



Forest Murmurs

February 2021

What's Inside?

November 2020 Minutes.....3

From the President.....4

December 2020 Minutes.....5

Memorial Day Neighborhood
Craft Show6

Treasurer's Report7

Forest Ridge Association
Operations Budget 20218

Et Cetera 12

Important Update for
2021 Dog Owners:..... 12

Girl Scout Cookie Sale..... 12

***The Semi-Annual Meeting of the
Forest Ridge Association
Home Owner's Association
will be held at:***

***The Forest Ridge Baptist Church
on***

***Monday, March 1st at
7:00 p.m.***

***Agenda will consist of
Committee and Police Reports***

The annual assessment is \$343.14 and is due
to Towne Properties by February 28, 2021.

You may pay by mail:
Forest Ridge Association, Inc. c/o Towne Properties,
PO Box 621717, Orlando, FL 32862-1717

Or online at www.towneproperties.com
Have your user name and password handy.

Come to the meeting!

BOARD OF TRUSTEES

Scott Kreckman (23) 937-490-9757
President vmiarmor05@gmail.com

Jesse Morgan (23) 937-343-4060
Vice-President vicepresident@forestridgeassociation.org

Rich Spielman (22) 937-212-9693
Treasurer rich.spielman@forestridgeassociation.org

Tabitha Bentz (22) 937-802-0839
Secretary tabitha.bentz@forestridgeassociation.org

Justin Hickman (23) justin.hickman@forestridgeassociation.org

Larry Ford (22) 937-490-9757
..... larry.ford@forestridgeassociation.com

Steve Weiser (23) steve.weiser@forestridgeassociation.org
(937) 902-3720)

Roberta Havholm (21) robo800300@woh.rr.com

Frank Semmelmayr (21)
..... frank.semmelmayer@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

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: Roberta Havholm

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, February 24, 2021

Articles & Et Cetera: Friday, February 26, 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
November 16, 2020

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

Trustees Absent: None

Mike Bradley called the meeting to order at 7:05 PM

Police Report: Tabled due to Covid-19

Minutes: October 2020 minutes approved as written, Mike Bradley moved to approve them, Larry Ford seconded.

Vote 9-0

Treasurer: Rich Spielman, Forest Ridge Association Treasurer, October 2020

Treasurer's Report:

Operating Funds Financial Report – October 2020

Available Funds as of October 1, 2020	\$119,578
Income	\$ 745
Expenditures	<u>46,588</u>

Decrease in Operating Funds

(45,843)

Available Funds as of October 31, 2020	\$ 73,735
--	-----------

Capital Funds Financial Report – October 2020

Available Funds as of October 1, 2020	\$165,594
Income	\$10
Expenditures	0

Decrease in Capital Funds

\$ 10

Available Capital Funds as of October 31, 2020	\$165,604
--	-----------

Uncollected Assessments as of November 10, 2020

87 Properties owe \$72,267

- 37 properties owe prior years and current year - \$57,483
- 50 properties owe just current year - \$14,793

We have liens on 38 properties totaling - \$59,256

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) – when someone goes to www.forestridgeassociation.com they are re-routed to www.forestridgeassociation.org, this is free for the first year – Do we want to continue to have that happen? Signup Genius was

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

Mike is currently putting the finishing touches on the FAQ page to be posted on the FRA website – he would like the board members to please take some time and review it so he can get it posted.

Maintenance & Greens: Scott Kreckman reported that the Boy Scout Bridge by the pool/soccer field has been blocked off due to it falling apart.

He has let the FRA grounds crew know that at the end of November 2020 they will no longer be needed as we will switch to Bright View Contract.

Scott will get with Arbor Experts to see about tree trimming & tree removal on Forest Ridge Blvd.

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 through 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.

Possibly having a Boy Scout doing an Eagle Project for repairs of the walking bridge by the pool/soccer field.

