



What's Inside?

October 2020 Minutes	3
Treasurer's Report.....	5
FRA Activities	6
Treats for First Responders	7
FRA Lap Pool Concrete Deck Replacement Project	9
Cold Weather Car Hints	12
Et Cetera.....	12
Helpful Hints for Forest Ridge Drivers	12



FRA Assessment News

Fellow FRA Members,

I hope everyone had a happy and healthy Thanksgiving.

The Board has adopted the 2021 budget and has set next year's annual assessment at \$343.14 per lot. This breaks down to \$255.20 for Operational expenses and \$87.94 for Capital Reserve expenses. The assessment will be due on February 28, 2021 and Members should expect to see their assessment notices from Towne Properties no later than January 28, 2021. As a reminder, each Member has an account with Towne Properties that can be accessed through their on-line portal 24/7. This access allows you to check your account status and make your annual assessment payment when the time comes. If you have questions on how to access your account on-line or need assistance, please contact either Cindy Hess or Amy Lorenzo at Towne Properties (937-222-2550) and they will be happy to assist you.

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 (23)	937-490-9757
Steve Weiser (23)	vmiarmor05@gmail.com
Jesse Morgan (23)	
Justin Hickman (23)	

(-) 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.

FOREST RIDGE ASSOCIATIONS

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, January 27, 2021

Articles & Et Cetera: Friday, January 29, 2021

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
October 19, 2020

Trustees Present: Mike Bradley, Rich Spielman, Scott Kreckman, Larry Ford, Mike McHugh, Tabitha Bentz, Jesse Morgan and Justin Hickman

Trustees Absent: Steve Weiser

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

Police Report: No police present due to Covid-19.

Minutes: September 2020 minutes approved as written, Mike Bradley moved to approve them, Scott Kreckman seconded.

Vote 8-0, 1 absent

Treasurer: Rich Spielman, Forest Ridge Association
Treasurer, September 2020 Treasurers Report

Operating Funds Financial Reports – September 2020
Available Funds as of September 1, 2020 \$136,354

Income \$ 3,612

Expenditures 20,388

Decrease in Operating Funds (16,948)

Available Funds as of September 30, 2020 \$119,578

Capital Funds Financial Report – September 2020

Available Funds as of September 1, 2020 \$165,568

Income \$26

Expenditures 0

Increase in Capital Funds \$ 26

Available Capital Funds as of September 30, 2020 \$165,594

Uncollected Assessments as of September 30, 2020

92 properties owe \$78,507

☐ 37 properties owe prior years and current year - \$63,670

☐ 55 properties owe current year - \$14,837

We have liens on 39 properties - \$59,006, 4 properties are on a payment plan

Communications: Mike McHugh reported on the Communications Committee. Mike is currently addressing the FRA website. Jenn Bradley is actively monitoring Nextdoor and Facebook. Larry and Maria Ford are currently doing welcome packages. Roberta Havholm is currently handling the design and printing of the Murmurs.

The summer months were used to address the pool reservation system. Need to update.com vs .org need and clarify security (scans and encryption). Signup

Genius is renewing 28 Oct for a 12 month subscription for \$218. Discuss/clarify the process for submissions of articles or contributions and/or ads.

Maintenance & Greens: Scott Kreckman reported that he is working on the proposal for conversion of Greens work to contract with Brightview.

Infrastructure: Larry Ford reported that the culverts are being looked at by Craig Moore for possibility of repair. Willow Branch Tennis Court and Pool Basketball Court will be done April/May 2021 at a cost of \$6,500. Tennis court nets will be purchased thru Amazon at a cost of \$169.99 each (2 nets \$339.98). Looking at options for new playground equipment at the Pool. We were provided 3 different options by the vendor. One is \$33,000, one is \$35,800 and the other is \$48,100.

The three options provided were not exactly what the board was looking at. The board asked Larry to get with the vendor and look at some other options, willing to spend up to \$50,000 including tax. Want to get equipment that will appeal to both younger and older children.

Pool: Jesse Morgan reported the following on pool repairs.

