

The Prospector

Prospect Point Home
Owners Association
Association

Volume 2, Issue 11
November, 2008

New Board Members & Officers

My name is Shelly Fuller and I am honored to have again been nominated by the Board of Directors as the President of our Homeowners Association.

After working on the 2009 budget with our Treasurer Jackie Sawyers, fellow board member Bill Schunder and our Property Manager Bob Rentz, I am committed to keep spending at a responsible level. I am pleased to say that even with increases in materials and labor, we were able to contain our maintenance fee increase to only \$5 per month.

I want to give a big thanks to Byron Wolfe for his excellent contribution to the community through his many years on the board. I look forward to working with our newest board member Bryan Whitaker and also welcome back previous board members Joe

Marusin and Jill Trame.

Committee Assignments

As President, I will chair the Property Management Committee that meets monthly to review homeowners requests for property improvements. In addition, I will continue to support the Landscape Committee, chaired by Jill Trame and Sally Zeidler.

Thanks also to Margaret Gittner, our Secretary, who has done a phenomenal job with board minutes and the newsletter. Margaret is currently working on updating our website. If you would like to submit article ideas for the newsletter or website, please send them to Margaret Gittner.

We would like to see more involvement from the community. If you are interested in running for a board position please contact our Nominating Committee Chair, Bryan



Whitaker. I am pleased to continue to work with David Ritchie who is the Lofts representative on our Board. David brings good ideas to the Board meetings. Thanks to Julie Dorman for agreeing to continue as Social Committee Chair.

I am honored to serve as President of the Board and I look forward to working with you in the coming year.

Shelly Fuller, President

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New Year's Eve Party, December 31 at the Clubhouse. More info in December Newsletter.



Veterans Day in Prospect Point. Thanks to all our local Veterans! (and no, it is not touching the ground.-)

Christmas Open House & Cookie Exchange

The Christmas Open House will be at 7:30 pm following the board meeting on Monday, December 15.

Our Social Committee is doing an excellent job this

year and is in the process of putting together a Christmas Cookie Exchange that is scheduled for 1:00 pm, December 7 at the Clubhouse. You will be asked to bring several dozen of

one kind of Christmas cookie and will be able to exchange them for many different kinds to provide you with a nice variety. Call Julie Dorman at 578-9460 for more details and to RSVP.

October Annual Board Meeting Minutes, October 27, 2008

CALL TO ORDER

President Shelly Fuller called the meeting to order at 7:00 pm.

ATTENDANCE

Board members present were: Byron Wolfe, Jackie Sawyers, Margaret Gittner, Sally Zeidler, Bill Schunder, Joe Marusin, Jill Trame and David Ritchie. Bob Rentz and Patt Bailey of Rentz Management were also in attendance.

Secretary Margaret Gittner verified that proper notification of the annual meeting had been given to all members of the association.

Secretary Margaret Gittner announced that for the purposes of the annual election that a quorum of the membership was represented either by attendance or proxy.

President Shelly Fuller read the minutes from the 2007 annual meeting and a motion was made by Jackie Sawyers that was seconded Sally Zeidler with one correction of the misspelling of Zeidler to approve the minutes from the 2007 annual membership meeting. All were in favor and the motion passed.

Nominating Committee Chair Joe Marusin announced the four candidates running for election to the board of directors were: Joe Marusin, Jill Trame, Bryan Whitaker and Eddie Vogt. All nominees were present. Jill Trame, Eddie Vogt and Bryan Whitaker provided comments.

President Shelly Fuller asked

if all ballots were cast. The votes cast at this meeting were counted by Secretary Margaret Gittner, Bill Schunder and Bob Rentz of Rentz Management.

President Shelly Fuller commented on the state of Prospect Point in 2008 and the plans for 2009.

