



## What's Inside?

June Minutes .....	3
Luminaria Committee Forming.....	5
Teal Pumpkin Project.....	5
Community Garden Update ...	5
Labor Day Community Picnic ..	5
Adult Movie Night .....	5
Pool Rules .....	6
Help Wanted Ad Manager.....	8
Raft Party .....	8
Upcoming Open House for the Assessment Evaluation Committee .....	8
Events.....	8
Doggy Swim.....	8
Help Wanted Mowing.....	9
Call for Candidates for FRA Trustees .....	9
Dayton Leaf Pickup.....	9
Unsightly House Near You? ....	9
Et Cetera Guidelines .....	12
Et Cetera .....	12

Dear Residents

I hope that you are enjoying the beautiful summer weather, a few trips down to our cool, refreshing pool, and some time to relax! Please be sure to read through the Murmurs for quite a few upcoming events to help us close out the summer and get ready for Fall in the Ridge, a simply wonderful time of year.

It is my pleasure to join with the Board in announcing a new change that will bring huge improvements to the Ridge. We are partnering with Towne Property Management, a regional management company which services many communities in this area, to take over the comprehensive financials of the Ridge. We've used the services of Dan Freeman as treasurer for many years, and thank him deeply for all he has done, but at this point, the job is simply too much for one person, and without a full-time commitment, it simply wasn't possible for him to do everything the Ridge needed to have done in a timely manner. To move forward with being in compliance with Ohio Law 5312, we had previously announced our new law firm, Kaman and Cusimano, who focus solely on HOA law- in much the same way, Towne Property Management's specialization will enable us to handle home closings in a much more efficient manner, ensure that resident checks are cashed promptly, have quicker returns on audit information and respond fluidly to resident inquiries regarding accounts. The overall running of the Ridge will remain in the hands of the Board with the voting of the membership, per our bylaws, but with a far more comprehensive team in place. Speaking of teams, Kaman & Cusimano have a longstanding working relationship with Towne as well, and have an incredible record of aggressive collections on long past-due accounts, as I know many of us are tired of "paying for" those who don't pay their dues or whose neglected homes affect everyone else's property values. The Board has been working over the last six months to establish a plan to collect on those back fees, hoping to recover over \$85,000 in lost funds, and both of these companies will allow us to do so. Also, and I can't stress this enough, their online payment platform which will be in place for the 2020 Assessments, is a log-in style portal where you can view your account IN REAL TIME, make partial payments, and pay with significantly lower online fees than we've encountered in the past using services like Paypal to offer the website-based payment options.

The Board didn't take this decision lightly, and in fact met with several companies to compare bids on the financials-only packages, and Towne was the leading contender. We then spoke with numerous communities of varying sizes in the region to assess their experience with Towne, and our decision to use Towne was only reinforced with glowing reviews. Finally, and possibly most importantly, we're looking at the fees for Towne's services being incredibly close to the amount that has been budgeted as a salary to Mr. Freeman as a contracted employee for the last decade-plus, and over the next two years, we see the potential in the administrative costs coming down significantly by utilizing a larger firm like Towne instead of a one-man job. When faced with the option to have a licensed and credentialed company provide the same services faster and for less money, the choice was clear.

We're in the middle of a transition phase right now, and you'll see all the contact information for Towne in the next issue of the Murmurs, and you should watch your mailbox for a letter from Towne to introduce themselves as well. Right now, the Board is your main resource, and we ask your patience as the financial records and account information is integrated into Towne's platform so that everything is in place and ready to make living in the Ridge even easier for its residents!

Thank you for your patience, and with gratitude,

Heather Gwin, Board President



## BOARD OF TRUSTEES

Heather Gwin ..... 937-350-1773  
President (20) ..... heather.gwin@forestridgeassociation.org

Youssef Elzein  
Vice President (20) ..... youssef.elzein@forestridgeassociation.org

Mike Bradley (19) ..... 937-949-1501  
mike.bradley@forestridgeassociation.org

William Grant (19) ..... 937-236-6821  
william.grant@forestridgeassociation.org

Rich Spielman (19) ..... 937-212-9693  
rich.spielman@forestridgeassociation.org

Joshua Floyd (19) ..... joshua.floyd@forestridgeassociation.org

(-) 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.