- ☐ L-Shape Pool pressure test: Leak detection completed. Total - \$2,445.—
- ☐ L-Shape pool leak repair costs: \$12,305 plus estimated tax of \$850
- ☐ L-Shape pool repair details:
 - o 3 skimmers and tile repair hopefully will be completed this fall
 - o Large leak in deep end plaster wall will happen in spring 2021
- ☐ L-Shape and lap pool pump replacements – Planned for spring 2021
 - o Neither meet PHDMC's flow requirements (Lap = \$1864.00, L-shape = \$9989.00)
 - o Requires rework of plumbing to go from two 2.5 HP pumps to one 7.5 HP pumps for L-Shape pool
- ☐ Lap Pool, Concrete Deck Replacement – Tear out set to being possibly as early as this Tuesday but may not be until next week, plan is for entire replacement to be complete this fall.

- o Deck Replacement Costs: \$45,559.00, Heavy duty caulking: \$1438.00, New deck drains between pools: \$2838.00. Total - \$49,835 plus approximately \$3,500.00 for sales tax.

- ☐ Completed SwimSafe 3-Year contract renegotiation
 - o 5 lifeguards, one of whom is also manager. Previously manager was an additional person
 - o 2021 is at the same rate as 2020 - \$83,533.00
 - o 2022 & 2023 rate is a 3% increase - \$85,853.00

Activities:

Fall:

- ☐ Halloween Hayrides – Cancelled (Covid-19)
- ☐ Fright Night – 23 October at the field by the pool
- ☐ Halloween Parade – 31 October at the Gazebo
- ☐ Give Back Thanks – TBD

Winter

- ☐ Christmas Light Fight Preliminary Judging – 12-13 December online
- ☐ Christmas Party - TBD
- ☐

Audit: We have provided all of the information for the audit to the accountants

Elections: Larry Ford reported that he is working on the procedures and there are now 2 members for the committee; Dennis Jones and Dave Jurcsis

Old Business: Entrance Sign Replacement, Larry Ford, at the corner of Kitridge & Strathaven has been completed. Shed Driveway replacement, Scott Kreckman, currently on hold until Riverside paves Meadowsweet. Insurance review, Mike Bradley, awaiting Board vote. Human Resources support for employees of the ridge, Scott Kreckman, awaiting management direction decision. Drain pop-up on Elmshaven, Scott Kreckman, has been trying to contact property owner to coordinate repairs.

New Business: The board was contacted by a resident regarding someone smoking at the gazebo. The board will post No Smoking signs at the gazebo.

Board Actions:

- ☐ Greens Contract Vote – to hire Brightview Landscaping to do Green area mowing/fertilizing/mulching for 2021 at a cost of \$62,803 – Mike Bradley moved, seconded by Scott Kreckman

Vote 7-1, 1 absent

- ☐ Insurance Coverage Increase Vote – Total general liability premium increase to \$3,128 (increase of \$235) with Cyber Risk added for \$186 for a new total annual premium of \$6,263 (+\$421) per year – Mike Bradley moved, seconded by Jesse Morgan

Vote 8-0, 1 absent

- ☐ Adopt 2021 Budget – Tabled until November meeting

Meeting adjourned at 9:03 PM



FRA OPERATING AND REPLACEMENT RESERVE FUNDS as of OCTOBER 31, 2020

OPERATING FUNDS

Available Funds as of October 1, 2020			119,578
Income	745		
Expenditures		-46,588	
Decrease in Operating Funds			-45,843
Available Funds as of October 31, 2020			73,735
Income is from Current Year and Prior Year Assessments			
Expenditures were for: Swimming Pool (\$ 11,829), Administration (\$ 17,743)			
Green Area (\$ 16,806) and Communications (\$ 210)			

REPLACEMENT RESERVE FUNDS

Available Funds as of October 1, 2020			165,594
Income	10		
Expenditures		0	
Increase in Replacement Funds			10
Available Funds as of October 31, 2020			165,604
Income is from interest earned			
Reserve Study Minimum Reserve Fund Requirement			
2020 Reserve Fund for Repair/Replacement Requirements			
		77,122	
		88,482	
			165,604

STATUS OF UNCOLLECTED FRA ASSESSMENTS

Total Uncollected Assessments as of November 10, 2020. Eighty- seven properties owe \$ 72,276. Thirty-seven properties owe \$ 57,483 for prior years and current year assessments and fees. Fifty properties owe \$ 14,793 for current year assessments and fees.

