

Forest Murmurs



February 2013

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BOARD OF TRUSTEES

Bob Gray, President (14)	237-8192
Sue Hanley, Vice President (14)	236-7141
Candi Morris (14)	235-5096
Shelton Monger (15)	236-7326
Chuck Evanhoe (13)	236-8388
Greg Herman (13)	235-0825
Roberta Havholm (15)	233-0241
Beverly Pendergast (15)	236-5892
Andy Weems (13)	233-8612

(-) Term Expiration Date

Matters concerning Forest Ridge policy should be referred to the Trustees.

Board of Trustees Meeting:

Third Monday of every month at 7:30 P.M. at the Forest Ridge Baptist Church on Union Schoolhouse Rd.

Meetings are open to all FRA residents.

Treasurer and Membership Chairperson:

Dan Freeman 237-7478

Assessment payments are accepted by mail
and membership cards are issued at the pool
Please send all FRA correspondence to:

FOREST RIDGE ASSOCIATION

P. O. Box 24750 • HUBER HEIGHTS, OHIO 45424

www.forestridgeassociation.org

FOREST RIDGE COMMITTEES

Green Areas Management:

Mitch Bird, Chairperson 233-8184

Pool Maintenance and Operations:

Pool Number [Ellie Monger, Pool Mgr.] 236-9691

Green Area Management Committee:

Roberta Havholm, Candi Morris, Sue Hanley, Bev Pendergast,
and Bob Gray

Recreation and Pool Committee:

Chuck Evanhoe, Greg Herman and Shelton Monger.

Finance and Audit Committee:

Chuck Evanhoe

FOREST MURMURS STAFF

Editor:

Roberta Havholm 233-0241
4151 Spruce Pine Ct.

e-mail: robo800300@woh.rr.com

Advertising Manager [Not Et Cetera]

Beverly Pendergast 236-5892

"Et Cetera"

Sue Hanley mahjonggsue@sbcglobal.net

FOREST RIDGE ASSOCIATIONS

Friends of Forest Ridge:

Julie Quinn 233-5021

Halloween Parade:

Lacey Soriero 657-8721

Rich Johnson, Assistant 233-8685

Cub Scout Pack 203:

Greg Herman 235-0825

Running Creek Reserve:

Bob Dalton 235-2154

Lost and Found / Pet Patrol:

Carol Wetrich 237-1766

FRA Soccer League Chairman:

Jesse Morgan frasoccer@gmail.com ... 723-9768

Welcoming Committee:

Bob Gray 237-8192

Fighting Fish Swim Team:

Karla Herman 235-0825

Neighborhood Watch Coordinator:

Ty Tyson 901-7995 Tysons@woh.rr.com

LOCAL ORGANIZATIONS

BSA Troop 217:

Lisa Lucas 233-3582

Girl Scouts of Western Ohio :

Heather Whitmill, Membership Extension Specialist
heatherwhitmill@girlscoutsofwesternohio.org

..... 937-279-6558

TWIG 44:

Judy Arnold, President 233-2985

EMERGENCY NUMBERS

EMERGENCY 911

Riverside Residents:

Fire/Ambulance (Riverside) 911

Non-Emergency Number 233-2080

Dayton City Residents:

Police 333-2677

Fire/Ambulance 333-3473

Forest Murmurs Deadlines

Advertisers: Wednesday, February 20, 2013

Articles & Et Cetera: Friday, February 22, 2013

Editorial Policy: The editor welcomes all articles submitted, but reserves the right to edit any article used for publication. Name and phone number must be included on the article draft.



**Forest Ridge Association
Board of Trustees Regular Meeting
November 19, 2012**

Trustees Present: Bob Gray, Sue Hanley, Shelton Monger, Beverly Pendergast, Candi Morris, Greg Herman, Roberta Havholm, Andy Weems and Chuck Evanhoe

Trustees Absent: None.

Bob Gray called the meeting to order at 7:30 p.m.