### Interim Treasurer and Membership Chairperson:

Treasurer, Rich Spielman ..... 937-212-9693  
Membership Chair, Heather Gwin ..... 937-350-1773

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 ..... 937-233-8184

Pool Maintenance and Operations:  
Pool Number ..... 937-236-9691

Green Areas Maintenance: Bill Grant/Mike Bradley

Activities Committee: Heather Gwin

Pool Committee: Rich Spielman

Communications: Debbie Hanna

Audit Committee: Joshua Floyd

Assessment Evaluation: Heather Gwin

**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.

Find us on Facebook:  
<https://www.facebook.com/ForestRidgeAssociation/>



## FOREST RIDGE ASSOCIATIONS

Friends of Forest Ridge:  
Julie Quinn ..... 937-813-2266

Halloween Parade:  
Heather Gwin ..... 610-635-6415

Running Creek Reserve:  
Bob Dalton ..... 937-235-2154

Lost and Found / Pet Patrol:  
Carol Wetrich ..... 937-237-1766

FRA Soccer League Chairman:  
Brittany Heckman ..... frasoccer@gmail.com ... 301-378-6327

Welcoming Committee:  
Maria Ford ..... mytif9@gmail.com

Fighting Fish Swim Team:  
Rebecca Brooks ..... rebecca.brooks79@gmail.com

Local Organizations

BSA Troop 169:  
Mark Jobe ..... 937-237-3139

## EMERGENCY NUMBERS

EMERGENCY ..... 911

Riverside Residents:  
Fire/Ambulance (Riverside) ..... 911  
Non-Emergency Number ..... 937-233-2080

Community Problem Response Team ..... 937-510-3490  
Jeremy Reeb

Dayton City Residents:  
Police ..... 937-333-2677  
Fire/Ambulance ..... 937-333-3473

## FOREST MURMURS STAFF

Editor:  
Roberta Havholm ..... 937-233-0241  
4151 Spruce Pine Ct.  
e-mail: robo800300@woh.rr.com

"Et Cetera"  
Sue Hanley ..... mahjonggsue@sbcglobal.net

Business Card & Quarter Page Ads  
Debbie Hanna ..... borah\_borah@yahoo.com

### **Forest Murmurs Deadlines**

**Advertisers: Wednesday, August 28th, 2019**

**Articles & Et Cetera: Friday, August 30th, 2019**

Find us at: [forestridgeassociation.org](http://forestridgeassociation.org)

Find us on Nextdoor:  
[https://www.forestridgeoh.nextdoor.com/news\\_feed/](https://www.forestridgeoh.nextdoor.com/news_feed/)



## Forest Ridge Board of Trustees Regular Meeting June 17, 2019

Trustees Present: Heather Gwin, President, Youssef Elzein, Vice President, Mike Bradley, Bill Grant, Rich Spielman, Joshua Floyd

Trustees Absent: None

Heather called the meeting to order at 7:02 p.m. Heather thanked all who attended.

The agenda will include committee reports, police reports, general board updates, and the financial report. Dan Freeman will not be coming tonight.

Treasurer's report: In Dan's absence, Heather gave the Treasurer's report. The general fund total is \$180,664.07. The Replacement Reserve total is \$51855.79. The month of May we received 34 full and 1 partial assessment totaling \$10,994.80, and so far in June, 21 full and 2 partial assessments totaling \$6,010.94. This leaves 108 full and 6 partial assessments outstanding totaling \$29,602.82. This compares to 130 outstanding last year; however, the amount outstanding is comparable since the assessment was raised this year.

Heather moved and Mike Bradley seconded to accept the treasurer's report.

**Vote: 6-0**

Roberta Havholm received an email from a resident concerning an overpayment of the assessment. Apparently, the owner forgot he had paid it, and paid it again with the late fee. He would like a refund of the second payment and the late fee. Heather said she would look into it.

Minutes: After review, Heather asked for a vote from the board for acceptance of the minutes as presented.

**Vote: 6-0**

Riverside Police: Officer Toscani from the Riverside Police Department was present and gave a report to the board and residents. They have been monitoring traffic at various areas in Forest Ridge. There was a break in at the pool. The culprits broke into the office and stole ice cream and some candy. The police are reviewing security camera footage.

General Board Updates: The Forest Ridge Association Board will be moving from the present law firm Auman, Mahan & Furry to Kaman & Cusimano. This law firm deals exclusively with HOAs.

Heather moved to finalize the contract with Kaman & Cusimano. Mike Bradley seconded.

**Vote: 6-0**

The Board would like to thank Dan Freeman for his many years of service to the Forest Ridge Homeowners Association. Towne Properties Association Management has been retained to perform the accounting tasks Dan had done these past years in addition to other tasks which will be assigned. The transition period will begin June 1 and end July 1.

