

In this issue of our newsletter, we let you know about the transitions within our firm and how we are continuing to provide for your legal needs.

If you have questions or would like to schedule a meeting to discuss your needs, please call us at (513) 251-4900.

Thank you.



Francis J. Niehaus



David D. Kammer

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Upcoming Seminars:**Medicaid Planning****Nov. 3rd*****Wills & Estates**
Nov. 10th*


See inserted flier for details on our upcoming seminars.

**We will also be hosting these seminars at our office on an ongoing basis. Call us for more information.*

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Thirty Wonderful Years with Marilyn Koo

Marilyn Koo, who has greeted you at our law office over the last thirty years, is stepping back at the end of September. The level of competence, care, and love that Marilyn brought to her work is something we know that you have experienced personally. We are sure you join us in wishing Marilyn the very best in her retirement.

We say “stepping back” because Marilyn will continue to do bookkeeping and a few other duties. Congratulations to Marilyn on a wonderful 30-year career. 



Marilyn Koo

(See related article about our new staff member on page 4)

Dave Kammer Now Handles Nursing Home Medicaid Law; Seminar Scheduled

When a loved one is preparing to go into a nursing home, questions often arise about the Medicaid process. Many options are available to make this transition easier, and to structure legal


affairs so that a portion of the person's assets can be saved from going to nursing home care. For many years we have given our clients general advice about this process and these (Cont. on p. 2)

Anne Niehaus, Attorney-at-Law, is Joining Us

**Anne Niehaus**
Attorney-at-law

We are pleased to announce that Fran's daughter, Anne M. Niehaus, has decided to join the practice as of October 2010. Anne will practice primarily in Wills, Estates, and tax preparation. In addition, Anne intends to follow


in her father's footsteps to become a financial planner with Niehaus Financial Services.

Anne graduated from the University of Dayton in 2003 with a degree in computer science. She then attended the University of Cincinnati College of Law and passed the bar in 2008. Anne has been working as an attorney advisor with the U.S. Department of Labor. 

Dave Kammer Now Handles Nursing Home Medicaid Law; Seminar Scheduled

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options, and have referred our clients to other attorneys. For the past year, however, Dave has been handling such nursing home Medicaid cases “in house.”

If you or a loved one will be entering a nursing home, with questions about how the process works and the legal steps that can be taken, please do not hesitate to call us to schedule a meeting. Dave will also be providing information on Medicaid planning at a seminar at Mercy West Helthplex on Wednesday, November 3rd and on later dates at our office. See flier insert for more details. 

“If you or a loved one will be entering a nursing home, with questions about how the process works and the legal steps that can be taken, please do not hesitate to call us to schedule a meeting. ”


Legal Minds Collaborating for Your Benefit

About 2-1/2 years ago, Fran gathered a small group of attorneys for regular meetings on matters of Wills, Estates, Trusts, etc. This group initially met every other week to review and come to consensus on development of commonly used forms, such as Powers of Attorney, Wills, and Trusts. The group, which continues to meet monthly, is now approaching its fiftieth meeting. The group consists of eight attorneys, each of whom does work in Wills, Estates and Trusts but has expertise in other areas as well, such as insurance law, real estate, Medicaid nursing home, advanced estate planning, or trusts. As a result, we know you are getting absolutely top-notch

documents, since each document we now produce has been reviewed line-by-line by eight professionals with a variety of specialties. Our legal documents cover all possibilities that we are aware of that affect your legal well-being.

“Each document we now produce has been reviewed line-by-line by eight professionals with a variety of specialties. Our legal documents cover all possibilities that we are aware of that affect your legal well-being.”

We call the group the “Trust Group” because part of the original intention was to develop an excellent Living Trust document for our clients who require that. The term has taken on even broader meaning, in that the Trust Group provides another reason for you to trust that we are caring for your legal needs to the best of our ability, both with our

own minds and the other legal minds around the Trust Group table. 

Avoid Internet Wills: Hire a Lawyer

The Internet has brought many positive changes to our lives. It allows us to gather information more broadly and at a much greater rate than we could in the past. While access to information is generally helpful, we must remain cautious about how much stake we put into some of the information we gather there. Online legal documents are one such form of information that requires extreme caution.

Wills and other similar documents are readily available on the Internet, and most can be purchased more cheaply than a Will prepared by an attorney. However, such an Internet document may put you in the position of being “penny-wise and pound foolish.” For example, these documents may originate from a state where the property laws are different than those in Ohio. What may save you a few dollars on the Will-drafting end of the transaction may cost your heirs thousands of dollars on the estate-administration end.


More specifically, common mistakes in such packaged documents include failure to: provide clear direction for proper execution of the Will, provide for alternate distribution in the event of the death of a beneficiary, consider non-probate as well as probate asset distribution, plan adequately for tax issues, include appropriate Executor powers, and waive bond. Poor draftsmanship in the language of the packaged document or poor instruction on how to complete the document can lead to ambiguity, or, even worse, an outright

contradiction to your true intent. Sometimes, poor drafting can even necessitate the filing of a second probate procedure known as a Will Construction action, which is designed to determine the intent of the written document. Such a procedure can lead to additional legal and probate costs, not to mention complications and a longer process for your Executor and beneficiaries.

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Unfortunately, we have recently encountered a few cases involving costly mistakes caused by the use of Internet Wills. By informing you about the common pitfalls of such packaged documents, we hope to help you understand the value of having your legal documents professionally prepared.

As attorneys practicing daily in this field, we stand behind our documents. We take your testamentary wishes and, based on your entire set of unique circumstances, craft them into a document that will carry out those wishes. We meet with other lawyers regularly, attend seminars, and stay abreast of Ohio law to make sure that our documents contain everything you need to protect you and carry out your wishes. Our clients find our services both affordable and very valuable.

Just as you would never use Internet information to fix your own teeth or perform surgery on yourself, do not fall into that same trap when it comes to your important legal documents. In the long run, writing your own Will can easily turn out to be more costly than paying an attorney to properly prepare it. 

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www.niehaus-law.com

We invite you to visit our website at www.niehaus-law.com. You can also access this through www.niehaus3.com, which links to the websites of Niehaus Financial Services, LLC and Niehaus Tax Services, LLC as well.

Our website has recently undergone a major overhaul and updating by Fran's daughter, Jeanne Parr, so be sure to visit and see the latest.

Karen Brunzman—Our Newest Staff Member

We are pleased to announce the addition of Karen M. Brunzman to our law office staff. Karen will soon be greeting you at the front desk and on the telephone, and handling various other responsibilities of managing the office. Karen grew up in Western Hills, where she still lives, and graduated from Oak Hills High School and the College of Mount Saint Joseph. Welcome, Karen! 



Karen Brunzman