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President Message

My term does not expire till 2020 but due to health reasons beyond my control I will be resigning effective after our September 10th Semi-Annual meeting. It has been a pleasure being on this Board and I will continue to support the HOA as needed. I have already contacted the Activities person to show my support in any upcoming events. Since I am the main contact person for OSHA which includes the proposed bathroom, the pavilion at the Little Jeep Park, the assessment increase and the Electronic Voting process, I will still continue in these efforts providing the new Board approves. Thank you to the members of the HOA and this Board for your support.

By the time you get the Murmurs you should have received your Postcard with info about the Semi-annual Meeting and instructions on Electronic Voting which already started. Here is the link for voting, <https://bit.ly/FRAVote>. Copy exactly into your browser. If you threw your postcard away, the only way to vote now is at the meeting since your login is your lot number which was on the front of the Postcard.

September 10 at 7PM is our FRA Semi-annual Meeting at which time we will be voting for the new Board Members. There will be more discussion about the assessment increase and possible solutions. All are encouraged to attend.

We will also have Dayton and Riverside Police reports and HOA Board Committee reports. Since the current Board does not want the assessment issue dropped on the new Board, I will stay as the point-of-contact if the new Board approves.

LARRY FORD, HOA President

The Semi Annual Meeting of the Forest Ridge Homeowners Association will begin promptly at 7:00 p.m. at the Forest Ridge Baptist Church. There will be Trustee Elections, Dayton & Riverside Police Reports and Committee Reports. Hope to see you there!

BOARD OF TRUSTEES

Larry Ford, President (20) 367-8917
Chris Hoopes, Vice President (20) 210-464-5524
Shelton Monger (20) 236-7326
Heather Gwin (20) forestridgeoh.activities@gmail.com
Youssef Elzain (20) youssef.elzain@outlook.com
Charles "Skip" Mahan, (20) 236-6440
Emma Hoopes (20) emmanchris@gmail.com
Rich Spielman (20) usatfohio@gmail.com

(-) Term Expiration Date

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

Board of Trustees Meeting:

Third Monday of every month at 7:00 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:

Chris Tooley, Chairperson 233-8184

Pool Maintenance and Operations:

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

Green Area Management Committee:

Charles "Skip" Mahan, Chairperson

Activities Committee:

Heather Gwinn, Chairman

Pool Committee:

Shelton Monger, Chairman,

Recreation Committee:

Shelton Monger

Publicity/Social Media Committee:

Chris Hoopes, Chairman

Audit Committee: vacant

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 ASSOCIATIONS

Friends of Forest Ridge:

Julie Quinn 813-2266

Halloween Parade:

Heather Gwin forestridgeoh.activities@gmail.com

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:

Maria Ford mytif9@gmail.com

Fighting Fish Swim Team:

Ellie Monger 236-7326

LOCAL ORGANIZATIONS

BSA Troop 169:

Mark Jobe 237-3139

EMERGENCY NUMBERS

EMERGENCY 911

Riverside Residents:

Fire/Ambulance (Riverside) 911

Non-Emergency Number 233-2080

Community Problem Response Team 510-3490

Jeremy Reeb

Dayton City Residents:

Police 333-2677

Fire/Ambulance 333-3473

FOREST MURMURS STAFF

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"Et Cetera"

Sue Hanley mahjonggsue@sbcglobal.net

Forest Murmurs Deadlines

Advertisers: Wednesday, September 19, 2018

Articles & Et Cetera: September 21, 2018

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Find us on Nextdoor:

https://www.forestridgeoh.nextdoor.com/news_feed/



**Forest Ridge Association
Board of Trustees Regular Meeting
July 16, 2018**

Trustees Present: Larry Ford, Chris Hoopes, Shelton Monger, Rich Spielman, Heather Gwin, Youssef Elzein

Trustees Absent: Emma Hoopes, Charles Mahan

Larry Ford called the meeting to order at 7:00 p.m.

Minutes: Heather Gwin moved to accept the June minutes. Shelton Monger seconded.

Vote 6-0

Treasurer: Dan Freeman, Forest Ridge Association Treasurer, the Treasurer's report for June. The balance of the general fund is \$144,936.15. The balance of the replacement reserve is \$51,843.75. There were 18 full assessments received in June (\$4,158.00) and 15 full and 2 partial so far in July (\$3,630.50). There are 105 full and 2 partial assessments still open (\$24,311.00). Shelton Monger made a motion to accept the report and Christopher Hoopes seconded.

Vote 6-0

Police Report: Officer Cartzee was present from the Dayton Police department to discuss the activity for the previous month. There was one burglary, one B&E and multiple traffic stops/warnings this month. Shelton Monger questioned who to contact regarding the quality of the driveway that is at Kroger behind Harshman Road. Youssef Elzein recommended going on publicstuff.com to contact the local authorities regarding road repair at this location.