This firm works closely with Kaman & Cusimano and together will be a very effective team in managing collection of delinquent assessments.

Sue Hanley asked the board if there are any other areas around here where this firm is working. Mike Bradley answered. Our subdivision neighbor, Wynwood, is using Towne Properties for all facets of HOA management. He also mentioned two other subdivisions in Springboro. He spoke to the Wynwood folks, who had nothing but praise for the company.

Heather moved to sign a one-year contract with Towne Properties Association Management with the option to extend another year at the same rate, replacing outgoing treasurer, Dan Freeman. Towne Properties will perform the financial accounting for Forest Ridge including processing fees, liens, collections, payroll, etc.

**Vote: 6-0**

Sue asked the board if the address issue will be addressed. Heather told her that both Towne Properties and Kaman & Cusimano are working on getting accurate addresses, and when they are complete, they will compare the lists. They are also trying to determine who rents and who are resident owners, to find out who pays the assessment, and who is getting the pool passes. She is hoping to get an amendment passed this September which would allow the board to require a copy of the lease if the property is a rental.

Heather also told Sue over 150 mailed surveys were returned with address issues.

Bill Grant suggested a small blurb in the Murmurs encouraging residents contact the board if they know who is renting in the area. Roberta Havholm noted that the City of Riverside requires landlords to register with the City if they have rental property, as the law is not well enforced. Bill said they're supposed to, but don't. Mike Bradley added the board may have to do some searching themselves. It is now an honor system, but if it becomes a bylaw, it will be required.

All of this is due to people not getting pool passes released or getting mailed items because the addresses aren't correct.

Green Area: Chris Tooley, Green Area Manager reported to the board. The tractor has been repaired, we're on schedule for mowing and scheduled maintenance. They prepped the grounds for the food truck rally, and got the pool area ready for pool opening.

Chris applied the third application of fertilizer, applied Round-Up to various areas, and continued to work on the minimal storm damage until completion. DP&L trimmed the trees at the pool parking lot, and left debris in the ditch, and unfinished tree work. Chris cleaned up the debris, trimmed as high as he could reach, and continued to trim trees in other areas of the ridge. Most of the tree trimmings have been shredded and will be used for mulch at the playgrounds. They are mowing and have edged the sidewalks.

The only issue Chris has is that he has an order for new swings

continued on page 3

continued from page 2

for the swing sets. His issue is with the FRA Credit Card. The card could not be processed. Any information he entered was not correct. He tried many other information combinations, but he could not get it to work. He would like to get the swings from this company since they were cheaper than the company he bought them from in the past, but with the same quality. The board suggested he call the company and ask if he could pay by invoice.

Other than that, they're mowing.

Mike Bradley shared that Dave Jurcisin has taken over the Community Garden and would like to use the FRA weed eater. Mike Bradley had asked Chris if Dave could use the weed eater. After giving it some thought, Chris was not comfortable with loaning it out. Mike asked if Chris and his crew could clean it out. Chris said that the Green Area Crew were not supposed to help with the garden upkeep at all. This was set up by previous boards. Sue Hanley and Roberta Havholm agreed with Chris. Mike will offer his gas-powered weed eater to Dave to clear the beds out.

He is working with Five Rivers Metroparks to give it park status. If it doesn't get planted, it is likely to be returned to fallow green space.

Communications Committee: The survey results are in. Heather discussed the results with the board. The board discussed Murmurs delivery. Sue called the Boy Scout troop leader since she had not received her Murmurs yet. Scheduling and weather delayed delivery. Sue suggested the board review their delivery agreement with them since they are getting paid to deliver the Murmurs. She suggested a delivery deadline after the Murmurs are delivered to them. The board agreed. Heather has not received one for some time. Roberta reminded the group they need to call the number on page 2 to ask for a delivery if their house is missed, as calling anyone else slows the delivery of a missed Murmurs.

Assessment Evaluation Committee: The board held two sessions on May 27<sup>th</sup>. The attendance was that of a typical regular board meeting. Some residents were upset at the date and time it was held, but the board wanted to schedule it at when more residents would be near the area. Since the food truck rally was held across the street at the pool that day, it was a logical decision.

The feedback was largely positive. The residents had many questions, many "what-ifs", and a few complaints. Many residents agreed with the need for the increase to maintain our aging assets. The intention is to host more sessions. Heather will be writing a detailed letter to run in the Murmurs in June.

Sue received a phone call from a resident asking what the HOA policy is on signage. Mike Bradley said it was posted on Next Door and the web site. Roberta suggested publishing the information in the Murmurs. Sue suggested placing the information online again.