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 replaced, system still won't pressurize (work in progress)
 - o Additional leak detection/repair in progress
 - o Large leak in deep end plaster wall and tile repair 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
 - Plan is for entire replacement to be complete this fall
 - Lap pool, concrete deck replacement: Tear out has been completed
 - Stainless Steel Gutter system is not attached to anything – should be mounted but found it to be only caulked
 - Gutter system is still in good shape and can be re-used
 - Deck Replacement Costs: Estimated at \$45,559.00 - Heavy duty caulking: \$1438.00; New deck drains between pools: \$2838.00; Remove, clean, reinstall existing coping stones: \$7,500; Weld L-brackets to gutter, drill screw holes, attach and seal: \$3,500 (approx.); Tax estimated \$4,250 Total is now \$61,835.00
- Wrap the lifeguard stand with tarps to help them last longer
- Old lifeguard stands around lap pool have been removed

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 – Cancelled

Winter

- Christmas Light Fight Preliminary Judging – 12-13 December online
- Christmas Party – TBD, possibly doing a walkthrough, not a gathering

Black Friday weekend the gazebo will be decorated for the holidays. Luminaries going well, so far 85 households are signed up and paid.

Halloween parade was a huge success!

Audit: Rich Spielman reported that 2017 and 2018 audit will be completed shortly. One report will be issued covering both years. 2019 audit was started on November 4th. 2019 tax return was filed on November 12th. Do we want to go with a lighter standard of audit – Mike Bradley will contact Kaman and Cusimano to ensure that is ok per the by-laws.

Old Business: Shed Driveway replacement, Scott Kreckman, currently on hold until Riverside paves Meadowsweet. Insurance review, Mike Bradley, Complete. Human Resources support for employees of the ridge, Scott Kreckman, cancelled as going with contracted landscaping. Drain pop-up on Elmshaven, Scott Kreckman, has been trying to contact plumbing company to coordinate repairs. No Smoking signs for gazebo, Mike Bradley is ordering signs.

New Business: Adopt 2021 Budget

Does the board adopt the 2021 budget assessing a combined \$343.14 per member for Operational and Capital expenses? Mike Bradley moved to adopt the budget, Scott Kreckman seconded.

Vote: 9-0

Meeting adjourned at 9:04 PM

Forest Ridge Association Homeowners;

Recently we had a change up within the FRA Board to include myself being voted into the President position following the exit of Mike Bradley as he moved away from the area. I wanted to take the opportunity to reach out and reintroduce myself for those new to the area or curious.

My name is Scott Kreckman and I have lived in Forest Ridge now since early 2019 with my wife and daughter. Before that we lived in Huber Heights. Before my election to President I served as both the Greens Committee and Activities Committee Chairs, with my wife serving as the alternate for the Activities Committee. I currently work in Fairborn and also served 6 years in the Ohio Army National Guard as an officer following my graduation from the Virginia Military Institute.

I took on the initial position on the Board with the intent to ensure we keep the area beautiful and working toward a more updated set of By-Laws. Since joining I started us down the road of a more stable and financially stable Greens Maintenance program through the signing of a new contract with a large scale landscaping firm. The Greens Committee and Pool Committee take up the vast majority of the yearly budget within the FRA, and this move ensures green spaces are mowed and sprayed.

I will not be stepping down from my position as Greens Committee Chair at this time while we work through the first year of the new contract and work through the bugs and hiccups associated with a whole new program.

I hope to keep the progress moving that Mike Bradley began with the improvements to our neighborhood and look forward to working with everyone toward the betterment of the FRA.

Thank you,
Scott Kreckman, FRA Board President

Forest Ridge Association
Board of Trustees Regular Meeting
December 21, 2020

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

Trustees Absent: Justin Hickman

Mike Bradley called the meeting to order at 7:03 PM

Police Report: Tabled due to Covid-19

Minutes: November 2020 minutes approved as written, motion made by Mike Bradley, seconded by Steve Weiser

Vote 8-0, 1 absent

Treasurer: Rich Spielman, Forest Ridge Treasurer,

November 2020 Treasurer's Report

Available Funds as of November 1, 2020

\$73,735

Income

\$ 2,628

Expenditures

(12,386)

Decrease in Operating Funds

(9,758)

Available Funds as of November 30, 2020

\$ 63,977

*still waiting on bill from City of Riverside for curb repair

Capital Funds Financial Report – October 2020

Available Funds as of November 1, 2020

\$165,604

Income

\$ 1,998

Expenditures

(24,918)

Decrease in Capital Funds

\$ (22,920)

Available Capital Funds as of November 30, 2020

\$142,684

Uncollected Assessments as of November 30, 2020

87 Properties owe \$77,753

- 39 properties owe prior years and current year - \$63,815
- 48 properties owe just current year - \$13,938

We have liens on 38 properties totaling - \$59,682

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.

