



---

---

# PERRY PARK RESORT OWNERS' ASSOCIATION

---

---

October 2010

<http://www.perryparkresort.com> [pproa@hotmail.com](mailto:pproa@hotmail.com)

---

---

## 2010-2011 BOARD OF DIRECTORS

**President: Paul Minch**  
[paulminch@hotmail.com](mailto:paulminch@hotmail.com)

**Treasurer: Larry Witt**  
[l\\_witt\\_us@yahoo.com](mailto:l_witt_us@yahoo.com)

**Director: Jerry Hardcorn**  
[jahardcorn@kih.net](mailto:jahardcorn@kih.net)

**Vice President: Sue Errgang**  
[perryark6@aol.com](mailto:perryark6@aol.com)

**Director: Shirley Caudill**  
[sackv629@aol.com](mailto:sackv629@aol.com)

**Director: Margo Goodhew**  
[mlgpark@aol.com](mailto:mlgpark@aol.com)

**Secretary: Nancy Bowman**  
[nancy24@insight.com](mailto:nancy24@insight.com)

**Director: John Hill**  
[jjhill1126@aol.com](mailto:jjhill1126@aol.com)

**Director: Joe Frohn**  
[sfrohn@fuse.net](mailto:sfrohn@fuse.net)

### PRESIDENT'S REPORT

Paul Minch

As we work together in the coming year, we want to hear from you about your concerns. Please remember that monthly meetings of the board are held the first Thursday of the month @ 7:30 P.M. Please contact a board member for the location of the meeting. Fall is here again. I hope everything is well with each of you. As President of the PPROA, I wish to thank all of you for your participation in the September elections. I especially wish to thank Lisa Spivey, Rob Collier, Elaine Krietemeyer and Pete Martin for their willingness to be elected to the board. I wish to welcome Jerry Hardcorn and Joe Frohn to the board for the next few years.

Special appreciation is also given to Don Wright who served as our Vice President the last several years and performed many tasks around the resort. His service was greatly appreciated and will be missed. Also thank you is in order for Elaine Krietemeyer for her service over the past year.

The PPROA has entered into a contract with LP Construction and the renovation of the community center is well underway. We believe its completion will afford the residents many more opportunities for developing a great relationship with each other.

You may also contact us by mail at PO Box 112, Perry Park, Ky. 40363 or email to [pproa@hotmail.com](mailto:pproa@hotmail.com).

### ELECTION REPORT

Sue Errgang

The Board wishes to thank Jack Yates, Linda Roberts and Pat Hilton for volunteering this year and for doing an outstanding job on the Election Committee. We would also like to thank all the candidates for running. The Board met September 16<sup>th</sup> 2010 to elect your new officers and they are as follows: Paul Minch -- President, Sue Errgang -- Vice President, Nancy Bowman -- Secretary, and Larry Witt -- Treasurer.

The Board of Directors is looking for property owners to work on our various committees. You may review the different committees listed in your handbook and contact any board member to express your interest and the chairperson of that committee will contact you.

### THIS AND THAT

Sue Errgang

The Communications Committee does a wonderful job bringing articles to the residents concerning what is going on with the different committee's and news updates on the various projects going on around the park, I thought it would be a great addition to the newsletter if we would put in a column about "THIS AND THAT" being your news.

Did you or someone you know have a great round of golf or perhaps a hole in one? Do you have news that you would like to share with the community or maybe someone showed you a great kindness and you'd like to sing their praises? That is what "THIS AND THAT" is going to be about, it's going to be about your news that you would like to share with your friends and neighbors or perhaps a question that you would like to ask the Board. If you have something you would like to put in the newsletter please contact me at [perryark6@aol.com](mailto:perryark6@aol.com).

I would like to extend my sincere condolences along with the other Board members to the Blick and Goodhew families for their losses. The out pouring of love and support is a testament of what your loved ones meant to us.

## COMMUNITY CENTER UPDATE

Don Wright, Chairman, Building Committee

The community Center with 2.6 acres of land was deeded to the PPROA in the final "Agreed Order" which ended the lawsuit with Par-Tee. The deed was filed on the property transfer in late 2009. The Board reviewed several options of construction and designs. Several contractors were invited to submit their bid to do the renovation. In July the Board awarded the renovation contract to LP Construction, Owenton, KY.

Renovations started in July 2010. Prior to the actual start, the building was inspected by an Engineering Firm for structural soundness, and was found to be structurally capable of supporting the new roof and the other renovations as designed.