Pool Committee: Matt Pitstick, pool supervisor, told the board that sometime between 12:30 and 1:00 a.m., June 18<sup>th</sup>, someone jumped the fence, near the basketball courts, ran through between the pools, broke the screen window and entered the office. They stole candy, and ice cream. Nothing else was disturbed. Rich Spielman asked Matt why the ADT number was not called, and he told the board that SwimSafe did not want them to use it, and that they didn't have to. The service was turned off for repairs after the storm, but Rich assumed it was turned back on. He will discuss the subject with SwimSafe tomorrow.

Rich Spielman, Pool Committee chairman, updated the board on the pool opening. So far, attendance has been good, the water has been cold! Swim lessons began today (June 17<sup>th</sup>), with 25 participants. Next session begins July 8<sup>th</sup>. The first home swim meet will be Thursday (June 20<sup>th</sup>).

Pool repairs: The L-Shaped Pool and the Lap Pool the repairs to the patched areas have been holding up well. The issue with the Baby Pool is the inspectors are requiring the building plans for the pool, and up until recently, they did not communicate this requirement to Rich. He has been in contact with several people at the county office, and they are working on a resolution.

Activities Committee: Heather announced the next event is the community garage sale, being held on Saturday, June 22. The permit has been acquired for the Riverside section of the neighborhood. The signups are for map placement only. The maps will be available Saturday at the gazebo at around 7 a.m. There were many people calling Heather to please schedule another one for September or October. The board is agreeable to another one since the permit process is simple. It is advertised on Dayton.com and Daytonlocal.com. Sue Hanley suggested craigslist.com.

The July 4<sup>th</sup> party is ready to go. No pool passes are required for this event.

The Pool Raft Party is August 10<sup>th</sup>, from 7-10 p.m. A suggestion was made to limit raft size.

The Labor Day Party on September 2<sup>nd</sup>, and home movie night. The Doggie Swim is September 3<sup>rd</sup>.

The Halloween Hayride is October 21-23, the Fright Night is October 25<sup>th</sup> and the Halloween Parade is October 26<sup>th</sup>.

The committee is also organizing a Give Back event. Details will be shared in the future.

Sue Hanley discussed the First Responders treat program for December. Drop off will be the 14<sup>th</sup> or 15<sup>th</sup> and delivery will be on Monday the 16<sup>th</sup>.

The Christmas party will be on December 14<sup>th</sup>. Sue and Heather discussed the conflicting date with the drop off for First Responders and Heather suggested it also be a drop off site and volunteered to bring the donated treats to Sue's house. Sue agreed.

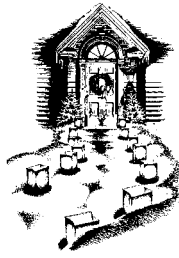
Heather moved adjourn the open meeting and go to executive session.

Vote: 6-0

Meeting adjourned at 9:03 p.m.



# Luminaria Committee Forming



It seems early to be asking you to think about the holidays, but things are always easier when we plan ahead! I'm seeking some individuals to help out with coordinating the Luminaria sales this holiday season- a Luminaria Committee, as it were! We've been hoping for a few years to bring the Ridge back to the splendor of decades past when nearly every home put out these beautiful tealights on Christmas Eve. It is a sight to behold, and people would drive from all over to come see us, so let's bring them back!

This won't be a large commitment with enough hands on deck to help. I'll need people to help prep the bags with me as well as to assist with the pick-up/drop-off times. If you're interested (or want to nominate your teenagers to help distribute), please contact Heather at 937-350-1773.

Thank you in advance for your help!



## Teal Pumpkin Project

I'm already over the summer heat, and visions of... pumpkins (!?!!)... are dancing in my head! A few years ago, I ran a fundraiser/drive to spread the word about the Teal Pumpkin Project here in the Ridge, an initiative near and dear to my heart. The Teal Pumpkin Project is a national movement to help promote awareness of making Halloween inclusive to all children by providing non-candy alternatives for children with food allergies, celiac disease, diabetes, or other conditions. Kids who struggle daily with these conditions should still get to participate in the magic of trick-or-treating without it risking their lives or well-being. Homes that wish to participate indicate their non-candy options by putting out a teal pumpkin. Options include pencils, erasers, stickers, or small toys. Some homes put out an actual pumpkin, while others put a sign on the lawn, and we're still deciding what to do this year

I'd like to have some folks give me a hand with advertising this and then helping with either the signs or getting the pumpkins painted (depending on which way we go)- last time, I painted over 200 myself, and I would have loved some company! Please contact Heather at 937-350-1773 if you're interested!