I first want to thank the board and Rentz Management for their efforts this year and the many accomplishments:

- *Painting and new roofs on Stillwater*
- *Trim painting on Palisades*
- *Painting on Dry Ridge Court and Outlook*
- *Lake clean up*
- *Sprinklers around the pool and clubhouse*
- *Additional planter on Prospect Point Drive*
- *A security camera at the dumpster are on Silo*

And after a rough start we had a good year at the pool. Most importantly, we stayed on budget without touching the trust fund. We have heard rumors that the Prospect Point fund is gone and it is simply not true. We believe the rumor was started by a disgruntled employee of the painters. Additionally, I'd like to thank Byron Wolfe for his years of service to the board and ask for a round of applause for him.

We have an approved budget next year and we have many improvements to do, some of which are mandated by state law, that include; major repairs to the pool and pump

house, improved street lighting, street repairs including blacktopping on Dry Ridge Court.

We will need to amend and improve our documents for the purpose of obtaining blanket insurance. This is a three year process and we will need everyone's help to make this happen, which leads me to the question of storm damage and roofs.

The affected homeowners should have received a letter from our association's attorney. She was not able to be here with us tonight but has agreed to meet with the board and affected homeowners Monday, November 3 at 7:00 pm here at the Clubhouse to answer any questions you may have.

In order to accomplish all of this and because of the current economic conditions, the Prospect Point Homeowner's Association assessment fee will increase \$5 per month. We have not had an increase in two years and the board has worked hard over the years to keep the assessments low and do the things needed to keep our community the best it can be. Since 1998, our assessments have increase only an average of 2.2% per year. The board is excited and motivated to accomplish even more in 2009.

She thanked the audience and turned the floor over for homeowner questions.

There were several homeowner questions about the roofs from the recent storm. They were told that the board sought counsel as to how the damages should be apportioned. There is no legal precedence and the affected homeowners were asked to come Monday night to meet with the attorney and Bresser

Roofing for more in-depth discussion. It was noted that out of 77 buildings in the community, 25 were damaged and of those, 10 need to be replaced according to Bresser. It was noted that there would be other bids for the roof repairs.

A homeowner asked about blanket insurance and was told that it would be pursued but that it was a three year process for approval.

A homeowner asked about a letter to go homeowners' insurance companies so that they can be adequately insured based on the new policy that damages are based upon a pro-rata portion of the whole damage. Jackie Sawyers noted that the attorney will be addressing that issue Monday night. Bill Schunder commented that the homeowner had a valid point about the interpretation according to the opinion to share the cost pro-rata across the roof.

A comment was made by a homeowner about the excellent service with the emergency repairs after the storm.

ELECTION RESULTS

President Shelly Fuller announced the results of the election. They were: Bryan Whitaker @ 331, Jill Trame @ 330, Joe Marusin @ 317, Eddie Vogt @ 314, Byron Wolfe @ 8, Dick Dean @ 1, Jason O'Brien @ 1, with only 38.9% of the eligible homeowners voting.

The meeting adjourned.

October Board of Directors Meeting Minutes, October 27, 2008

CALL TO ORDER: Shelly Fuller

The meeting was called to order by President Shelly Fuller following the Members' Annual meeting.

ELECTION OF OFFICERS:

Margaret Gittner nominated Shelly Fuller for President, seconded by Sally Zeidler, Shelly Fuller nominated Jackie Sawyers for Treasurer and Margaret Gittner for Secretary, both seconded by Bill Schunder.

Jill Trame nominated Sally Zeidler for Vice President, seconded by Jackie Sawyers, Bill Schunder requested the nominations close and the slate be approved by acclamation. Shelly Fuller seconded and the motion passed.

Nominating committee chair: Bryan Whitaker, with assistance by Joe Marusin.

Finance Committee: Jackie Sawyers assisted by Bill Schunder, Shelly Fuller, Margaret Gittner and Bryan

Whitaker.

Social Committee: Joe Marusin who later acquiesced to Julie Dorman.

Landscape: Jill Trame and Sally Zeidler assisted by Dave Ritchie.

Property Management Committee: Full board chaired by Shelly Fuller.

Bryan Whitaker suggested that another committee be established to work on the document changes.

