



Forest Murmurs

November 2019

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BOARD OF TRUSTEES

Mike Bradley (22)	937-949-1501
President	mike.bradley@forestridgeassociation.org
Heather Gwin	610-635-6415
Vice President (20)	heather.gwin@forestridgeassociation.org
Youssef Elzein (20)	937-949-1501
.....	youssef.elzein@forestridgeassociation.org
William Grant (22)	937-236-6821
.....	william.grant@forestridgeassociation.org
Rich Spielman (22)	937-212-9693
.....	rich.spielman@forestridgeassociation.org
Joshua Floyd (19)	joshua.floyd@forestridgeassociation.org
Larry Ford (22)	937-367-8917
.....	larryford53@gmail.com
Emily Nelson (22)	

(-) 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
Town Property Management - Cindy Hess	937-222-2550

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

FOREST RIDGE ASSOCIATION
c/o Towne Property Management
6540 Centerville Business Parkway • Dayton, OH 45459

FOREST RIDGE COMMITTEES

Green Areas Management:	
William Grant, 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:	Mike Bradley
Communications Committee:	Committee: Debbie Hanna
Audit Committee:	Joshua Floyd
Reserve Allocation Committee:	Heather Gwin
Elections & Voting:	Larry Ford

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	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:	
Katie Hickman	
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:	
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Debbie Hanna	borah_borah@yahoo.com

Forest Murmurs Deadlines

Advertisers: Wednesday, November 27, 2019

Articles & Et Cetera: Friday, November 29th, 2019

Find us at: forestridgeassociation.org

Find us on Nextdoor:
https://www.forestridgeoh.nextdoor.com/news_feed/



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



**Forest Ridge Association
Board of Trustees
Regular Meeting
September 16, 2019**

Trustees Present: Heather Gwin, Rich Spielman

Trustees Absent: Joshua Floyd, Youssef Elzein, Mike Bradley, William Grant, Emily Nelson

Heather Gwin called the meeting to order at 7:02p.m.

Minutes:

Without a quorum, approval of the August meeting minutes was deferred.

Police Report:

Officer Conrads from the City of Dayton police was not present

Nick Toscani from the Riverside Police – over 30 calls (combined fire and police) from Sep 1 to now.

9/1/19 - Cozycroft@ Beach Haven Ct - 911 Hang up	9/11/19 - Silver Arrow Dr - Domestic Verbal Argument.
9/1/19 - Valley@Union Schoolhouse - Subject stopped and Field Interview conducted.	9/12/19 - Berryleaf Ct - 911 Hang up.
9/3/19 - Birchton Ct - Alarm	9/12/19 - Wildoak Ct - Drugs / Smell marijuana smoke.
9/4/19 - Pepperwood Dr - Video of kids going through cars.	9/12/19 - Splitrock Dr - Theft / Boxes of T-shirts stolen off front porch.
9/6/19 - Sweetleaf Dr - Fraud / Scam	9/13/19 - Hackview Ct - Hit & Run to vehicle overnight.
9/6/19 - Kitridge Dr - Drugs / Overdose	9/15/19 - Birchton Ct – Alarm
9/6/19 - Silver Arrow Dr - Unknown person knocking on front door.	9/15/19 - Forest Ridge Blvd - Welfare Check in children.
9/7/19 - Forest Ridge Blvd@Strathaven - Subject riding mini bike in green space area.	9/15/19 - Subject riding mini bike at high rate of speed in the area.

Treasurer: Heather Gwin provided an update.

FRA Financial Report	2019	2018
Checking	\$13,358.55	\$3,733.12
Savings	\$17,915.70	\$28,984.91
Paypal	\$51,393.49	\$34,546.15
US Bank (Towne)	\$15,000.00	
Total	\$97,667.74	\$67,264.18
Replacement Reserve		
Savings	\$14,432.37	\$14,424.16
Money Market (Huntington)	\$37,425.21	\$37,419.59
Total	\$51,857.58	\$51,843.75
	\$149,525.32	\$119,107.93

	2018	2019
Full Outstanding	98	94
More than 1 Year		49
1 Year only		45
Partial	3	30

There are 22 homes responsible for over \$53,450 of delinquent fees.

Continued on page 4

General Board Updates:

New Swinger Roadside Sign proposal: The Board would like to purchase 2 roadside signs for our major intersections. This will make it easier to communicate important message to residents, especially those who are not on social media. This will be revisited at a later meeting.