Police Report: Officer Lally from the Dayton Police Department was present and discussed various criminal activity including eight thefts in the Forest Ridge area. Sgt. Colon from the Riverside Police was present and reported on area criminal activity including four thefts, two burglaries and one criminal mischief. He also discussed the recent string of auto break-ins. He also reminded people to always lock valuables vehicles and don't leave them visible.

Visitors: A visitor was present to discuss the recent break-ins.

Northeast Priority Board: Beverly Pendergast reported that the priority board may be undergoing adjustments.

Minutes: Shelton Monger moved that the October 15, 2012 meeting minutes be accepted. Greg Herman seconded.

Vote 9-0

Treasurer: Dan Freeman, Treasurer, gave his report. The General Fund balance is \$50,255.16. Replacement reserve balance is \$49,878.61. We received three assessments in October, and we've received none so far this month; so there are 67 full assessments still open (\$14,405.00). This compares to 110 assessments (\$22,880.00) still open at the same time in 2011.

Chuck Evanhoe moved that the report be accepted. Greg Herman seconded.

Vote 9-0

Murmurs: Roberta Havholm submitted her report that indicated the December issue would contain an articles about the swim team wrap-up and 2013 budget. Deadline for article submission is November 23, 2012. It will be delivered the first weekend of December and will be printed on white paper with a full color cover.

Communications Committee Report: Six packets were delivered last month. Mr. Gray has 3 packets to be delivered.

Website: Candi Morris said the new theme will be live November 19, 2012 and mobile version of the site is also implemented.

Pool: Ellie Monger, pool manager, was present and reported that the finishing touches are being completed on the lap pool as well as the final parts of the pool closing are being completed.

Pool and Outdoor Recreation Committee: Shelton Monger reported on some possible necessary repairs at the pool in the Spring.

Jesse Morgan, soccer manager, was present and discussed that the soccer season has completed and he will be making some additional purchases including paint and signage for next year using some remaining funds from the season this year. He also discussed his plan to try to attract additional people from surrounding areas using custom signage and website postings.

Green Areas: Mitch Bird, the Green Area Supervisor, and submitted the Green Area report

Current Projects

Mowing, Leaf clean up, Edging walks and curbs, Put concrete pieces at drain area in Little Park creek, Fall herbicide applied to about half the areas 770 gallons inside pool, Cleaned and winterized 3pt sprayer, Several tree limbs were broken at shed playground, cleaned up and trimmed trees.

To Do:

Apply 6,000 pounds of late fall fertilizer, Aerate and overseed soccer fields, blvd., and some parks, Finish leaf cleanup, Trim trees around Willow Branch, Mow walking trails, Clean roof and gutters on buildings, Grind out stumps, Purchases: Repairs, edger blades, oil, gas, sprayer, welding hood, and shop supplies

Candi Morris asked about old rusted signage that needed replacement, and Mr. Bird said he will be working on that in the near future.

Asset Management Committee: No report.

Old Business: There is a new volunteer couple, the Soriero's, that will be chairing the Halloween parade.

New Business: Roberta Havholm moved to approve the 2013 budget as submitted with the assessment at \$219 per household. Sue Hanley seconded.

Vote 9-0

Adjournment: Shelton Monger moved the meeting be adjourned and Roberta Havholm seconded.

Vote 9-0

The meeting ended at 8:25 p.m.

**Forest Ridge Association
Board of Trustees Regular Meeting
December 17, 2012**

Trustees Present: Bob Gray, Sue Hanley, Beverly Pendergast, Greg Herman, Roberta Havholm, Andy Weems and Chuck Evanhoe

Trustees Absent: Shelton Monger and Candi Morris

Bob Gray called the meeting to order at 7:31 p.m.

Police Report: Officer Lally from the Dayton Police Department was present and discussed various Forest Ridge area criminal activity including several thefts, a vandalism, and disorderly conduct. Sgt. Colon from the Riverside Police Department was present and reported on area criminal activity including fourteen thefts and two breaking and entering. He also discussed that there has been lots of activity in the Elmshaven area, and the Hyland area. Several people have left their doors unlocked resulting in thefts. Sgt. Colon urges residents to remove valuables from vehicles and/or hide them and lock the vehicle doors.

Visitors: None.