# Community Garden Update and Request

It is with regret that the Board is announcing the closure of the Community Garden due to lack of interest and participation. We did have a family willing to assist with coordinating but with no one purchasing plot rentals, it's simply unsustainable. **\*\*With that said\*\***- I'd like to request one last summer of your patience- last year, we used the overgrown garden as an incredible backdrop to our Peanuts Halloween display for the Haunted Hayrides, and the neighborhood was overwhelmingly supportive and appreciative. I'm planning on the Peanuts display expanding in the garden area this year, and the garden will then be removed, and we'll find a new home to "overgrow" for the Peanuts display next year. If anyone is interested in helping to remove the garden, please watch the Murmurs for the contact information to coordinate that effort.

## Labor Day Community Picnic

The temperature is rising and the pool is still the place to be! Sadly, we're already approaching the end of the summer and the imminent return of the kiddies to school, so it's time to plan for our annual Labor Day Picnic! The event will be held at the pool on Monday, September 2 from 12-5. The Board is hosting a PIG ROAST! We're asking people to please sign up on SignUpGenius at <https://www.signupgenius.com/go/30E0E44AEAB28A0FF2-labor> to let us know what side dish or dessert you'll be bringing! Drinks and the main course will be provided.

## Adult Movie Night

We're bringing back another popular event, our Adult Dive-In Movie Night at the Pool! The event is scheduled for Friday, August 30th at 9:00 PM. This event is limited to those over 21, and ID WILL BE CHECKED at the door in addition to your pool pass, so be sure to bring it along! You are welcome to bring adult beverages at your own discretion as long as they are in cans or non-glass containers. Snacks will be provided, and we'll have the movie screen set up for a spine-chilling water themed movie. Just when you thought it was safe to go back in the water!

# FOREST RIDGE ASSOCIATION SWIMMING POOL INFORMATION

## ***Admittance***

- \* Everyone must have a pass or be an authorized guest.
- \* Admission may be refused based on health concerns observed by staff (illness, abrasions, bandages, etc).
- \* All swimmers under the age of 7 must be accompanied by a guardian or the guardian's designee who is 13 or older. To appoint a designee, the guardian must accompany the swimmer on the first trip to the pool to provide written permission and an emergency contact number.
- \* Children ages 8 - 12 may come swimming alone with written guardian permission. The guardian must accompany the swimmer on the first trip to the pool to provide written permission and an emergency contact number.
- \* During adult swim hours, only persons age 18 + will be admitted. No children of any age will be admitted.

## ***Pool Grounds Rules***

- \* FRA is not responsible for loss, theft or damage to property.
- \* No loitering. Anyone causing a disturbance will be asked to leave.
- \* Destruction of pool property will not be tolerated.
- \* No glass containers.
- \* No food in the pool.
- \* No alcoholic beverages.
- \* Please place trash in proper receptacles.
- \* No pets.
- \* No profanity.
- \* Smoking in designated areas only.
- \* Bikes must be parked in the bike rack area ONLY. Please lock up your bikes.
- \* No running, pushing, wrestling or rough-housing.
- \* No fighting - will result in immediate suspension.
- \* Staff may stop any unsafe action taking place.

Pool rules are for the protection and benefit of all members and guests and have been adopted to secure safe operation of the pool. The Board of Trustees has empowered the Pool Committee, Pool Management Company or staff member in charge with the authority to suspend or expel anyone who does not comply with rules or instruction of onsite staff.

**ALL RULES WILL BE STRICTLY ENFORCED**

## ***General Swimming Policies***

- \* Please wear proper swim attire.
- \* During periods of peak activity, staff may limit the number of swimmers in the pool.
- \* All swimmers may be required to pass a basic swim test at the discretion of staff in order to determine if swimmer is safe in water over his or her head.
- \* A rest period may be required if fatigue or chill is observed by the staff.
- \* Adult swim (18+) will occur 15 minutes before the hour and will last for 15 minutes, excluding the last hour of operations. An adult may bring one child age 6 or under into the L-shaped pool during this time.
- \* Diving board may be closed at staff discretion. Front dives only. No horseplay or swimming in the diving area.
- \* Flotation devices allowed at staff discretion.
- \* Wading Pool: ages 6 and under ONLY. Child must be accompanied by a guardian or person over 13 AT ALL TIMES. Lifeguard duties do not extend to the wading pool.
- \* Lap Pool: Two lanes will be open for laps at all times. During peak swimming times, pool may be opened for general use. After 4pm, adults swimming laps receive preference in use.

