



## What's Inside?

Pool is Closed for the Season....	1
April 2020 Minutes .....	3
Forest Ridge Graduation News..	4
FRA Financials .....	5
Et Cetera .....	8
Et Cetera Guidelines .....	8
No Murmurs in July! .....	8



## Pool is Closed for the Season

Fellow Forest Ridge Association Members,

It is with deep regret that the Board of Trustees is forced to announce that the FRA pool complex will remain closed for the 2020 swim season due to COVID-19. While the Board and Swimsafe worked tirelessly to find a way to meet the Governor's Responsible Restart Ohio plan, the Board has determined that we cannot effectively meet all the health, safety and enforcement requirements needed to mitigate the risks to all our Members. Failure to meet and maintain those standards would therefore pose an unacceptable liability risk to the HOA and would be counter to the fiduciary responsibility of the Board to the Members.

In the meantime, I can assure you the Pool Committee is not going to rest even though we are shut down for the season. For starters, we must continue to maintain the pools so that they don't become a health hazard to the surrounding neighbors. We also intend to work as many capital infrastructure repair and replacement projects that we can fiscally afford in order to improve the function and safety of the pool complex. We also intend to undertake some beautification projects, with the help of volunteers, to try to improve and update the look of the pool house and surrounding area. There is much work that can be done so we intend to make the most of this unfortunate situation.

These have been extraordinary times none of us have experienced and are still trying to navigate. While we're all looking to return to some form of normalcy, we must try to stay as safe and healthy as possible in the process. We look forward to seeing you all at the pool next year!

Respectfully,  
Mike Bradley  
FRA Board President



## BOARD OF TRUSTEES

Mike Bradley (22).....	937-949-1501
President	mike.bradley@forestridgeassociation.org
Larry Ford (22).....	937-343-4060
Vice-President	larry.ford@forestridgeassociation.org
Rich Spielman (22).....	937-212-9693
Treasurer	rich.spielman@forestridgeassociation.org
Tabitha Bentz (22).....	937-802-0839
Secretary	tabitha.bentz@forestridgeassociation.org
Mike McHugh (22).....	mike.mchugh.fra@gmail.com
Scott Kreckman (20).....	937-490-9757
	vmiarmor05@gmail.com
Steve Weiser (20) .....	

(-) 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

Pool Maintenance and Operations:	
Pool Number .....	937-236-9691
Green & Maintenance Committee: .....	Scott Kreckman
Activities Committee: .....	Scott Kreckman
Pool Committee: .....	Mike Bradley
Communications Committee: .....	Mike McHugh
Audit Committee: .....	Steve Weiser
Infrastructure Committee: .....	Larry Ford
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.

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



## FOREST RIDGE ASSOCIATIONS

Friends of Forest Ridge:	
Julie Quinn.....	937-813-2266
Halloween Parade:	
Victoria Kreckman .....	937-490-9757
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:	
Rebeca Brooks.....	
Local Organizations	
BSA Troop 169:	
BSA Troop 5169.	
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

### Forest Murmurs Deadlines

Advertisers: Wednesday, May 29, 2020

Articles & Et Cetera: Friday, May 31, 2020

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 Association  
Board of Trustees Regular Meeting  
April 20, 2020**

Trustees Present: Mike Bradley, Rich Spielman, Scott Kreckman, Larry Ford, Mike McHugh, Steve Weiser and Tabitha Bentz

Trustees Absent: None

Mike Bradley called the meeting to order at 7:04 PM via Zoom Meeting

Review minutes from November 2019, December 201, January 2020 and March 2020 meetings.

Mike Bradley moves that we vote to approve November 2019 as printed, Larry Ford seconds the motion.

Yes votes: Rich Spielman, Mike Bradley, Scott Kreckman, Larry Ford, Mike McHugh, Steve Weiser and Tabitha Bentz. No votes: None.

Mike Bradley moves that we vote to approve December 2019 minutes as printed, Larry Ford seconds the motion.

Yes votes: Rich Spielman, Mike Bradley, Scott Kreckman, Larry Ford, Mike McHugh, Steve Weiser and Tabitha Bentz. No votes: None.

Mike Bradley moves that we vote to approve January 2020 minutes as printed, Rich Spielman seconds the motion.

Yes votes: Mike Bradley, Rich Spielman, Scott Kreckman, Larry Ford, Mike McHugh, Steve Weiser and Tabitha Bentz. No votes: None.

Mike Bradley moves that we vote to approve the March 2020 minutes as printed, Steve Weiser seconds the motion.

Yes votes: Mike Bradley, Steve Weiser, Rich Spielman, Scott Kreckman, Larry Ford, Mike McHugh and Tabitha Bentz. No votes: None

FRA Board will continue to monitor all Federal, State and Local communications for impacts to all FRA activities. We will provide residents updates to all programs and services as they become available.