Filed liens as of November 10, 2020. We currently have liens filed on 38 properties totalling \$ 59,256.

If you have any questions, contact Rich Spielman at rich.spielman@forestridgeassociation.com



FRA Activities

This is Scott Kreckman again with the Activities Committee. We have officially opened sign ups for the 2020 Christmas Light Fight. Sign up online on the Signup Genius Website at <https://www.signupgenius.com/go/30E0E44AEAB28A0FF2-2020>. You can also find it by searching the site under the email of communications@forestridgeassociation.org.

Sign ups are active through December 17th with judging beginning the 18th and winners announced the 20th. This year's Grand Prize Winner will receive a metal yard placard to show off to the neighborhood your superior lighting skills for years to come. The Grand Prize winner will also receive a gift card for \$50. We will also have two other categories for potential winners who will each receive a gift card for \$25: Seen from Space, and Best Inflatables.

If you would like to be considered for the contest you must register online by the 17th. Late submissions will not be accepted as judging will begin right after sign ups close. Let's light up the neighborhood!

Luminaries will begin delivery the 7th. Some may get delivered earlier than that, some later as we have multiple volunteers assisting. We have 107 households participating this year! All of Pepperwood is participating so be sure to go see what it looks like fully lit up! Thank you to Paula Smotherman for going door to door to get the entire street involved!

Lastly is the Gazebo lights and Santa Letter Mailbox. There has been a mailbox placed to the left of the tree for little one's Letters to Santa. Feel free to drop letter off and Santa's Elves will pick them up for delivery as often as possible. If your kids would like a response from Santa be sure to leave a name and address. Feel free to take pictures in the Gazebo among the lights and with the tree. Post photos to social media using the hashtag #forestridgeholidays so we can all enjoy the usage of this shared space. Thanks to all who helped put the lights up around the Gazebo this year as well!

Sincerely,
Scott Kreckman
FRA Activities Chair



Treats for First Responders

First I would like to thank all those who donated money towards the Treats for First Responders. 2020 has been a weird year but our residents have shown that just because the world is a little tops turvy that doesn't mean we should forget those who help us year round.

Santa Brian and Santa and Mrs. Claus (Larry and Maria) will be delivering goodies on Monday, December 14th to Riverside Fire and Police on Harshman, Dayton Fire on Brandt Pike and Dayton Police on Wayne Ave and Helena Street. In addition Santa Pete will be delivering sub trays to the two Dayton Police stations at lunch time. Because the police run 2 shifts each station will receive two deliveries of sub trays. Thanks once again to DiBella's for their discount and coupons. Elves Roberta, Kristen, and I will be sorting and packing the eatable donations.

HOW TO DELIVER YOUR DONATIONS:

December 13, 2020 to 4073 Quailbush between noon and 2 pm. If this doesn't work for you contact me by pm on Nextdoor or at mahjonggsue@sbcglobal.net to make alternate arrangements.

Safety Precautions: all donations should be left on the green bench on my front porch (PLEASE DO NOT ring the doorbell). We have cameras and will be monitoring them so your donation will immediately be brought inside.

Once again thank you everyone for your help. I'll admit I had trepidation about the success of the project this year but happily I have been proven wrong.

MERRY CHRISTMAS, HAPPY HOLIDAYS .

Sue Hanley (don't forget to visit the Little Green Library)





Top 10 Holiday Safety Tips



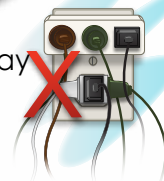
1. Inspect electrical decorations for damage before use.

Cracked or damaged sockets, loose or bare wires, and loose connections may cause a serious shock or start a fire.