Northeast Priority Board: Nothing to report.

Minutes: Chuck Evanhoe moved that the November 19, 2012 meeting minutes be accepted. Greg Herman seconded.

Vote 7-0

Treasurer: Dan Freeman, Treasurer, gave his report. The General Fund balance is \$36,114.32. Replacement reserve balance is \$49,880.15. We received no assessments in November, and we've received one full and one partial so far this month; so there are 65 full and 1 partial assessments still open (\$14,140.00). This compares to 110 assessments (\$22,880.00) still open at the same time in 2011.

Roberta Havholm moved that the report be accepted. Chuck Evanhoe seconded.

Vote 7-0

Murmurs: No Murmurs in January.

Communications Committee Report: Three packets were delivered last month.

Website: No report.

Pool: Ellie Monger, submitted the report: Water was turned off after last meeting. Dave Brill finished the work on the lap pool and will check for touch up painting in the Spring, 10 chairs were ordered from Recreonics, she will order 10 filters in the Spring.

Pool and Outdoor Recreation Committee: No report.

Jesse Morgan, soccer manager, was present and discussed his end of year purchases including some equipment and signage for use in the Spring. He also discussed the possibility of doing background checks on soccer coaches starting in the Spring.

Green Areas: Mitch Bird, the Green Area Supervisor, and submitted the Green Area report:

Current Projects: Finished mowing and fall cleanup, Applied 6,000 pounds of late fall fertilizer, Both soccer fields, boulevard, gazebo and several playground were aerated and over seeded with 300 pounds of seed, Installed gutters on front of building #2, All curbs and drains along streets have been cleaned, 3pt spreader drive shaft bolt broke r/r works ok, Grass hopper fan belt broke r/r belt found two flex disc cracked on ends r/r runs ok, Cut up trees in park behind Meadowsweet soccer field.

To Do: Service and clean all mowers, 3pt sprayer replace o-rings, seals and gaskets, 3pt spreader take apart and clean Woods line along sign area, Willow Branch baseball field, big field, blvd playground and wheeler need to be trimmed

Purchases: Repairs, grass hopper, soccer line paint, herbicide, fertilizer and seed, fuel, and rental equipment

Asset Management Committee: No report.

Old Business: No old business.

New Business: Sue Hanley discussed the baking and delivery of cookies and treats for first responders. Several volunteers are cooking and delivering the treats.

Adjournment: Beverly Pendergast moved the meeting be adjourned and Greg Herman seconded.

Vote 7-0

The meeting ended at 8:25 p.m.

Dayton Police
Helpful Crime Prevention Tips
In case of an Emergency Call 911
To report criminal or suspicious activity call
Dayton: 333 – COPS (333-2677) • EPOD South HQ: 333–7440 • EPOD North 333–1290
Riverside: 233-2080

Auto Theft Protection

- ✓ When not inside your vehicle, turn it off, lock the doors and windows, and take your keys with you.
- ✓ Park in well lit high traffic areas.
- ✓ Use parking lots that have attendants.
- ✓ If you park inside a garage, make sure all doors to the garage are locked and keep your car locked inside.
- ✓ Consider a remote start system to use during the winter months to warm your vehicle instead of leaving it running and unattended.

Burglary / B&E Protection

- ✓ Always lock all your doors and windows when you leave your residence.
- ✓ Install solid core doors with metal door frames. Equip them with 1 ½ inch dead bolt locks and wide angle 180 degree peepholes.
- ✓ Consider a home security system.
- ✓ Install motion sensory security lighting outside the home and garage.
- ✓ Keep all shrubbery and trees trimmed back to avoid obscuring view of entry points and to limit access to roofs.
- ✓ Never hide your keys outside your residence. A determined thief will find it, no matter how well hidden. Keep in mind, some thieves may be watching.
- ✓ If you're gone an extended amount of time, stop mail delivery and notify police and a trusted neighbor to check your property.
- ✓ Know your neighbors and report any suspicious activity.
- ✓ Use timers for lights and appliances in the house to give an occupied look.
- ✓ Make sure your address is visible from the street for police and fire personnel.