Officer Toscani was present from the Riverside Police department to discuss the activity for the previous month. He stated that the current crime map was wiped out and the mapping may need to be done manually if the website cannot be fixed. There was a speed trailer on Harshman for a few weeks. Honeyleaf/Meadowsweet, the Boulevard, and Silver Oak/Strathaven are all locations that will be targeted for traffic stops. Larry Ford stated that residents from the Villages are often going too fast down the Boulevard and Union Schoolhouse. Additionally, residents posted video on NextDoor of kids searching through vehicles. Officer Toscani suggested reaching out to Home Depot to see if it would be possible to have landscape lights donated to try and increase the lighting to make it harder for criminals. He requested that we reach out to membership and recommend things like trimming bushes down for visibility. Officer Toscani followed up on placing a series of tips in the Murmurs to help the residents avoid fraud and other personal household issues. Topics will be posted into the

Murmurs in a dedicated section for the local police. The issues with the behavior of the children at the pool were discussed (specifically, inappropriate language). Kids up to 13 need to have their cards signed by parents to be there by themselves. Since warnings were posted on Nextdoor by Ellie Monger, there have been no issues whatsoever.

There is a new zoning officer (Gibbs) in Riverside who will be contacted regarding the home on the corner of Honeyleaf and the Boulevard.

Visitors and Open Forum for Association Members: No business recorded.

Assessment: Shelton Monger discussed the requirements in the bylaws, Article 12, Sections 9B2 and 11-2/3 of the quorum of the membership must vote affirmatively to approve any increase above the CPI. There is a question as to whether or not the fact that the proposed increase is in fact the CPI (despite being retroactive) and it may not require the 2/3 requirement, but several members of the board in general did not believe this was an appropriate approach. There is hope that with the addition of electronic voting, it might be more likely that 2/3 or even a quorum could be achieved. The board will compile the information about the potential increase for dissemination to the community prior to the next board meeting and prior to the general meeting. Youssef Elzein suggested mailing/providing a dedicated flyer to the membership to give more information. Heather Gwin recommended that the mailer should be separate from the Murmurs to increase readership. There was discussion whether a postcard or letter would be the most effective. The wording will be finalized by next Monday for distribution to the membership.

The September meeting will be used to elect new board members, so there is some concern about whether the actual vote for the increases should happen at the September meeting. The Semi-Annual meeting (the second Monday of the month) and the board meeting is on the 3rd Monday of the month, so the vote could be held at the regular meeting.

Chris Hoopes will be moving but is considering staying on the board since he will continue to own his home. The bylaws state that board members become inactive after missing three consecutive meetings, but the potential use of technology to circumvent this issue. Larry Ford suggested tabling the matter for now.

Adding the Villages: The idea of adding the Villages subdivision to the Forest Ridge HOA was discussed. Residents of that area don't have an HOA of their own, and this would be a potential source of revenue. Per Ellie Monger, several years ago this was brought up, but the members of the Villages would need to be unanimous to join FRA. Shelton Monger discussed that the bylaws don't discuss including additional parcels of land and it seems like it would be possible on the end of Forest Ridge. Rich Spielman questioned if the pool would be able to handle the additional people, and Ellie Monger said that it would be very doable.

Pool Management Contract: Shelton Monger received an email from Swimsafe that if Ellie was not working at the pool as manager, they could significantly reduce their quote. If the quote would match more closely with what Dayton Pool Management provided for a quote, Shelton recommended going with Swimsafe. There are concerns with reported performance issues associated with Dayton Pool Management that are of concern to the Board.

The pool has continually come in under budget, but this is largely due to work done by the Mongers for free; this would likely be contracted out and increase expenses for the pool. There are components that were not included in the bids (i.e., licensing) which are currently in the pool budget, and these would need to be accounted for and managed. There is a backflow inspection by a plumber done twice a year and this is required for each pool to get the first fill for free which also needs to be addressed (roughly \$199). Shelton Monger questioned whether it is worthwhile to go with Swimsafe even if they don't decrease their bid, and if this would need to be done as a provisional vote by the Board. Shelton moved that we explore a further relationship with Swimsafe and seek additional clarification on the contract, and that if we come to an agreement, to move ahead with the contract, Chris Hoopes seconded.

Vote 6-o

Electronic Voting: Shelton reviewed three companies for electronic voting options. Rich Spielman didn't think certification was necessary as long as at least several individuals can access the votes. Chris Hoopes made a motion and suggested going with Balloteer as a company since no contract is required, Rich Spielman seconded. Youssef Elzein suggested working with Dan to make sure that all the names provided to the company are correct.