2. Do not overload electrical outlets.

Overloaded electrical outlets and faulty wires are a common cause of holiday fires. Avoid overloading outlets and plug only one high-wattage appliance into each outlet at a time.



3. Never connect more than three strings of incandescent lights.

More than three strands may not only blow a fuse, but can also cause a fire.



4. Keep tree fresh by watering daily.

Dry trees are a serious fire hazard.



5. Use battery-operated candles.

Candles start almost half of home decoration fires (NFPA).



6. Keep combustibles at least three feet from heat sources.

A heat source that was too close to the decoration was a factor in half of home fires that began with decorations. (NFPA).



7. Protect cords from damage.

To avoid shock or fire hazards, cords should never be pinched by furniture, forced into small spaces such as doors or windows, placed under rugs, located near heat sources, or attached by nails or staples.



8. Check decorations for certification label.

Decorations not bearing a label from an Independent testing laboratory such as Underwriters Laboratories (UL), Canadian Standards Association (CSA) or Intertek (ETL) have not been tested for safety and could be hazardous.



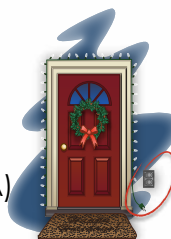
9. Stay in the kitchen when something is cooking.

Unattended cooking equipment is the leading cause of home cooking fires (NFPA).



10. Turn off, unplug, and extinguish all decorations when going to sleep or leaving the house.

Unattended candles are the cause of one in five home candle fires. Half of home fire deaths occur between the hours of 11:00 p.m. and 7:00 a.m. (NFPA)



Lap Pool Concrete Deck Replacement Project

As most of you recall, the Board instituted a “Reserve Fund” by establishing a Capital budget, in accordance with Ohio State law 5312, to cover capital expenses outlined in the 2017 Forest Ridge Association Reserve Study. This fall, we have started one of those projects with replacing all the concrete decking around the lap pool. This project was needed because we had detected significant erosion of the foundation underneath the decking, causing it to crack and sink in areas causing a safety hazard. Also as part of this project, we will be replacing the deck drains between the Lap, L-shaped and Kiddie pools to improve drainage in those areas. While we were hoping to have the work completed by the start of the cold weather, an issue with the steel gutter system has delayed the project and so we will have to finish after the winter weather leaves us in the spring. However, because most of the work will be complete before that, we still anticipate opening on schedule in May. This project is being managed by the Pool Committee and is anticipated to cost around \$60,000. Part of this cost is offset by money that was saved when we were unable to open the pool on time this year due to COVID-19.





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

Maid To Clean

North- 937-278-4005 South- 937-672-5206
4003 E. 4th St, Dayton, OH 45403
maidtocleandayton.com
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
937-286-2344
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



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

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

Natural Creations

BBB ACCREDITED BUSINESS **6 YEAR ADVERTISER**

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

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

ISA MEMBER TCIA VOICE OF TREE CARE

MasterCard VISA DISCOVER



Helpful Hints for Forest Ridge Drivers

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, follow me on Facebook @ Grace Focused Photography, Instagram @ grace_focused_photography, or contact me directly at 937-689-8319.

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 Feb 2021)

As winter approaches with all the new residents it may be time to give some suggestions to make winter less stressful. Flurries fell yesterday so hopefully that is not an indication of what is to come.

Drivers should give way to those coming up hills on streets such as Honeyleaf, Quailbush, Silver Oak near Strathaven, and some of the side streets.

Park in your drive or garage, if possible. If you have more cars than will fit in those spaces be sure your cars parked in the street give your across the street neighbors room to back out of their driveway.

Shovel your sidewalks if possible.

Avoid walking in the road.

In the Dayton jurisdiction streets are not plowed until 4" have fallen. Priority are main roads and interstates so we are at the bottom of the list.

HAPPY WINTER

Cold Weather Car Hints

from the Dayton Police



Cars left unattended to warm up give out a clear message...

STEAL ME

Don't make your car cozy for criminals