## ***Discipline Procedures***

- \* 1st Offense: Warning
- \* 2nd Offense: Sit out for 20 minutes
- \* 3rd Offense: Introduction of suspension policy
- \* First suspension: 3 days
- \* Second suspension: 5 days
- \* Third suspension: 7 days
- \* Fourth suspension: Review by pool committee for possible seasonal expulsion

In cases of serious infractions, the pool staff may escalate the discipline procedures as needed. Upon swimmer suspension, the parent/guardian signature will be required for suspended swimmer to return to the pool, once the penalty period has passed.

# FOREST RIDGE ASSOCIATION SWIMMING POOL INFORMATION

## **2019 Special Pool Dates**

- \* Pool Opens - May 25th
- \* Independence Day Party - July 4th (12:00 to 5:00)  
Food, fun & games. No charge for guests.
- \* Pool Raft Party - August 10th (7:00 to 10:00)  
Food, fun & games. No charge for guests.
- \* Labor Day Party / Pool Movie Night - September 2nd  
Food, fun & games.
- \* Last Day of Swim Season - September 2nd
- \* Doggie Swim - September 3rd (6:00 to 8:00)

## **Private Parties**

- \* Scheduled by written request to pool manager
- \* Start after 8:00 pm and must end by midnight.
- \* 2 hour minimum duration.
- \* \$ 65.00 deposit to reserve date, balance due by the start of the party.
- \* Cancellation must be received 3 days in advance of the party for a full refund.
- \* FRA initiated cancellations will result in full refund.
- \* Fees will be on an hourly rate as follows:
  - < 25 people -- \$ 65 per hour
  - 26-50 people -- \$ 75 per hour
  - 51-100 people -- \$ 85 per hour
- \* Normal pool rules apply during parties.

---

The pool may have special operating hours at the beginning and/or end of the season due to lifeguard availability. These hours will be posted at the pool entrance in advance.

The pool may be closed for maintenance, weather or other emergencies as needed with or without advance warning. The pool may also be closed to general use for FRA sanctioned events, such as home swim meets. Swim meet dates will be posted in advance.

## **Swimming Lessons**

- \* Beginner, Intermediate and Advanced classes..
- \* Register at the pool. Registration closes one day prior to the swimming class session start date.
- \* Two sessions: June 17 - 28 & July 8 - 19
- \* Sessions are two weeks in duration with lessons in the morning Monday thru Friday.
- \* \$ 40.00 per session. No refunds given after the second day of the session
- \* Minimum of 6 and a maximum of 8 swimmers per class. Class may be cancelled without 6 participants.
- \* Instructors may move students into a more suitable class at their discretion.
- \* The pool will only be open for swimming lessons in the morning. No other swimmers will be allowed.
- \* Only one support person on pool deck per student.
- \* Private lessons are available, see pool manager.

## **Guest Passes**

- \* 10 free daily guest passes available per season.
- \* Daily guest fee \$ 3.00, \$ 1.00 for ages 6 & under.
- \* 1 non-swimming adult guest in street clothes is free.
- \* Pool manager may limit the number of guests admitted per member at one time.
- \* Weekly (\$ 10), monthly (\$ 25), and seasonal guest passes (see manager) are also available to house guests or baby sitters ONLY and are limited to 4 per lot.

---

***This overview of pool policies is not intended to encompass all rules. For a complete list of rules and policies, please contact the pool manager, view posted rules at the pool, or visit the FRA website:***  
***<http://forestridgeassociation.org/recreation/ pool>***

## AD MANAGER NEEDED!

The Forest Murmurs newsletter is in need of an Ad Manager.

This volunteer position would be responsible for communicating with advertisers, controlling a database of contract information, as well as collecting and handling ad fees. Experience with Word, Excel and Email management are required.

*If you are interested and have the time to devote to this role, contact us at [communications@forestridgeassociation.org](mailto:communications@forestridgeassociation.org).*

## Upcoming Open House for the Assessment Evaluation Committee

The final Open House for the Assessment Evaluation Committee is scheduled for Monday, August 12 at 7 PM, to be held at the Forest Ridge Baptist Church. This informational session is the last one offered before the September vote, when we'll be explaining the upcoming changes to the assessments that were outlined in the June Murmurs. Please come to get informed, ask your questions, and be ready for the vote in September!

## Events

The pool is closing at 6 PM on August 6th for the annual staff dinner.