Election results

- Michael Bradley: 166 Votes
- Rich Spielman: 162 votes
- Larry Ford: 160 votes
- Josh Floyd: 158 votes
- Bill Grant: 155 votes
- Emily Nelson: 152 votes

Write-In Votes:

- Roberta Havholm: 2 votes – declined to run
- Martha Beasley
- Ron Elliott
- Kelley Gump
- Sue Hanley
- Ty Tyson

Assessment Questions

Question Number	Online	Paper	Total	
Question 1: Reserve Funding: Fund/Waive				
A (Fund)	106	77	183	No requirement
B (Waive)	37	4	41	Required 573 (7%)
Question 2: Reserve Funding: Allocation				
A (85.20)	79	14	93	No requirement
B (127.33)	64	64	128	Required 378 (34%)

Communication: Debbie Hanna

The concentration recently has been on the pending Assessment vote. Once the results are finalized, they will be posted on social media and in the Murmurs. Also look for social media posts for upcoming activities.

Greens Areas: Mike Bradley/Bill Grant – not present.

Heather provided update. Only one, unqualified, candidate thus far. Looking to find outside consultants to fill in while we continue our search.

Pool: Rich Spielman

We have renewed the contract for next year. We are in the process of draining the pool and closing it down for next year. Plumbing work and electrical work needs to be done in pool house and surrounding area, and there's a leak in L-shaped pool; research to fix this is ongoing.

Soon there will be a meeting to prioritize and budget next year's planned maintenance.

Soccer: Brittany Heckman – not in attendance. Heather provided update.

This year, we have 89 registered participants:

1 U6 team, 3 U9 teams, 1 very large U12 team

The Rosary team merged with us and is covering the cost of referees for extra games on practice nights, for additional play time per child.

WPAFB has 2 U6 teams, 1 U9, and 1 U12 that we will be playing against.

Ten soccer sign-up signs were stolen, nine from the Forest Ridge area, including one from Brittany's yard. At \$12 each, that is a loss of \$120. Brittany has possibly identified the culprit. All the missing signs were in Riverside.

Activities/Recreation: Heather Gwin

- The Halloween Hayride is October 21-23
- Fright Night is October 25th – but we need volunteers
- Halloween Parade is October 26th – Stebbins band is participating! 11am step off for the parade.
- Teal Pumpkin project – notifies Trick or Treaters that the house provides non-candy items.
- Give Back event in November. Details will be shared in the future.

Winter Activities:

- Luminarias – process and volunteer needs are TBD at the moment. Possibly the Stebbins kids that need service hours could help, or our Boy Scouts. Actively recruiting for this.
- Christmas Light Fight
The plan is to allow online nominations and voting, and then formal judging to decide winners.
 - Preliminary judging 12/16-12/18
 - Online judging 12/20-12/22 TBD
- Christmas/Holiday party 12/14/19 at the sheds. This may depend on green area situation.

Treats for first responders 12/14-12/15 – dropping off at Sue Hanley's house. Sue has posted online about this and has plenty of volunteers at this time.

Special Guests

City Manager: Mark Carpenter

Property Tax Levy – Ballot Issue #21 – November 5

This street levy (the same one that was on the ballot last year) will provide funding for the cost of road repairs and maintenance for our city. Pavement Management Group (PMG) did a pavement condition index (PCI) to rate our streets. We earned a 59 – although the goal of most community is in the 70s. 70% of Riverside's roads range from fair to failed on the rating scale. There is no current budget to improve our streets. This year we were only able to improve 6 streets, with a cost of \$350,000. This is a permanent levy, to cover the continuing expense. We will be targeting those streets that are in the worst condition first. If the levy passes, funds should be available starting in February 2020.

Forest Ridge and Meadowsweet are planned for next year, although not guaranteed. With the levy approved, they can work on a significantly larger number of roads (currently 5, with levy could be as many as 25-30).