Discuss/clarify the process for submissions of articles or contributions and/or ads.

Mike is currently putting the finishing touches on the FAQ page to be posted on the FRA website – he would like the board members to please take some time and review it so he can get it posted.

Maintenance & Greens: Scott Kreckman reported on the Greens Committee. Waiting on the greens contract to come back from Bright View, delayed due to Covid-19.

Doing an inventory of what's in the shed and planning a good cleaning in the springtime.

Infrastructure: Larry Ford reported on the Infrastructure Committee. The culverts are being looked at by Craig Moore. Due to be replaced in 2023 in the Reserve Study. Coordinate with greens maintenance committee when it's time to repair them so that any trees can be removed as necessary. Each cement slab will be approximately \$4.6K.

Willow Branch Tennis Court and Pool Basketball Court will be done April/May 2021, \$6,500

Tennis Court Nets will be purchased through Amazon, \$169.99 (Two nets - \$339.98)

Larry will contact the company doing the new Playground for the pool area to get that started in the spring.

Boy Scout Troop 169 is working on plans to repair the Soccer bridge. Van Womble is the contact for this project.

When the reserve study is redone we need to make sure that all of the playgrounds are included. Seems like only 2 are included currently.

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:
 - Skimmers have been replaced and leak has been fixed
 - Large leak in deep end plaster wall and tile repair will happen in spring 2021
- L-Shape and lap pool pump replacements – Planned for spring 2021
 - Neither meet PHDMC's flow requirements (Lap = \$1864.00, L-shape = \$9989.00)
 - 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
 - Work on lap pool has been paused for winter and will be completed in the spring
 - Lap pool, concrete deck replacement: Tear out has been completed
 - Stainless Steel Gutter system is not attached to anything – should be mounted but found it to be only caulked
 - Gutter system is still in good shape and can be re-used

- o Deck Replacement Costs: Estimated at \$45,559.00 - Heavy duty caulking: \$1438.00; New deck drains between pools: \$2838.00; Remove, clean, reinstall existing coping stones: \$7,500; Weld L-brackets to gutter, drill screw holes, attach and seal: \$3,500 (approx.); Tax estimated \$4,250 Total is now \$61,835.00
- Wrap the lifeguard stand with tarps to help them last longer

Activities: Scott Kreckman reported:

Winter

- Christmas Light Fight Preliminary Judging – 12-13 December online, this has been completed and winner was given plaque
- Christmas Party – cancelled

Planning Memorial Day (May 29) and Food Truck rally for opening weekend of the pool. Hoping to do a craft fair for HOA crafters

Audit: Rich Spielman reported that 2017 and 2018 audit will be completed shortly. One report will be issued covering both years. 2019 audit was started on November 4th. 2019 tax return was filed on November 12th. Do we want to go with a lighter standard of audit – Mike Bradley will contact Kaman and Cusimano to ensure that is ok per the by-laws.

Elections: Larry Ford reported that they are working on procedures for election committee per the by-laws. Two members on the committee right now: Dennis Jones and Dave Jurcsin

Old Business: Shed Driveway replacement, Scott Kreckman, currently on hold until Riverside paves Meadowsweet. Drain pop-up on Elmshaven, Scott Kreckman, has been trying to

contact plumbing company to coordinate repairs, employee that did the original estimate is no longer employed, estimate will need to be redone. No Smoking signs for gazebo, Mike Bradley is ordering signs.

New Business:

- Collections Policy Review
- Open Board Officer position discussion
- Murmurs advertisement discussion

Collections Policy – Does the Board adopt the updated collections policy?