Theft From Auto Protection

- ✓ Never leave any visible property in your vehicle. Even pocket change is enticing to some thieves.
- ✓ If you must have valuables inside your vehicle, place them in your trunk before you park. Remember some thieves may be watching.
- ✓ If your stereo has a removable face, take it off and take it with you.
- ✓ Park in well lit high traffic areas
- ✓ Scan the area for suspicious persons prior to parking.
- ✓ Clean the circular mark from the GPS dock off your windshield and take GPS with you.
- ✓ Consider a car alarm and other anti theft devices
- ✓ Remove garage openers from your vehicle when parked outside your garage.

Forest Ridge Neighborhood Watch Coordinating neighborhood communication on crime prevention and safety tips. For more information about eMail distribution list and call chain, contact Ty Tyson at 901-7995 or tysons@woh.rr.com

Et Cetera Guidelines

Free Ads Include:

Garage Sales (one every three months)

Sale of Personal Property. **Any item with a value of over \$1,000 will be charged \$5.00 per month to run the ad.**

Any volunteer activities that involve Forest Ridge residents.

Handyman services, domestic services, housecleaning, yard work, and babysitting for teen age and younger Forest Ridge residents only.

Paying Ads include:

Home improvement, house cleaning, domestic services, yard work, and babysitting for adult residents, and all non-residents. All home party sales and open houses featuring products for commercial distribution (Tupperware, Mary Kay, Longaberger Baskets, Avon, Discovery Toys, etc.)

The price for these ads will be \$3.50, payable in advance, to Forest Ridge Association, c/o Advertising Bookkeeper, Forest Murmurs. The editor reserves the right to decide the category of the ad, if questions arise.

The length of the ads will be limited to 5 lines.

Custom design ads are available, for detailed information and rates contact the Advertising Bookkeeper.

DUMPING YARD WASTE IN FOREST RIDGE GREEN AREAS IS NOT PERMITTED

Discarding items in the GREEN AREAS and WOODED AREAS, such as grass clippings, leaves, tree branches, and other items, is not a proper use of these areas.

Such dumping hinders the maintenance of the green areas, particularly near the WOODED AREAS and detracts from the enjoyment of other residents in using the green areas. Therefore, it is not permitted. Please use the regular trash or recycle pickup services available to you for disposal of waste items.

Information on these services is available on our website at <http://www.forestridgeassociation.org>. If you do not have access to the Internet, you may contact:

In Dayton, call 937-333-4833 for waste collection, or call Recycle Dayton at 937-333-7678.

In Riverside, call (937) 333-4800 for waste collection.

Please help keep the green areas safe and clean for the enjoyment of all residents.

Attention Renters:

If you have moved in during the year, you have the opportunity to receive a welcome packet. This packet has lots of useful information in it which can help you get your "bearings" a little sooner, and with less effort. When a house is sold, we can easily find out who is there and when they got there. When a rental property has new tenants, it is much more difficult for the Welcome Committee to get that information. New to the area? Need information? Call Bob Gray at 237-8192. We are in the process of updating the packets. If you have questions please call!

Unsightly House Near You?

Do you have an unsightly house near you?

Recently the trustees have received phone calls regarding properties that have unmowed lawns, weeds and trash in the yards. These concerns should be addressed to either the Code Enforcement Office for the City of Dayton at 333-3977 or the Zoning Enforcement Officer for Riverside at 233-1801.

The By-laws for the Forest Ridge Association do not authorize us to require home owners to mow or weed their lawns.

"Coaches and Assistants Wanted*!"

Do you have soccer experience and want to be involved in soccer and your local neighborhood? You don't need to be a parent to be a coach or assistant!

No coaching experience, no problem! We will get you started with an experienced coach while you are learning.

No soccer experience, but willing to help? We can assign you as an assistant to a knowledgeable coach and we will teach you what you need to know about coaching and assisting youth soccer. It's easy!

Busy schedule and worried you can't make all the games and practices? We will work with you and your schedule; our coaches and assistants work together to cover for each other, but we can't make it work without enough people who are willing to help when they can!