Police Report: Tabled as no police present

Since the passing of Bill Grant we need to vote in a new vice president. The responsibilities of the Vice President are outlined in the by-laws. Mike Bradley nominates Larry Ford as the Vice President, seconded by Scott Kreckman.

Yes votes: Mike Bradley, Scott Kreckman, Rich Spielman, Mike McHugh, Steve Weiser and Tabitha Bentz.

No votes: None. Congratulations Larry.

Treasurer:

Operating Funds Financial Report March 2020		
Available Funds as of March 1, 2020		\$219,590.80
Income	\$75,694.72	
Expenditures	\$11,808.58	
Increase in Operating Funds		\$63,886.14
Available Funds as of March 31, 2020		\$283,476.94
Capital Funds Financial Report – March 2020		
Available Funds as of March 1, 2020		\$86,047.88
Income	\$8,137.86	
Expenditures	\$ 0.00	

Increase in Operating Funds	\$8,137.19
Available Funds as of March 31, 2020	\$94,185.74

#### UNCOLLECTED ASSESSMENTS (AS OF 4/6/2020)

##### Current Year

176 Properties owe full or partial assessments – Total owed \$52,40

##### Current and Prior Years

73 Properties owe current and prior year assessments – Total owed \$103,871

##### Reduction in Uncollected Assessments

Collected \$27,853 since last month

5 residents have cleared their liens totaling about \$10K.

2 residents are currently in bankruptcy and 2 residents are having foreclosures. We missed out on 1 foreclosures due to previous bookkeeper not filing the proper lien paperwork.

Communications: Working with Greg Herman to turn over control of the FRA website. All other social media sites are good. Residents should keep checking social media for updates. Welcome packages are being handled by Maria Ford. We need all new members contact information for the Murmurs.

Maintenance & Greens: Weeds should be sprayed by Leisure Lawn the week of 22 April 2020. Arbor Experts did work today to remove trees. Removed several trees from Little Jeep Park, dead evergreen tree by entrance sign at Silver Oak & Union Schoolhouse Road and Walnut tree by the pool.

Have been in contact with an HR company regarding the employees of FRA. Making sure we have all paperwork in order and other HR items.

The lights at the shed have been repaired by DP&L. The line leading into the building needed repaired.

Still working on the issue with water at the shed.

##### Pool:

Pre-Season repairs required:

L Shape Pool lights sealed (\$185) and replaced broken 4" valve return line (\$403)

Additional plumbing work required in both bathrooms, received an estimate from Deaton Plumbing for \$2,190. Will be getting 2 additional estimates to ensure price is competitive.

L Shape pool water loss monitoring in progress

All Ohio swimming pools are closed until at least 1 May 2020 due to Covid-19

Awaiting decision from State of Ohio on Memorial Day pool opening

Need to develop a plan for pool infrastructure work if closed for season

Working with Swimsafe to develop pool party tracking website  
Pool passes for Greens and swim Team coaches will be issues as they have in the past.

Spring Soccer has been cancelled

Swim Team : Highly dependent on State of Ohio opening pools.  
Optimum start is normal 1 June start but July start with foregoing championships is possible.

Activities: Most activities are up in the air due to COVID-19

Spring:

Easter Egg Hunt – Postponed

Memorial Day Pool Opening/Food Truck Rally – 25

May

Garage Sale – TBD

Summer:

July 4th Party – Date TBD (Pool)

Pool Raft Party – Date TBD (Pool)

Labor Day Party/Pool Movie Night – Date TBD (Pool)

Autumn:

Halloween Hayrides – Date TBD

Fright Night – Date TBD

Halloween Parade – Date TBD

Give Back Thanks – Date TBD

Winter:

Christmas Light Fight Preliminary Judging – 12-13

December (Online)

Holiday Party – Date TBD

Old Business: Entrance Sign Replacement, claim has been renewed with the insurance company. Need 2 more quotes – Larry is working on this. Delayed due to Ohio Stay at home order.

New Business: Need to vote to extend Towne Properties contract, 2019 audit and insurance review.

Vote to extend Towne Properties contract. Mike Bradley moves that we vote to take Option 1 with Towne Properties. Seconded by Rich Spielman. Yes votes: Mike Bradley, Rich Spielman, Larry Ford, Tabitha Bentz, Scott Kreckman, Mike McHugh and Steve Weiser. No votes: No

Schedule 2019 Audit.: Need to coordinate with Towne Properties to select an audit company or select our own auditors (previous company was Hammerman, Graf, Hughes & Company Inc.) Rich brought up that the 2019 may be difficult as some things were still being handled by Dan and wasn't turned over to Towne Properties properly. Post 2019 Audit online and present at Fall Member Meeting. Also need to get the 2018 information from Hammerman. Steve please update the slides for the May meeting. Mike Bradley will contact Cindy at Towne to let her know that we will be starting the Audit process and to work with Steve and Rich. Mike Bradley asked Mike McHugh to get with Heather Gwin to see if she had any copies of past audits.