Mike Bradley motioned to adopt the collections policy, seconded by Scott Kreckman.

Vote: 8-0, 1 absent

Board Position - Mike Bradley will be resigning from the board effective 18 January 2021. Larry Ford will put a call out for volunteers to fill the open position.

Murmurs Paid Ads – Discussion of whether to continue with the Murmurs paid ads for local businesses. Ad revenue has not been consistently collected, and the Board will be looking at whether or not to continue ads in the future, or if it is costing the Association to include ads.

At this time, the board will continue to do the Ads in the Murmurs on a trial basis with Roberta Havholm and Sue Hanley volunteering to handle the Ads and collect fees. The Board will ensure that we collect money before ad is placed in the Murmurs

Meeting adjourned at 8:45 by Mike Bradley

Calling all Forest Ridge Association Crafters and Small Businesses!

As the pool continues its repairs and the playground prepares for its upgrades, the Activities Committee is moving forward in the hopes that we will be able to have a proper Memorial Day Opening Weekend! With that in mind we are planning an addition to the usual Food Truck Rally that began a few years ago by including a Neighborhood Craft Show.

If you are an FRA homeowner and own a small business, or are just super crafty, and would like to sell your products, we are going to have a Craft Show the same weekend as the Food Truck Rally! Only handmade items will be allowed, no gutters or resellers. We want to see how crafty and imaginative our residents are while grabbing some good grub at the Food Trucks. It is our hope that the Food Trucks will help bring more people into the area to shop the new Craft Show booths.

If you'd like to have a space in the inaugural FRA Memorial Day Craft Show please email activities@forestridgeassociation.org. There is no cost. I'll repeat that for those in disbelief. There is no cost to sign up and be a part of this show! We ask that you are the one making the products though and that you let us know you want to be a part of it by May 1st so we can map out who will be where and get that info to our participants and hype it up on social media! Here's the info we need to reserve a space for you:

- Your Name and Address within Forest Ridge (as right now this is only open to FRA Member Crafters)
- Business Name (if applicable)
- What you make (so we can try and prevent you being right next to someone with the same products!)

Continued on page 12

FOREST RIDGE ASSOCIATION OPERATING AND REPLACEMENT RESERVE FUNDS as of DECEMBER 31, 2020**OPERATING FUNDS**

Available Funds as of January 1, 2020			52,530
2020 Income	309,334		
2020 Expenditures		-283,592	
2020 Increase In Operating Funds			25,742
Transfer of Excess 2019 Funds to Replacement Reserve Fund			-25,119
Available Funds as of December 31, 2020			53,153

2020 Income is almost entirely from Current and Prior Year Assessments.

2020 Expenditures were for: General & Administration (\$ 80,708), Communication (\$ 12,608), Green Area (\$ 72,336) and Swimming Pool (117,940). [Details on budget page in this murmurs.](#)

Accounts Receivable: \$ 17,441 from Swimsafe - Credit will be used for swimming pool repairs in 2021.

Accounts Payable: \$ 21,684 owed to City of Riverside for curb and sewer replacement - Will be paid in January.

Accounts Payable: \$ 8,010 to Hammerman, Graf, Hughes for 2018 and 2019 audits - Will be billed in January.

REPLACEMENT RESERVE FUNDS

Available Funds as of January 1, 2020			51,866
2020 Income	91,921		
2020 Expenditures		-24,917	
2020 Increase in Replacement Funds			67,004
Transfer of Excess 2019 Funds from Operating Account			25,119
Available Funds as of December 31, 2020			143,989

Income is from the capital reserve portion of 2020 assessments and interest earned

Expenditures were for swimming pool repairs

Reserve Study Minimum Reserve Fund Requirement (Huntington Bank)	77,129
Reserve Funds for Repair/Replacement Requirements (Fifth Third Bank)	66,860
	143,989

Projects are in place for new playground equipment, basketball and tennis court upgrades and swimming pool repairs.

Approximate cost is around \$ 82,000. We will be using monies collected in 2020 and 2021 for these projects.

