859-525-7000

2831 Paddock, 2 bedroom, \$109,900, 859-341-7400

910 Ravine Dr., 3 bedroom, \$143,900, 859-442-6800

1012 Crown Hill Ct., 2 bedroom, \$214,900, 859-344-8700

2932 Vista Ct., 2 bedroom, \$234,900, 859-341-4444

2946 Observatory, 2 bedroom, \$235,000, 859-331-9626

This information is believed accurate but **NOT** guaranteed.

Other homes may be available that are listed by owner. If you want your owner listing in the newsletter, email mpgrissom@aol.com

The only limit of our realization of tomorrow will be our doubts of today. Let us move forward with strong and active faith.

Franklin D. Roosevelt, 32 President of US (1882-1945)

Visit the PPHOA website
<http://www.pphoa-ky.com>

October, 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15 Property Mgmt Com. 6:30 PM Clubhouse	16	17	18
19	20	21 Landscape Com. 6:30 PM Clubhouse	22	23	24	25 Italian Night @ Clubhouse 7PM
26	27 ANNUAL MEMBERS BOARD MEETING 7:00 pm	28	29	30	31 	