Volunteer to coach or assist today! Call 937-723-9768, or send an email to: frasoccer@gmail.com for more information!

*Approval subject to satisfactory Criminal Background Check."

FOREST RIDGE SOCCER

2012-2013 REGISTRATION



Spring Season: March 25 – May 25, 2013

Registration Deadline: March 25, 2013

Cost: FRA – Individual: \$40, Family: \$100

Villages Forest Ridge, Valley View, Quail Hollow/Willow Glenn, Wynwood – Individual: \$45, Family: \$110

Uniform Jersey: \$15 *if needed* (jerseys run small - order a size up)

Please complete entire form and mail, along with check or money order made out to “FRA Soccer”, to 3430 Berrywood Dr., Dayton, OH 45424.

Questions? Call 937-723-9768, or send an email to: frasoccer@gmail.com.

Player _____ Phone # _____

Address _____ E-mail _____

Age (as of 1 Sept 2012): _____ (must be between 5 and 13) Years soccer experience _____

Are there any health problems we should be aware of? _____

- ☐ Home
- ☐ Work
- ☐ Cell

Reversible Jersey - \$15.00

Youth: ☐ Small ☐ Medium ☐ Large

☐ Already have Reversible Jersey
- *no charge*

Adult: ☐ Small ☐ Medium ☐ Large

*All players need their own cleats,
shin guards, black shorts and socks*

I have enclosed a check for \$_____, made out to “FRA Soccer”.

I, the undersigned, desiring to participate in the Forest Ridge Association Soccer Program, hereby agree to abide the rules, regulations, and operating procedure of the Forest Ridge Association during the current 2012-2013 season. I further agree to release Forest Ridge Association, any related person, firm, institution, or organization from all liabilities for injuries sustained during the current 2012-2013 season.

I certify that the above information is true and correct. I have read, understand, and agree to the above legal statement for my child and give unconditional permission for my child to participate in the Forest Ridge Association Soccer Program.

Parent's/Legal Guardian's Signature

Please print Parent's/Legal Guardian's Signature

Date

As a parent/guardian, are you able to help in any of the following ways? (circle as appropriate)

COACH or Assistant (2 per team)*

REFEREE

TEAM PARENT

Name: _____

Name: _____

Name: _____




Shirt size: _____

*Subject to satisfactory Criminal Background Check

Parental help is essential to guarantee the continued existence of the program.

PLEASE VOLUNTEER!

February 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2  Groundhog's Day
3	4	5	6	7	8	9
10	11	12	13	14  Valentine's Day	15	16
17	 President's Day	19	20 Murmurs Ad Deadline	21	22 Murmurs Article Deadline	23
24	25	26	27	28		



Forest Ridge is on Facebook!

Looking for information on our neighborhood?
Please, find the Forest Ridge page on Facebook! You'll find updates, pertinent news and meeting information.



The Semi-Annual Meeting of the Forest Ridge Association will be held on March 4, 2013 at 7:30 p.m. at the Forest Ridge Baptist Church.

**The Program will include:
Committee Reports, and the Dayton Police will talk about some of their new programs including identifying your valuables.**

Hole Under Door Lock

Wednesday, I approached my truck from the passenger side to place my computer bag (aka my man purse) in the front passenger seat.

As I reached to open the door I noticed there was a hole right under my door handle.

My first thought was, "someone has shot my truck!"

I began to think about it and inspect it a little closer and the "light" slowly began to come on.

I phoned my friend who owns a body shop and asked if he had any vehicles with damage to the doors that looked like a bullet hole.

"Yes, I see it all the time. Thieves have a punch and place it right under the door handle, knock a hole through, reach in and unlock it, just as if they have a key. No alarms, broken glass, or anything."

I then placed a call to my insurance agent and explained it to him. I was puzzled that they left my GPS and all other belongings.

Here is where it gets scary !

"Oh no, he said, they want the break-in to be so subtle that you don't even realize it. They look at your GPS to see where "home" is. Or check your address from Insurance and Registration in your glove box. Now, they know what you drive, go to your home, and if your vehicle isn't there they assume you aren't and break into your home."