In addition, there are 5 charter amendments on the upcoming ballot:

Issue 22: Article IV: Filling of Vacancies; Section 4.05

Issue 23: Article V: Procedure for Passage of Ordinances; Section 5.03

Issue 24: Article IV: Vacancies, Creation of; Section 4.04

Issue 25: Article XI: Nominations; Section 10.02

Issue 26: Article XIII: Council Interviews; Section 13.12

Learn more about these amendments at: <https://www.riversideoh.gov/>

Stebbins Boosters

Melissa Mintz - President, Trish Miracle - Fundraising

They have been trying to reach out to see if they can get involved with the community, and also to help raise funds. They will be helping with the parade and possibly the luminaria distribution.

Maybe ROTC or Student Senate.

Mrs. Tina Simpson = Principal

Meeting adjourned at 7:50 pm.

Halloween Wrap-up

It's taken us a few days to recover, but as we reflect back, we had an incredibly successful Halloween season in the Ridge! As usual, we made sure to grow our events as we do each year, and received compliments on our expanded Peanuts display in the Community Garden. The Hayrides were a HUGE hit, with nearly **400** riders and enough enthusiasm that we added a day to make up for our rain cancellation on Monday. Fright Night at the Movies was a spooky blast, with the movie Monster House for the kiddos and enough sugar to keep them running through Thanksgiving. I know we always have thanks to give, but I'd be sorely remiss if I didn't thank our powerhouse that is Jake Bontatibus for stepping up to co-chair with me this year, our intrepid Greens crew of Colan Monaghan, Andrew Fox and Justin Bussey who were the entire reason we were able to put this on at all, and the folks who came to do some painting and set up the gazebo and zombie entrance at Silver Oak. We NEED more people to come out and help though, or events on this scale simply can't happen- a FEW people did a TON of work, and in a community this large with events of this quality (and for no admission charge), we simply need more bodies to help. I hope to see more of you come out next year, even for an hour or two, to help us out- there is no help too small and there is always a place we can use you!

Parade Results

Given the utterly miserable weather, we were thrilled to have the turnout we did for the parade, with nearly 50 families registering to walk and a few dozen spectators under large umbrellas to cheer them on! We're so grateful to the Riverside Police, Fire and Ambulance who came to lead us off, and to the wonderful Stebbins Marching Band for the great music- they certainly didn't let the damp and cold dim their enthusiasm! Thanks also go out to Forest Ridge Baptist Church for donating coffee, hot cocoa and donuts to keep up all going and to our judges- Jacquie, Amanda, Carol and Mike.

Category Winners:

Blood & Gore: Gory Joker (#1226) Benjamin Greschen

Disney Characters: Amelia Earhart (#2014); Amelia Hummer

Fairy Tale: Witch burning at the stake (#1974); Emily Guingrich

Superheroes: Soldier (#2021); Gus

TV & Movie: Queen of Hearts (#1222); Molly Campbell

Holiday: Pope (#1227); David Gold

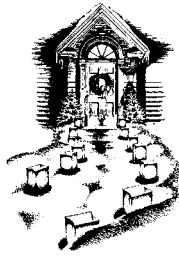
Dress Your Dog: Chef (#1232) Victoria with Jax

Group: Addams Family (#1228); The Colliers

Stebbins Band: Soldier Drummer



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!

We'll be posting dates for pickup of Luminarias in the December Murmurs so please watch for those, and they'll also be available at the Sheds at the party on 12/14 from 1-4 PM. If you are housebound or have limited mobility and need to have your Luminarias delivered to you, please contact Heather at 610-635-6415 and leave a message.

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!

Light Fight

We're bringing back our annual tradition of the Christmas Light Fight in Forest Ridge! You can go to our sign-up page from 11/15 to 12/15 to register your home as a participant. Initial judging will take place on 12/16-12/18 to select the top 3 homes in each division, and neighborhood voting will be from 12/18 to 12/24. Winners will be announced on social media and in the Murmurs, and the first place winner in each category will receive \$25, while the grand champion will receive \$100 off their 2020 assessments. The link to sign-up as a participating household is at <http://bit.ly/lightfight2019>. We can't wait to light up the Ridge!

Give Back Thanks – a Community Support Event

Canned Food Drive from November 17-23, drop-off boxes at Sheds & 4740 Amberwood. Donations going to tornado victims. Please drop-off non-expired food items for delivery to local food pantries and shelters to help support those affected by the Memorial Day tornadoes.