**Forest Ridge  
Raft Party!  
August 10 from  
7 to 10 p.m.**

**Doggy Swim at  
the pool!**

**Date: Tuesday, Sept. 3, 2019**

**Time: 6-8 pm.**



**Call the pool for details at 236-9691**

**Call the pool for details at 236-9691**



## Help Wanted Mowing

The Green Area Committee is looking for a few good mowers to help with the pool area, and other selected locations? Interested and want more info? Contact Bill Grant or Mike Bradley. Their phone numbers are on page 2.

## Call for Candidates for FRA Trustees

September 2nd is the  
Forest Ridge Association General Meeting  
being held at the Forest Ridge Baptist Church at 7 pm.

If you are interested in serving on the  
Board of Trustees, please contact to any trustee.



## Dayton Leaf Pickup

Coming back this year for the DAYTON area of Forest Ridge is the leaf vacuum at the curb. No longer will you have to have special bags for your fall leaves.

There will be more information soon. But for now, no bags will be needed.

## Unsightly 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.

### "We Save Trees"

- Tree Removals
- Tree Pruning
- Emerald Ash Borer Control
- Insect & Disease Control

ISA Certified Arborists  
Graduate Horticulturist  
Fully Licensed & Insured

## Arbor Experts

937-233-4118  
www.arbor-experts.com

Paul W. Burns  
President & Owner Consulting Arborist

ISA MEMBER TCIA VOICE OF TREE CARE

MasterCard VISA DISCOVER

BEAT TOWNSEND NISSAN Ford LINCOLN

### Doug Higgins

Sales Consultant

Main 937-898-6200  
Fax 937-898-6300  
Cell 937-520-3526  
btautogroup.com  
dhiggins@btrnissan.com

1050 W National Rd  
Vandalia OH, 45377



**Shelby Hughes**  
*Owner*

Tel: 937-237-3026  
Cell: 937-830-9993

### North Dayton Home Improvement, Inc.

Siding • Windows • Roofing & Gutters • Patio Covers  
BBB Member & Insured  
*"Serving the Miami Valley for over 20 years"*

Licensed  
Bonded  
Insured



State of Ohio  
License  
#16764

City of Dayton  
License  
#9



Senior Discount

*"No job is too small"*

Free Estimates

## Residential Commercial Generators

**937 - 233 - 7662**

[www.jeffbonhamelectric.com](http://www.jeffbonhamelectric.com)

### Maid To Clean

North- 937-278-4005 South- 937-672-5206  
4003 E. 4th St, Dayton, OH 45403  
[maidtocleandayton.com](http://maidtocleandayton.com)  
[lauramaidtoclean@yahoo.com](mailto:lauramaidtoclean@yahoo.com)  
INSURED & BONDED, CHRISTIAN OWNED & OPERATED

Your **Neighbor.** Your **Realtor.**  
Let Team Hart Take You Home.

*We Listen, and Focus on Your Needs*

*Trustworthy, Past Police Officer*

*Forest Ridge Resident*



**Team Hart,**  
**Coldwell Banker Heritage**  
[RC@TeamHartHomes.com](mailto:RC@TeamHartHomes.com)  
937-286-2344  
[www.TeamHartHomes.com](http://www.TeamHartHomes.com)

## **MAGNUS IT** **COMPUTER REPAIR**

*65 Bucks*  
*Fixes Most Stuff!*

### **YOUR NEIGHBORHOOD COMPUTER REPAIR CENTER**

**Laptops From: \$175 - Desktops From: \$140**

Bring in this ad for a  
FREE DATA TRANSFER from an existing computer  
to a Magnus Certified refurbished desktop or laptop.\*\*  
\*\*CALL US OR STOP IN FOR MORE DETAILS

**New Troy Location:**  
2826 S. County Rd 25A  
Troy, OH 45373  
937-335-3334

**Corner of Kittridge & Brandt:**  
5124 Brandt Pike  
Huber Heights, OH 45424  
937-877-3601

[www.MagnusComputer.com](http://www.MagnusComputer.com)





Always welcoming new patients! CALL 937-236-2800

### NEW PATIENT SPECIAL JUST \$79!

Includes: exam, bitewing x-rays, and routine cleaning\*

\*depending on oral health

### Ask us about our Dental Savings Program!

Our members enjoy perks and discounts on select services while maintaining routine visits!

One annual payment starting at **\$199\***

Don't put off the treatment you need. \*Cannot be combined with an insurance plan. This plan is only honored at Kondas Dental Group.