He said they will even leave a purse or wallet and only take one or two credit cards. By the time you realize there has been a theft, they may have already had a couple of days or more to use them.

(I didn't realize my situation for two full days!) They even give you the courtesy of re-locking your doors for you.

Periodically, walk around your car, especially after you park in a shopping center or other large parking area.

Report thefts immediately....your bank w/missing check numbers, your credit card agencies, police, and insurance companies, etc.

Below is picture of what the hole looks like.

One would have to look pretty darn close to notice a hole like that. If the hole was on the passenger side I would never see it.



This article was approved by the Dayton Police. This has happened at Caesar's Creek.

Forest Ridge Association 2013 Budget

FOREST RIDGE ASSOCIATION				
OVERALL OPERATIONS				
2013 BUDGET INCLUDING				
HISTORICAL INCOME STATEMENTS				
		ACTUAL	BUDGET	BUDGET
		2012	2012	2013
REVENUE:				
	CURRENT YEAR ASSESSMENTS	241,445	241,445	245,937
	INTEREST INCOME	141	200	200
	MISCELLANEOUS INCOME	60	100	100
	FINANCE CHARGE INCOME	277	0	0
	LATE FEE INCOME	6,571	2,000	2,000
	SWIMMING LESSON FEES	1,209	800	800
	POOL GUEST FEES	442	125	125
	POOL PARTY INCOME	630	500	500
	ADVERTISING REVENUE	3,520	4,000	4,000
	TOTAL REVENUE	254,295	249,170	253,662

FOREST RIDGE ASSOCIATION				
OVERALL OPERATIONS				
2013 BUDGET INCLUDING				
HISTORICAL INCOME STATEMENTS				
		ACTUAL	BUDGET	BUDGET
		2012	2012	2013
GENERAL AND ADMINISTRATIVE EXPENSES				
	ACCOUNTING FEES	8,900	8,900	8,600
	AUDIT FEES	703	2,000	2,000
	AWARDS & VOLUNTEER PARTY	371	350	375
	BANK SERVICE FEES	390	200	300
	HALLOWEEN PARADE	536	800	800
	I.D. MEMBERSHIP CARDS	173	300	200
	INSURANCE	5,314	5,500	5,500
	LEGAL & PROFESSIONAL FEES	1,197	1,400	1,400
	OFFICE SUPPLIES	113	200	100
	POSTAGE	873	700	700
	PRINTING (postcards+postage)	1,600	1,300	1,400
	RENT	837	745	745
	REAL ESTATE TAXES	12,222	12,000	12,500
	SCOUT PROGRAMS	0	400	400
	SECURITY NIGHT LIGHTS	4,846	5,000	5,000
	TELEPHONE	411	400	420
	TRASH REMOVAL	864	700	900
	WELCOME COMMITTEE EXPENSE	0	0	0
	MISCELLANEOUS EXPENSES	21	0	0
	BAD DEBTS	0	300	300
	GARAGE SALE	0	100	0
	TOTAL GENERAL & ADMIN.	39,371	41,295	41,640

FOREST RIDGE ASSOCIATION				
OVERALL OPERATIONS				
2013 BUDGET INCLUDING				
HISTORICAL INCOME STATEMENTS				
			ACTUAL	BUDGET
			2012	2012
				BUDGET
				2013
REVENUE:				
	CURRENT YEAR ASSESSMENTS	241,445	241,445	245,937
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FOREST RIDGE ASSOCIATION				
OVERALL OPERATIONS				
2013 BUDGET INCLUDING				
HISTORICAL INCOME STATEMENTS				
			ACTUAL	BUDGET
			2012	2012
				BUDGET
				2013
GREEN AREA MAINTENANCE				
	EQUIPMENT - EXPENDABLE	252	925	500
	PERSONAL PROTECTION EQUIPMENT	101	375	250
	EROSION CONTROL	0	250	1500
	TREE & SHRUB	350	350	300
	FRIEND OF FOREST RIDGE	0	0	0
	GAS & OIL	2,575	3350	3250
	MAINTENANCE & SUPPLIES	1,352	1000	1250
	SUPERVISOR'S SALARY	44,000	44000	44000
	STAFF PAYROLL	17,017	18000	18000
	PAYROLL TAXES	4,970	6000	6250
	EQUIPMENT REPAIR	2,295	2000	2000
	RESEEDING & FERTILIZER	3,198	4350	4000
	UTILITIES	1,292	1000	1200
	WEED CONTROL	1,003	1200	1250
	TREE REMOVAL / LANDSCAPING	2,606	2500	2500
	TELEPHONE	318	250	300
	MILEAGE REIMBURSEMENT	421	400	400
	PARKS & RECREATION	0	400	0
	TOTAL GREEN AREA EXPENSES	81,750	86,350	86,950