Additional projects will be implemented in the near future. Monies collected in 2021 will be used to fund these projects.

STATUS OF UNCOLLECTED FOREST RIDGE ASSOCIATION ASSESSMENTS as of DECEMBER 31, 2020

Total Uncollected Assessments and Fees as of December 31, 2020. Eighty- five properties owe \$77,283 in assessments and fees.

Forty-eight properties owe \$66,288 (\$41,426 for prior year assessments and fees and \$24,862 for their current year assessments and fees).

Thirty-seven properties owe \$10,995 for their current year assessments and fees.

We are making progress in our attempt to collect past due assessments and fees. On 1/1/2020, 116 properties owed \$86,388 in prior year assessments and fees. In 2020, 68 of these properties paid what they owed (\$44,962). The other 48 properties still owe \$41,426 (see above). This is a reduction of 52%.

Although we collected \$44,962 in prior year assessments and fees, the dollar value of our uncollected assessments and fees only went down \$9,105 in 2020 (\$86,388 as of 1/1/20 - \$77,283 as of 12/31/20 = \$9,105). (\$86,388 owed on 1/1/2020 minus the \$44,962 collected in 2020, plus \$35,857 [\$24,862 and \$10,995] for the additional current year amount owed for 2020.)

**FOREST RIDGE ASSOCIATION
2021 OPERATIONS BUDGET**

	<u>2020 Budget</u>	<u>2020 Actual</u>	<u>2021 Budget</u>	
REVENUE:				
ASSOCIATION FEE (Assessments)	284,719	306,553	286,590	
MISCELLANEOUS INCOME	150	2,781	0	
SWIM LESSON FEES	1,500	0	1,500	Impact of Covid-19
POOL GUEST FEES	100	0	100	Impact of Covid-19
POOL PARTY INCOME	1,500	0	1,500	Impact of Covid-19
POOL CONCESSION INCOME	1,500	0	1,500	Impact of Covid-19
Total Revenue	289,469	309,334	291,190	

GENERAL AND ADMINISTRATIVE EXPENSES

MANAGEMENT FEES (Towne Properties)	10,800	10,800	10,800	
AUDIT FEES	5,000	0	5,000	Billed in January
BANK SERVICE FEES	300	165	300	
I.D. MEMBERSHIP CARDS	150	0	0	
INSURANCE	8,000	5,873	7,700	
LEGAL & PROFESSIONAL FEES	7,500	22,404	9,000	See note below
OFFICE SUPPLIES	525	675	800	
POSTAGE	1,425	2,638	3,400	
PRINTING (Copier Expense/Copies)	1,000	2,567	3,200	
RENT	300	300	300	
REAL ESTATE TAXES	12,500	12,335	13,500	
UTILITIES - SECURITY NIGHT LIGHTS	3,600	5,037	5,500	
TRASH REMOVAL	1,400	1,958	2,000	
MISCELLANEOUS EXPENSES	500	8,839	0	Replace Ent Sign
BAD DEBTS	2,500	4,147	2,500	
SOCIAL ACTIVITIES	6,500	2,970	6,420	Impact of Covid-19
Total General & Administrative Expenses	62,000	80,708	70,420	

Note: Majority of 2020 expense is initial collection actions for prior year assessments - most will be recouped.

COMMUNICATIONS EXPENSES

MURMURS TYPING	600	600	750	
MURMURS PRINTING	7,250	9,388	8,200	
MURMURS DELIVERY	1,500	1,500	2,000	
MURMURS SUPPLIES	800	843	800	
ELECTRONIC VOTING	240	80	240	
ELECTRONIC MAILING	3,000	0	0	Included in Admin
MEETING PRINTING	300	0	0	Included in Admin
WELCOME COMMITTEE PACKETS	50	27	50	
WEB SITE / ELECTRONIC COMMUNICATION	55	170	200	
Total Communication Expenses	13,795	12,608	12,240	