Jill Trame was asked to provide written documentation of the history of what happened the last time blanket insurance was attempted along with the process, what worked and what didn't so the board has a better understanding how to get it passed. Shelly Fuller asked Bill Schunder to spearhead a task force to work on the documents. She asked Jill Trame and Bryan Whitaker to help with the blanket insurance issue. It was noted that the

full board would need to be involved.

Property Management meeting to continue meeting on the 3rd Wednesday and the Landscape meeting will continue meeting on the 3rd Tuesday. The Social, Finance and Nominating committees will meet as needed.

It was decided to table the Document Change Committee until the storm damage issue is over and to take it up again in the 2nd quarter of 2009.

MISCELLANEOUS

The Christmas Open House will be December 15th due to the holiday. If there is a Property Management, it will be moved to the 10th. There will be no Landscape meeting.

Bill Schunder noted that his observations from the last year are that follow up is not what it should be. He commented the board was doing a good job in this area but that Rentz Management

needed to do a better job. Shelly Fuller and Margaret Gittner agreed with Bill Schunder's comments. Jackie Sawyers noted that if people are told something would happen, it should be communicated. Bryan Whitaker suggested that a range of time to repair should be provided to the homeowners at the onset. Jackie Sawyers said from a cash flow basis, the painters come in first and must build the fund so that the garage doors, drive ways and roofs are done later. Bill Schunder asked that Bob Rentz come up with a system or a method to follow up and communicate with homeowners between when something is reported and when it is done. Bob Rentz said they pull up work orders periodically to see if anything has fallen through the cracks. Bob Rentz was asked to develop a system to insure homeowners have better follow up.

Website & Newsletter

The Prospect Point Homeowners' Association will have a new web site within the next month and the new address will be:

www.prospectpointhoa.com

The web site will have many new features as well as an area to list your email address so you can receive timely updates and/or to add your name to the newsletter

email list to receive the newsletter electronically. As Secretary of the Homeowners' Association, I value your input and would be pleased to receive your comments and suggestions for upcoming articles to be added to the newsletter and/or the web site.

Also, if you have any photos you would like to share, I would be pleased to add

them as well.

A special thanks to Mike McKeever, former board member, for his work in getting the initial web site and newsletter up and running.

Please send your thoughts and ideas to mpgrissom@aol.com or give me a call at 331-3422.

Margaret Gittner, Secretary



Halloween in Prospect Point

Prospect Point Home Owners Association

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

Vice President - Sally Zeidler
Landscape Committee Co-Chair
 341-0237

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

Secretary - Margaret Gittner
Newsletter & Web site
 331-3422, mpgrissom@aol.com

Joe Marusin
 331-1463, jam99sun@fuse.net

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

Dave Ritchie 341-8336, dritchier@nexuspm.com

Bill Schunder 331-8067, billschunder@yahoo.com

Bryan Whitaker,
Nominating Committee Chair
 331-0782, bk_w_0116@insightbb.com

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

Clubhouse Rentals - Rhonda Laws, 426-0973

Properties for Sale

912 Outlook Ridge Lane, 2 bedroom, \$99,500, 525-7000

2831 Paddock Lane, 2 bedroom, \$99,5000, 341-7400

2836 Paddock Lane, 2 bedroom, \$121,900, 525-1555

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

1008 Palisades Court, 2 bedroom, \$189,900, 331-9626

1012 Crown Hill Court, 2 bedroom, \$214,900, 344-8700

2932 Vista Court, 2 bedroom, \$234,900, 331-4444

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



This information is believed accurate but **NOT** guaranteed. Other homes may be available listed by owner.

As we express our gratitude, we must never forget that the highest appreciation is not to utter words, but to live by them.

John Fitzgerald Kennedy

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

November, 2008

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Time change Check Smoke Detectors
2	3	4 	5	6	7	8
9	10	11 Veterans' Day Thanks to our Vets!	12	13	14	15
16	17	18 Landscape Com. 6:30 PM Clubhouse	19 Property Mgmt Com. 6:30 PM Clubhouse	20	21	22
23/30	24 BOARD MEETING 7:00 pm Clubhouse	25	26	27 	28	29