Need to have a review of HOA insurance coverage as recommended by Kaman and Cusimano (K&C). Contacted Cincinnati Insurance Company (CIC) for current policies. This has been sent to K&C recommendations with CIC for coverage

options and pricing. Will continue to update Board as an action item.

Larry brought up the issue of the tennis courts. He's looking into new nets for the courts.

Meeting adjourned at 8:15 PM



## Forest Ridge Graduations

*Celebrate these graduates with us as they begin their next stage in life. Congratulations to all of you, your hard work has been rewarded.*

## High School & College

**Sarah Abshear:** Fairborn High School with Honors. Attending Sinclair, then transferring to Wright State University to complete a degree in the radiology field.

**Kassie Alig:** Wright State University with a Bachelor of Science in Business. She will start her new job at Chemstation as an Accounting Specialist

**Benjamin French;** graduated from Rose-Hulman Institute of Technology with a B.Sc. in Biology. He will be starting the Ph.D. program in Molecular Medicine at University of Toledo in the fall.

**Marcus Gillespie:** Fairmont High School: International Baccalaureate Diploma, National Honor Society, PSI Alpha Honor Society, State placer in Indoor and Outdoor Track.. Attending Brown University in the fall majoring in Computer Science and running Track.

**Connor Watkins:** Graduated from Dayton Regional STEM School.





FRA OPERATING AND REPLACEMENT RESERVE FUNDS as of APRIL 30, 2020				
OPERATING FUNDS				
Available Funds as of April 1, 2020				283,476.94
	Income		21,608.43	
	Expenditures		22,017.25	
	Funds Transferred to Replacement Reserve		7,200.00	
	Decrease in Operating Funds			-7,608.82
Available Funds as of April 30, 2020				275,868.12
	Income is from Current Year and Prior Year Assessments			
	Expenditures were for: Swimming Pool (\$ 16,505), Green Area (\$ 3,327), Administration (\$ 1,975) and Communication (\$ 210)			
	Funds Transferred to reach Reserve Study Minimum Requirement			
REPLACEMENT RESERVE FUNDS				
Available Funds as of April 1, 2020				94,185.74
	Income		8,133.21	
	Funds Transferred from Operations		7,200.00	
	Expenditures		0.00	
	Increase in Replacement Reserve Funds			15,333.21
Available Funds as of April 30, 2020				109,518.95
	Income is from Current Year Assessments and Interest Income			
	Funds Transferred to reach Reserve Study Minimum Requirement			
UNCOLLECTED ASSESSMENTS				
(As of May 15, 2020)				
Current Year Only: 88 properties owe full assessment and late fee, 15 owe partial assessment and 14 owe only the late fee. Total owed is \$ 33,098.				
Current and Prior Years: 67 properties owe current and prior year assessments. Total owed is \$ 95,332.				
Collection Action Taken: (1) Collection letters were sent on May 12th to those properties that owed less than \$ 1,000 and (2) Liens have been filed on 22 properties that owed over \$ 1,000 - dollar value owed on these properties is \$ 53,338.				
Some Success: In April, 6 properties that had liens filed against them, paid the money they owed the FRA (\$ 13,649).				
If you have any questions, contact Rich Spielman at rich.spielman@forestridgeassociation.com				



**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 Commerical 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

**"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

 





**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 May 2020)

**Residential cleaning:** Weekly, bi-weekly, monthly, or one-time cleaning by Kearsen Wideman, 937-823-3074. Conscientious, meticulous, reputable, in the neighborhood with over 20 years of excellence. I'll take the time to thoroughly clean your home, while you take time to do the things that mean the most in your life. Call or text for an estimate.

**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.

**Grace Focused Photography, LLC:** photography celebrating the family by Gabrielle Beyer, a Forest Ridge resident for 15 years, and Dayton native. Check out my website, for more details: [www.gracefocusedphotography.com](http://www.gracefocusedphotography.com), follow me on Facebook @ Grace Focused Photography, Instagram @ [grace\\_focused\\_photography](https://www.instagram.com/grace_focused_photography), or contact me directly at 937-689-8319.

**Lawn care & cleanup:** high school student trying to earn money for driving school. Weekly or one time mowing services for \$20 per yard. Weeding, mulching, general clean up, etc, all at low prices! Text preferred, Aidan can be reached at 937-343-4360.

**Need a babysitter / house sitter for the summer months?** Contact Becca Jobe via text to the number (937) 716-6375.

## 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](mailto: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.



*Summer Break!!*

*There will be no  
Murmurs in July!  
Time for a little R & R!  
Have a great summer!!!*