Treats for First Responders

Time to make your commitment for Treats for First Responders

This is a Holiday tradition that has gone on for several years. It is a way to say thank you to our first responders and let them know we care. Currently we are in need of baked goods, money and homemade cards. Collection days will be December 14 from 10 until noon; December 15 from 1-3 pm with distribution being done on Monday, December 16th

Packing Instructions: donations should be divided into fifths. For instance 5 containers of cookies, brownies or the like. I have found buying containers at the Dollar Tree to be the cheapest and easiest. For those of you who do not have time to bake suggestions are cheese, crackers, summer sausage, napkins and paper plates. Use your imagination. Let's not forget pkgs of hot chocolate and hot apple cider.

Commit now: mahjonggsue@sbcglobal.net
937-236-7141 (leave msg)
4073 Quail Bush Dr.
(There is a green bench on the porch)

Please do not knock or ring doorbell as the 135 lb Newfie will go nuts

Wishing you all a Happy Holiday season.
Sue

2019 Holiday Party

We're holding our traditional Holiday Party for the Ridge on Saturday, December 14, from 1 PM- 4 PM at the Sheds at 4312 Meadowsweet. We'll have snacks, a festive movie, games, and a visit from Santa with photos available for a small fee (or you're welcome to take your own for free!). We NEED help with this event- our sign-up link includes slots to help clear out the shop of the equipment and decorate it, party set-up that morning, and clean-up as well as people to send in snacks and treats. We'll provide cocoa too! Sign-ups open on 12/1 at <http://bit.ly/FRAHoliday2019> and are open through 12/14. You can drop off treats at the Sheds or at 4740 Amberwood Drive ahead of the party. The Party is also a drop site for those who wish to donate to Treats for First Responders.



Parade Participants

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.

Advertise in the Forest Murmurs!

The Forest Ridge newsletter, the "Murmurs", is delivered to 1123 homes ten times per year. Advertising in the Murmurs is a great way to reach out to the residents of this neighborhood for a reasonable price.

For more information, please contact Debbie Hanna, the Communications Committee Chair, at: borah_borah@yahoo.com.



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.

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Assessment & Reserve Funding Re-Vote!

Our September vote regarding the Assessment increase did not garner enough votes to constitute the required 60% quorum for a financial matter. We will be holding a re-vote, per the bylaws:

Under Article XII, Section 11, the Board of Trustees is going to call for a second “meeting” to vote on this issue. The bylaws set out these guidelines:

- The quorum at a second meeting will be half the required quorum of previous meeting
- The second meeting will be no more than 90 days after the annual meeting.
- At least 30 days written notice are given before the second meeting.

Official Letter from Towne Properties

Our new property management company, Towne Properties, will be sending out a letter regarding this issue. Their logo is similar to the one picture to the right, in blue or black print.

PLEASE DO NOT THROW AWAY THEIR LETTER.

Communications from the board will now be done via Towne Properties, so treat these as important letters.



Meeting

December 9, 2019 at 7 PM at Forest Ridge Baptist Church (6890 Union Schoolhouse Road).

Electronic Voting

For this second meeting, we will have electronic voting available on the following dates:

Starts: December 1, 2019 12:01 AM

Ends: December 8, 2019 at 11:59 PM

The links for voting will be posted on our website, on Facebook and on Nextdoor. Online voting will be available at this link:

<http://bit.ly/FRAReserveReVote>

Proxy Voting

The board will also be holding proxy voting. What this means for you is that members of the board will be knocking at a selection of homes in the neighborhood, to explain what is at stake and take a proxy vote, for those residents who may not otherwise have access to vote. You will have the opportunity to sign for your selection on the ballot, which will then be cast on your behalf at the meeting on December 9th.

If you are housebound or have limited mobility and would prefer not to vote online, please call Mike Bradley at 937-949-1501 to request a Board member visit for a proxy ballot.



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Owner

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Cell: 937-830-9993

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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.

For Sale: TV stand has three heavy glass shelves, sturdy black metal frame, measures 42 x 19 x 22 inches high. Entertainment cabinet, oak frame, glass doors, trimmed in oak, three adjustable shelves, measures 17 x 23 x 42 inches high. Both in very good condition. \$75 each or \$100 for both. Call Lynda at 236-4670. Please leave a message if I don't answer.

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)

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.

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.

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.

Residential cleaning: Weekly, bi-weekly, monthly, or one-time cleaning by Kearsen Wideman, 937-823-3074. Conscientious, meticulous, reputable, in the neighborhood. [Through February 2020]



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.



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