GREEN AREA MAINTENANCE EXPENSES

LANDSCAPE CONTRCT	0	0	62,804	Eliminates * Items
GENERAL CONTRACT MAINTENANCE	0	0	15,000	Eliminates * Items
PAYROLL	67,000	33,843	0	*
PAYROLL / OTHER TAXES	5,500	10,563	0	*
EQUIPMENT - EXPENDIBLE	2,000	333	0	*
EQUIPMENT REPAIR	3,000	1,053	0	*
GAS & OIL	3,575	2,258	0	*
RESEEDING & FERTILIZER	4,000	0	0	*
MULCH	2,000	2,609	0	*
EROSION CONTROL	1,000	0	0	*
WEED CONTROL	1,000	11,825	0	*
MILEAGE REIMBURSEMENT	600	0	0	*
PERSONAL PROTECTION EQUIPMENT	500	0	0	*
MAINTENANCE & SUPPLIES	1,500	2,763	1,500	
UTILITIES	1,600	827	1,000	
TREE REMOVAL / LANDSCAPING	7,000	4,118	9,000	
TELEPHONE	550	1,257	1,000	
MISCELLANEOUS EXPENSES	0	0	0	
PARKS & RECREATION	1,000	0	1,000	
FRIENDS OF FOREST RIDGE	260	0	0	
TREE & SHRUB	300	166	300	
SHED SECURITY	750	721	750	
Total Green Area Expenses	103,135	72,336	92,354	

POOL EXPENSES

POOL MANAGEMENT	83,533	83,533	83,533	
REPAIR & MAINTENANCE	1,000	15,717	6,500	
POOL SECURITY	700	618	700	
SWIM LESSONS / POOL PARTIES	2,000	0	2,000	Impact of Covid-19
TELEPHONE	1,700	1,654	1,700	
ELECTRICITY	3,500	941	2,500	
WATER & SEWER	6,000	13,223	6,000	L-shaped pool leak
MISCELLANEOUS EXPENSES	0	837	0	
LICENSES & PERMITS	1,140	1,140	1,140	
POOL SUPPLIES	1,350	277	1,340	Impact of Covid-19
HOLIDAY EVENTS	600	0	600	Impact of Covid-19
POOL LIFEGUARDS (STAFF PARTY)	400	0	400	Impact of Covid-19
POOL CONCESSIONS	1,200	0	1,200	Impact of Covid-19
Total Pool Expenses	103,123	117,940	107,613	

TOTAL OPERATING EXPENSES **282,053** **283,592** **282,627**

NET OPERATIONS **10,341** **25,742** **8,563**



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

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



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)

FREE Hanging Folders with tabs - I have about 150-200 hanging folders I don't need but hate to throw away. Need some? Call 937-233-0241.

Yarn needed: Do you have yard you're not going to use? A resident is crocheting afghans for the homeless. Drop your unused yarn at the little green library box or the green bench at 4073 Quailbush. Thanks in advance.

Craft Show continued from page 6

For those who sign up, the plan is to cordon off blocks of 8-10' on the opposite side of the road from the Food Trucks. The plan is not to have anyone behind your booth, so if you want to be 8-10' wide and 20' deep, go for it! Bring your own tables and displays, and unfortunately there are no power options as this is an outdoor event. We have had several already sign up. If we have to figure out how to make more room, GREAT!

Thank you,
Scott Kreckman, FRA Activities Chair

*"Winter is the time
for comfort, for good
food and warmth, for
the touch of a friendly
hand and for a talk
beside the fire: it is the
time for home."*

- Edith Sitwell



Important Update for 2021 Dog Owners:

Ohio House Bill 404 has extended the deadline to purchase 2021 dog licenses to July 1, 2021. Dog owners purchasing a license before that point will not incur any late fees. In-person outposts will stop selling 2021 licenses as of February 1.



Please join Girl Scout Troop 3237 on 14 February from 1:00-4:00 at the Forest Ridge Gazebo for our Girl Scout cookie sale! We will set up a drive-through booth to minimize personal contact while enabling the community easy access to our delicious cookies! Prices are \$5-\$6 per box, and cash or electronic payments will be accepted on site. Troop 3237 sends our gratitude to the Forest Ridge community for supporting our cause. We got this!