The building has a green shingle pitched roof with two dormers on the front side of the building. All three entrances have covered shingled porches and are handicap assessable. White Dutch Lap vinyl siding has been installed to cover the entire exterior walls and white vinyl thermal pane glass windows have been installed. Security lights will be installed on the exterior of the building.

The inside will have new electric, plumbing, electric heat-pump and air conditioning. All walls will have drywall. Other features include acoustical tile suspended ceiling, tiled floors, four new handicap assessable bathrooms, kitchenette and a dual drinking faucet that is handicap assessable.

This renovation will greatly improve our community with its beautiful appearance and will also provide a place for community activities, fun and meetings. The expected completion is projected to be mid November, 2010.

## A NOTE OF THANKS

The Lozier Family

We want to start by apologizing because this is long overdue. We cannot express enough gratitude for the magnitude of generosity, love and support our family received after our house fire. Everyone has been so wonderful and you all continue to check with us on how we are doing and on the progress of the reconstruction of our home. It is well underway, the roof is on, sub floors are in, the electric wiring is finished, insulation is in, and we have shopped to pick out appliances, paint color, etc. The contractor tells us we could be back in our home by the end of July – HURRAY!!! We can't wait. We miss being in Perry Park. We continue to make it through each day knowing we are surrounded by people that love and support us. You are all WONDERFUL!

Thank you so much again for everything you have done and continue to do for us.

Our love to all, The Lozier's -- Karen, Eric, Evan and Kyle

## OWEN COUNTY FLOOD PLAIN MEETING

Shirley Caudill

Owen County hosted a Floodplain meeting at the Owen Cty Courthouse on July 27, 2010. The meeting was hosted by the Owen County Fiscal Court, Owen Cty EMS, and floodplain management. Carey Johnson, Dept. Division of Water, Frankfort and his staff presented and explained in detail the changes in the floodplain areas of Owen Cty. Mr. Johnson also explained the changes in requirements for insurance and the period of time to be grand-fathered in for flood insurance at a cost savings. There is a 90 day window to enroll for NFIP (National Flood Insurance Program) if you haven't already enrolled. Flood insurance is a separate insurance policy that any insurance company can issue (Visit [www.floodsmart.gov](http://www.floodsmart.gov) to find a flood insurance agent near you.) FEMA (Federal Emergency Management Agency) NFIP is a set rate so all insurance companies will quote same cost. (NOTE: FEMA NFIP is a separate flood insurance policy and not included or provided for in your homeowner policy. There had been some confusion about this.)

FEMA and the National Service Provider (NSP) have built a state-of-the-art geospatial infrastructure called the Mapping Information Platform (MIP) for more efficient flood hazard mapping. Congress created the NFIP in 1968. The National Flood Insurance Reform Act 1994 became a Law. Years ago Owen Cty did not participate in the NFIP until the 1997 flood.

Owen Cty now participates but not the city of Owenton. You need to learn your flood risk. Everyone is at risk from flooding, even properties not located in floodplains. You can also visit [www.floodsmart.gov](http://www.floodsmart.gov) to learn more about the risk of flooding, flood insurance and options you have to protect yourself. You can view the maps and obtain specific information to learn whether your property is located in the floodplain by contacting our local Owen Cty community official, Rick Morgan, Emergency Management, Owenton Fire House, 502-484-2131 or email [rickalmorgan@hotmail.com](mailto:rickalmorgan@hotmail.com) to obtain the latest flood map information. Our Perry Park area had been designated as a flood risk Zone A - a high risk area (but not all of our properties here in Perry Park are in the floodplain). Due to the implementation of the Flood Map Modernization we have now been designated as Zone AE. If you are carrying flood insurance, contact your insurance company to request a quote for Zone AE. There may be a reduction in cost since our area is no longer designated as Zone A.

If you have a mortgage backed by FDIC, once your mortgage company gets whiff of these flood map modernization information they will jump on the "band wagon" and will require you to have flood insurance. You may have to show proof whether your property is or is not in the floodplain. So to be on the safe side, check with Mr. Morgan to insure your property is or is not located in a floodplain. He has this information on maps and the 911 address system. So when contacting him, give your 911 address so he can check for you. If you want to appeal the decision of your property being located in the floodplain you can contact Mr. Morgan who will provide you with the necessary information and Kentucky Div. of Water contact in Frankfort, KY.