Vote 6-o

Communication: Chris Hoopes spoke with Roberta to discuss his leaving the neighborhood in October. There have been very few new advertisements for the Murmurs. One resident requested a refund on her ad due to leaving

the Ridge. We're seeking someone to take over on billing for ads.

Larry Ford discussed giving out 4 additional new residents packets since the last meeting.

Chris Hoopes brought up the need to remove previous Board members from the Facebook page.

Greens Areas: Chris Tooley, Green Area Manager, presented the following report.

Projects this month:

Hired an additional employee

Maintenance on equipment- blades and grease

Mowing and trimming

Replace the gearbox so the tractor was inoperative (a \$500 fix)

Powerwashed commercial mowers

Removed graffiti from new playground

Removed the merry-go-round from the pool playground

Cleared out old basketball hoops

Looking ahead to clearing out old trees

Youssef Elzein will reach out to the Riverside commission regarding the new grass planting by the construction crews (used weeds rather than grass).

Bathrooms at the shed: Youssef Elzein recommended finding a new professional to pursue the issue rather than leaving it with the Board.

Native Grasses: Youssef Elzein suggested reaching out to a local company and pursue planting native seed rather than mowed grass. Shelton said there was a previous outcry about the use of native grasses, and this may not be well taken. There are also concerns about the ability to use green areas for recreation. Chris Hoopes suggested using the local Scout troops to plant native grasses alongside the walking trails.

Activities/Recreation: Heather Gwin discussed the Labor Day Party and that they may include food trucks if available. The deposit information on the bouncy house from last year is with Rick Schaub and Larry Ford will pursue the information about reusing that balance forward this year.

Preliminary conversations have begun about planning for Halloween events this year. A first meeting will be planned to get participation from the membership, and a letter has been drafted to send out requesting donations from local businesses.

Pool: There has been a problem with foul language at the pool. First offense now results in suspension for 3 days, second offense is a week suspension, the third offense means the offender is out for the remainder of the season. The new rules are posted at the door of the pool as well

as the bulletin board to ensure that all are aware of the no tolerance rule.

The new basketball hoops were installed and the Board thanks Chris Hummer and his team of assistants. The hoops are helping in that the kids have things to do during the adult swim breaks. Chris Hoopes brought up that a 3-3 competition was suggested to help refund the costs of the installation, and he will reach out to see if this is in the works.

The pool party on July 4th had between 250-300 people attending until the storms began. There was difficulty with the grill, but the problem was addressed. Overall, there was a lot of positive feedback at the event and a good time was had by all.

The pool has had several days of going up to 3 chairs of guards given how hot and busy the summer has been (not typical except for July 4th most years).

New gutters for the pool house were installed at \$400 less than quoted.

Quote for electrical work to bring pump room up to current stands. Bonham's quoted roughly \$3500 to include GFCI breakers in the pump room, a fresh grounding pole (70 feet of cable), and independent grounding of each motor. Shelton made a motion that this work be taken from the replacement reserve to do the work and have it completed prior to the transition to Swimsafe, Larry Ford seconded.

Vote 6-o

Little Jeep Park Grant: Five to six individuals who want to donate money instead of time for the new pavilion have contacted Larry Ford. Larry will reach out to Jake Bontatibus for more details on the quote on leveling the ground. The goal is to install the new pavilion in the fall. The grant is for \$5000, and we must match \$2500 in either money or manpower.

Community Garden: On NextDoor, Elizabeth Burke posted that there are only six plots paid but 12 are being used, and she's planning on removing the beds next week. The board suggested that she post signs about the "evictions" prior to ripping out the beds instead of relying on NextDoor.

Swim Team: The championship this Tuesday (younger) at Green Valley and Thursday (older) in Urbana at local YMCA.

Soccer Team: August 7th practices begin for fall. This is Jesse's final year (fall and spring), so we will need a new soccer manager.

Old Business: None.

New Business: None.

Adjournment: Shelton Monger made a motion to adjourn the meeting. Chris Hoopes seconded.

Vote 6-o

Meeting ended at 8:47.

Thank you Sheldon and Ellie

On behalf of the residents of Forest Ridge I would like to extend our sincere appreciation for your years of service to our community. Sheldon was a trustee when I joined the Board and was still there when I left. In addition to being a trustee you could often find him at the pool repairing something that had decided to break on a week end or before a swim meet. He also worked as the chair of the by-laws committee, no easy task in itself and served on the pool committee. Ellie has been the pool manager for many years keeping our children happy and safe during the months the pool was in operation. I hope you both enjoy the free time you will have and hope that the residents when they see you give you a high five and a well done.

Susan Hanley

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? Send Maria Ford a private message on NextDoor.

Unightly House Near You?

Do you have an unsightly house near you?

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.