COMMUNICATIONS					
	DELIVERY		1,500	1,500	1,500
	PRINTING		9,282	9,300	9,300
	SUPPLIES		786	700	700
	POSTAGE		52	200	200
	TYPING		599	600	600
	MISCELLANEOUS		0	0	0
	WEB SITE / electronic communication		373	250	250
		TOTAL COMMUNICATIONS EXPENSES	12,592	12,550	12,550

FOREST RIDGE ASSOCIATION					
OVERALL OPERATIONS					
2013 BUDGET INCLUDING					
	HISTORICAL INCOME STATEMENTS				
			ACTUAL	BUDGET	BUDGET
			2012	2012	2013
		TOTAL OPERATING EXPENSES	226,308	235,845	236,790
		NET OPERATIONS	27,987	13,325	16,872
			ACTUAL	BUDGET	BUDGET
			2012	2012	2013
		SOCCER PROGRAM INCOME	3,550	3,500	3,500
		SOCCER PROGRAM EXPENSES	3,084	3,500	3,500
		SOCCER PROGRAM NET	466	0	0
SWIMMING TEAM					
	SWIM TEAM INCOME		6,933	8,300	8,300
	SWIM TEAM EXPENSES		6,494	8,300	8,300
		SWIM TEAM NET	439	0	0

An Open Letter To The Residents of Forest Ridge

Dear Residents,

I want to take this opportunity to explain why the Trustees voted to raise your annual assessment. As you can see from this statement we have increased it by \$4.00. This was done after a careful examination of the 2103 budget requirements and the financial position of the Association.

All of our expenses are increasing, just like yours at home and we need to cover these increases. We also need to have a replacement reserve to pay for needed capital expenses. With a reserve fund in place we will not have to seek a special assessment should a major expense occur. Over the past years our reserve has decreased due to major pool repairs and the need to replace tractors for green area maintenance. We need to increase the reserve by about \$10,000 to \$20,000 per year to cover any unexpected expenses. Our 2013 budget will cover the expected expenses and provide some of the needed reserve.

Additionally the Trustees have made a concerted effort to collect the past due assessments along with late fees and interest. We are placing this revenue in the replacement reserve. We are aggressively filing liens against all homes that are past due and expect to collect when the house is either sold or refinanced.

I hope this gives you an insight into what the Trustees are doing and why the increase is necessary.

Robert M. Gray
President
Forest Ridge Association

ROOFING ~ SIDING ~ GUTTERS

POWERS

HOME IMPROVEMENTS

AWNINGS ~ WINDOWS ~ & MORE

(937)234-POWE

powershomeimprovements.com



Residential & Flat Roof Specialists

FREE ESTIMATES
937.435.8685
caroofing@sbcglobal.net

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of Proven Experience*

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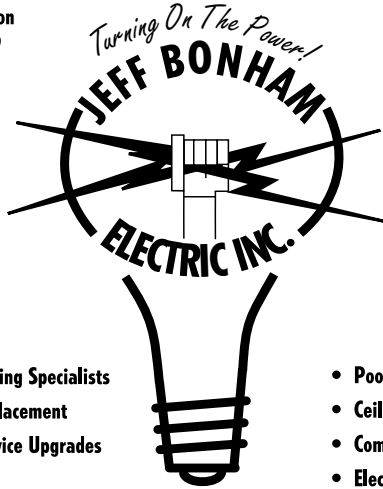
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