**PPROA 2009/2010 BUDGET AND EXPENSE REPORT**

		<b>Paul Minch</b>	
		Budget	Actual Exp
Community Center Accrual Fund		7,000.00	\$12,194.73
Community Center Expense		0	
Insurance Expense		3,000.00	\$2,391.06
Lake & Dam Expense Accrual Fund		1,500.00	\$6,178.02
Legal Expense		630	\$1,532.50
Maintenance Expense		29,200.00	
	Grass Cutting & Snow Removal	26,200.00	\$26,300.04
	General Maintenance & Upkeep	3,000.00	\$1,507.04
Road Repavement & Repair Accrual Fund		50,000.00	\$48,716.22
Security Expense		84,804.00	\$85,116.62
	Wages	81,204.00	
	Workers Comp Insurance	3,600.00	\$4,170.02
Supplies		4,274.00	
	Newsletter & Postage	3,000.00	\$2,608.62
	General Supplies	1,274.00	\$1,636.76
Tax Expense		5000	\$4,967.32
Uncollectible Fees Expense		38,400.00	
Utilities Expense (Electric, Water, Telephone)		3,500.00	\$2,797.87
Total			
Expenses:		<u>\$227,308.00</u>	<u>\$200,116.82</u>

Balance in Regular Checking	6/30/2010	\$ 105,474.49
Balance in Lake & Dam	6/30/2010	\$ 6,178.02
Balance in Com Center Fund	6/30/2010	\$ 12,194.73
<b>Total All Funds</b>		<b>\$ 123,847.24</b>

<b>Beg Balance July 2009</b>	<b>\$78,525.77</b>
<b>Deposits</b>	<b>\$227,065.54</b>
<b>Expenses</b>	<b><u>-\$200,116.82</u></b>
<b>July 1 2010 Bal Gen Fund</b>	<b>\$105,474.49</b>

## 911 HOUSE ADDRESS PROJECT

Shirley Caudill

For the past few years, the Owen County mandate to have a 911 house address posted on every residence/building has been a tedious task not only for Perry Park but all of Owen County. Our Resort has finally dwindled down the number of violators to five residents who are not in compliance and these have been reported to Owen County. I want to personally thank all residents and those who have helped me in this endeavor. In the future, should you make any renovations to your residence/building, please ensure you have your 911 number posted in clear sight to be seen at all times. Trim or remove any trees, bushes, plants, etc. that may obstruct the view of your 911 number. If you are an Owen County permanent resident, it is important when renewing or obtaining your driver's license or voter registration, that you use your 911 address. Questions can be directed to Shirley Caudill at [sacky629@aol.com](mailto:sacky629@aol.com) or phone 502-484-0403.

## GOLF CART REGISTRATION

Shirley Caudill

There are several residents here in Perry Park Resort who have purchased a new golf cart and have sold their old ones to others here in the Resort. If you have purchased a new golf cart and it has not been registered yet or if you are the recipient of one that was owned by a previous resident, carts must be registered in the new owner's name and if a new cart, must have a golf cart registration plate installed. Please refer to your Member Handbook at Section 4, Page 4-4 for completion of a Golf Cart Registration Form. Follow instructions on the form for submission to PPROA. Golf carts that have been previously registered, look at the plate number located on the driver's side back panel of the cart and provide that number on the form with the new owner's name, etc. A registration plate will be provided to owner's of all new golf carts that had not been previously registered. Any questions, contact Shirley Caudill at [sacky629@aol.com](mailto:sacky629@aol.com) or phone 502-484-0403

## NAMING OUR PPROA COMMUNITY CENTER

Shirley Caudill

As everyone is aware of, construction of our new Community Center will be completed soon. The Perry Park Resort community is now in the process of coming up with a name for our building. It has been recommended by several property owners that the name be "Glenwood Hall" to help preserve the history of our Resort. If any property owner has a suggestion for another name, please contact Shirley Caudill at [sacky629@aol.com](mailto:sacky629@aol.com) or 502-484-0403. Dedication of our new center will be in the near future and everyone will be notified of the date and time.

## LAKEFRONT PROPERTY OWNERS

Paul Minch

During the past year or so, the weather has caused many trees to die and or be blown over into our lakes. The PPROA wants to remind lake front property owners that removal of these trees is their responsibility. If the tree in the lake fell from your property please have it removed from the lake as soon as possible. Thank You in advance for your cooperation.

PPROA  
P O Box 112  
Perry Park, Ky. 40363

Address Correction Service