Trustee Candidates' Biographies

Mike Bradley

Retired USAF veteran with 23 years of aircraft maintenance and maintenance management experience. Currently employed by the University of Dayton Research Institute and is responsible for managing and executing a multi-million dollar program supporting the Air Force Research Lab at Wright-Patterson Air Force base.

Mike and his wife Jenn are new residents of Forest Ridge after buying their home in September 2017. They enjoy a wide variety of outdoor activities to include fishing and camping. They have three children.

William Grant

I have been in the HOA since 1988 and live on Slipperywood. Retired GM/Delphi and US Army Vet. Have owned rental property since 1986.



Shane Knick

I have been a resident of Forest Ridge since 2003. Professionally, I have been in IT management for over 20 years. I have managed many projects both large and small throughout my career. I am running for the FRA board, because I see a need for leaders in the community to get involved.

Rich Spielman

Current Board Member elected mid-year to fill vacant slot.

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Mayor's PORCH TOURS



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Gander Road **Homeowners Association**

Wednesday, September 12, 2018
5:30pm - 6:30pm

corner of Woodcocke Dr. & Sparrow Dr.
behind 4885 Sparrow Dr.

Mayor Whaley's goal is to have a candid discussion with each neighborhood so that we can craft a strategy that supports their vision for the future. I want to provide the opportunity for partnership with the city and promote active community engagement.



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Lawn Care: Professional lawn mowing, trimming, edging, mulching, perimeter pest control, shrub trimming, seasonal clean-ups and more. Alpha Lawn & Mulch LLC contact Kraigg - 937-829-2318. [Through November 2018]

Need a night a night out? I can watch your kids! Only 10\$ an hour. First aid certified, references available upon request. Contact Grace Groszko at 937-367-2908.

House Cleaning: Extreme Clean by LaNay Major. Detailed Cleaning. Call 937-768-3431.

Auto Repair: Semi-retired certified auto body repair and mechanical technician with over 25 years experience. I can fix your car, big or small. Need to get a classic car back on the road? Brakes making noise? Turning that fender bender into your insurance? No problem I'm your guy. Let me save you money. Call Brian's Auto Repair. 937-367-4146. [Through September 2018]

For Sale: 2 box springs for king sized bed. Used less than 1 month. Cost new more than \$400. Sale price \$175. 237-1164 or cell 367-3326.

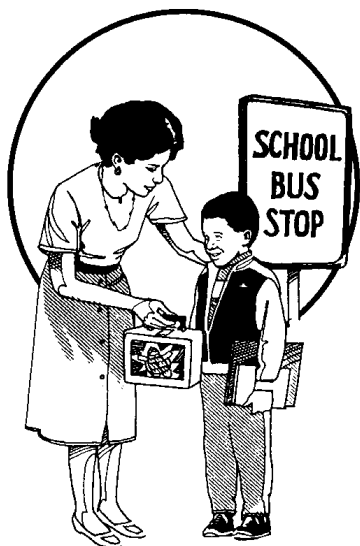


For Sale: Approximately a cord of seasoned, split 18" long fire wood. There are 3 stacks: 1 (3' high by 5' long), 2 (between 4' and 5' long') 3 (between 4' and 5' long) \$125 for all three. There are two stackable racks for \$15.00 each. There is a vented gas log set (Monessen Hearth

Systems Company) includes gas log, gas log grate, and remote control starter for \$200.00 Phone 937-233-9342

Square Dance Classes: Square dance classes will be provided by the HH Square Dance Club beginning Tuesday Sept 11th. The classes will meet each week at the Sulphur Grove United Methodist Church Activity Center, 7505 Taylorsville Rd, on Tuesday nights, 7:00pm to 9:00 pm. The lessons for the first night is free and subsequent Tuesday nights are \$3:00 per person. No experience is necessary. Lessons are for ages 10 and up, including senior citizen ages. For more information you may contact Ron or Joyce Whisler, (937) 233-6897.

For Sale: Two slightly used Peavey sp 5g speakers, \$100.00 ea or \$150.00 for pair. cell: 937.672.4829 email: pc4201rabobe@aol.com. [November 2018].



Et Cetera Guidelines

Effective 1 January 2016

Free Ads For Forest Ridge Residents:

Garage Sales

Sale of personal property with a value under \$1000.

Volunteer Activities that involve Forest Ridge residents.

Babysitting, yard work, etc. for Forest Ridge residents
18 and younger.

Paid Ads:

Forest Ridge residents at \$3.50 per month.

Includes all ads not covered under Free guidelines.

Non-Forest Ridge residents at \$5.00 per month.

Items for sale over \$1000 will be charged \$3.50 per month.

Ads run for **one month** unless specified otherwise when placing ad.

All ads and payment must be submitted to:

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