**KONDAS**  
dental group  
LIVE YOUR SMILE



[www.kondasdental.com](http://www.kondasdental.com)

8708 Troy Pike | Huber Heights, OH 45424  
P: 937.236.2800

Monday - Wednesday: 8:00AM - 5:00PM  
Thursday: 7:00AM - 4:00PM

Make your yard  
*A Natural Creation*

**LANDSCAPE DESIGN & INSTALLATION**

- Renovating
- Landscapes
- Weeding
- Planting
- Pruning & Hedge Trimming
- Mulch Spreading

**TREE, SHRUBS & PERENNIALS CARE**

**SPRING & FALL CLEAN-UPS**

**OTHER SERVICES**  
Gutter Cleaning, Property Cleanout, Snow Removal, and Tree & Stump Removal

**WEEKLY LAWN MAINTENANCE**

- Mowing
- Trimming
- Edging
- Clean Up
- Fertilization
- Aeration/Thatching
- Sod Installation



[www.natcLLL.com](http://www.natcLLL.com)  
**937-479-7717**



FOREST RIDGE • HUBER HEIGHTS • WRIGHT PATTERSON  
RIVERSIDE • NORTH DAYTON • VANDALIA • FAIRBORN  
TIPP CITY • BEAVERCREEK

## PAUL'S GARAGE, INC.

Family owned and operated  
Est. 1962, serving Forest Ridge since 1972



2941 Valley (Near Harshman & Rt 4)  
Mon.- Fri. 7:30 a.m. - 5:30 p.m.  
Towing

Complete Full Service Garage

**236-3163**

[www.paulsgarageandtowing.com](http://www.paulsgarageandtowing.com)

ASE Certified  
Mechanics

## Belmont Electric

*Licensed • Bonded • Insured*

*Specializing In Older Home  
Repair & Rewiring*



- Breaker Panel Replacement
- Safety Inspections
- Circuits Added
- General Home Maintenance

**(937) 233-4332**

City of Dayton/State Lic.#31632



**General handyman services:** Any size job. Many references from the Forest Ridge area available. No job too big or too small. Call Mark at 829-1363.

**Child care provider with experience.** Reasonable rates, references, Activities. Meals and snacks provided. Located in Wynwood. 937-263-8220

**Dog walking, and In home care.** 30 minutes, \$10. Forest Ridge resident for 10+ yrs. I work for a very well respected local veterinarian. I am honest, dependable and have a strong work ethic. Every animal is treated as my own! Lois Monnin 937 681 5086. Can't wait to meet your fur babies. Hugs & Treats provided.

**FREE Service:** Will haul away for FREE any metal appliances: refrigerators, stoves, washers, dryers, grills (no propane tanks), bicycles or any other metal objects. Call Tom at 937-371-9163 to make an appointment for pickup. If I don't answer, it is because I can't. However, leave a message and I will call back as soon as possible. (through December 2019)

**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.

**Looking for Mah Jongg players** for a regular afternoon/evening game. We play by American rules. Please call Joan: 236-2534.

**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.

**Home Repair:** Neighborhood resident available to perform repairs and maintenance on/in your home. Free quotes. No service charges. Reasonable rates. I specialize in those small jobs that are impractical for large companies. References available. Doug 937-902-4087.

**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 (937) 367-3326.

**For Sale:** Craftsman ez-walk, variable speed drive system with dust blocker leaf basket. Running condition \$75.00. 937-233-9342

**For Sale:** NES Classic Edition complete with original box, extra controller, extension cables, and travel case for \$80. SNES Classic Edition complete with original box and travel case for \$80. Ouya game console complete with original box for \$50. Spector 4-string NS 2000 bass, blue and in great condition. Comes with a leather carrying case, Hartke amp, and cables for \$600-700. Also looking to sell a BOSS BF-3 flanger pedal in excellent condition for \$75 Cell: 832-334-9587. Email: spencerahawkins@gmail.com.

## 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:

Sue Hanley; mahjonggsue@sbcglobal.net

Or

4073 Quail Bush Dr. Dayton 45424

Deadline as listed in the Murmurs.

Category of ad will be decided by the staff if a dispute arises.

FOREST RIDGE  
BAPTIST CHURCH

# CLASSICS: 50+ FELLOWSHIP

Join us for lunch every Thursday at  
11:00 am as we walk with Jesus  
through his word.

Forest Ridge Baptist Church  
6890 Union Schoolhouse Rd.  
[www.frbcd Dayton.org](http://www.frbcd Dayton.org)