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SEPTEMBER FOREST RIDGE ASSOCIATION SEMI-ANNUAL MEETING

Monday September 13th at 7:00 p.m.

Forest Ridge Baptist Church

Hope to see you there!!



BOARD OF TRUSTEES

Scott Kreckman (23).....	937-490-9757
President	president@forestridgeassociation.org
Jesse Morgan (23)	937-723-9768
Vice-President	vicepresident@forestridgeassociation.org
Steve Weiser (23)	937-902-3720
Interim Treasurer	steve.weiser@forestridgeassociation.org
Tabitha Bentz (22)	937-802-0839
Secretary	tabitha.bentz@forestridgeassociation.org
Justin Hickman (23).....	justin.hickman@forestridgeassociation.org
Larry Ford (22)	937-343-4060
	larry.ford@forestridgeassociation.org
Roberta Havholm (21)	roberta.havholm@forestridgeassociation.org
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.

Assessment Payments

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

Cindy Hess 937-222-2550

FOREST RIDGE COMMITTEES

Pool Maintenance and Operations:	
Pool Number	937-236-9691
Green & Maintenance Committee:	Scott Kreckman
Activities Committee:	Scott Kreckman
Pool Committee:	Jesse Morgan
Communications Committee:	Roberta Havholm
Audit Committee:	Steve Weiser
Infrastructure Committee:	Larry Ford
Elections & Voting:	Larry Ford

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: Communications@forestridgeassociation.org	
"Et Cetera"	
Sue Hanley.....	mahjonggsue@sbcglobal.net

Forest Murmurs Deadlines

Advertisers: Wednesday, September 22, 2021

Articles & Et Cetera: Friday, September 24, 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/>



Trustees Present: Scott Kreckman, Jesse Morgan, Steve Weiser, Larry Ford, Frank Semmelmayr, Roberta Havholm

Absent: Tabitha Bentz, Justin Hickman

Scott Kreckman called the meeting to order at 7:06 pm.

Approval of the May minutes was tabled due to not having them available.

No police were present.

Treasurer: No report due to Steve having received the month's accounting immediately before the meeting.

Communications: Roberta Havholm reported the web page is fixed. She got help with it, and within a half hour, all was well.

The FRA Soccer web page is now simply directional. At their request, the Soccer information was removed from our web page and replaced with a directional URL to an independent site. This was due to the Soccer club's ability to sign people up on-line at no cost.

No Murmurs in July.

Roberta asked the board if they were aware of a booklet published years ago that outlined the history of the neighborhood. She would like to submit a quote for consideration of a reprint.

Green Areas: Scott Kreckman has two draft contracts drawn by both Kaman & Cusimano, and Towne Properties, for the outside help being hired to "fill in" the tasks not part of the contracted duties of BrightView.

Scott outlined the differences between the two entities' contracts. Highlighted differences center on the insurance requirements, and also how the contract employee will be paid. The board decided to go with Kaman & Cusimano since the employee would get paid faster and there would be more local control over the transaction than if Towne Properties would do it.

Scott also discussed the differences between the final two candidates without naming names. Between the two candidates (who are both Forest Ridge residents), the board agreed on one of the two after a discussion. Scott is working up a task list and timeline for the contract.

Will the soccer field lines increase the budget for soccer? Jesse will work with FR Soccer if so.

Linden trees along with the dead tree on the boulevard, will be coming down to the cost of \$2200.00. The cost is less than expected and clears the tree budget for the year.

Infrastructure: Larry Ford reported the tennis court asphalt is completed, the nets are up, and the soccer bridge at the pool will be done Wednesday.

The work on the playground at the pool will begin tomorrow (6/20) and will probably be done by the end of the week. Due to the digging involved, he asked for a gas line inspection and was told it would be weeks before it could be completed due to the backlog of inspections.

There will be a slide left over. Discussion ensued on disposition. The board agreed to sell the slide for scrap.

The fence by the tennis court will be worked on next year, working around the flooding in that area.

Pool: Jesse Morgan reported the pool upgrades are complete. The water fountain needs to be replaced at a cost of \$1400 for a water bottle station. Also new pumps needed for the lap pool and the L Shaped Pool.

There was an issue with the freezer not freezing the concessions. The staff realized the outlet the freezer used was controlled by a switch that turned the lights on and off. So, it got turned off every night. Jesse will be taking care of a new power source.

The discussion turned to cash drops to keep deposits at a manageable level. Jesse will let Steve know when to get the cash for the deposit.

Steve was asking how the various activities at the pool (parties, concessions, etc.) were being accounted for. Jesse told him he could tell him exactly which account the money would be credited to.

Activities: Scott Kreckman reported that the June movie night was the 25th.

The Garage Sale was a success. Roberta Havholm volunteered to help with the maps and upload a pdf file of participants to Next Door and the FRA Website and Facebook next year.

July 4th pool party is scheduled.

Other dates for Forest Ridge Activities were announced:

July 17th Movie Night

August 14th Raft Party

August 24th August Movie Night

Sept 4th Labor Day Party/Pool Movie Night

Sept 7th Doggie Swim

TBD Hayrides

Oct 29th Fright Night

Oct 30th Halloween Parade

TBD Give Back Thanks

Dec 18-19th Light Fight

TBD Christmas Party

Old Business: Larry Ford discussed the on-line voting for trustees for the September General Meeting. He will be working to get it operational in a timely manner.

New Business: The Board welcomed a new trustee: Faith Richardson, who was appointed to the position. At the September meeting, Faith will have to run for a full term.

Scott discussed the treasurer position. Steve agreed to continue for the time being.

Cindy Hess is no longer our point of contact for Towne Properties. It is now Amy Lorenzo.

Jesse discussed the delinquent HOA Assessments. All have gone to collections. He discussed the need to proceed with further actions for the owners with the highest assessment balance due, namely foreclosure. There will be a notice prepared for the August Murmurs and all on-line outlets which will outline the actions taken, and how the consequences can be avoided.

Adjournment: Scott moved, Larry seconded to adjourn the meeting.

Vote: 7-0

Meeting adjourned, 8:46 pm

PRESIDENT'S MESSAGE

Members of Forest Ridge,

The FRA Board has come to an agreed upon process for those homes deemed at the foreclosure threshold. In the interest of transparency to the Members the following is how the Board will be progressing with this process:

Each August, during an Executive Session, the Treasurer will present to the Board a list of homes with the largest outstanding balances of unpaid dues. This list will consist of only the property addresses, amounts owed, and how many years past due the properties are as of that current year. No photos of the property or names will be associated with the homes presented, only addresses and financial obligations missed.

The Board will then discuss the properties and vote on those in which to begin the foreclosure process. After a majority vote is taken, the Board President will then present the homes and financial information to Kaman & Cusimano for review to ensure they meet the legal threshold required to continue with the foreclosure process.

Upon review and approval by Kaman & Cusimano the approval will be given to begin the legal process of foreclosure on the selected homes. After approval by Kaman & Cusimano a single message will be published in the Murmurs along with the previous months minutes announcing that a vote, review, and approval has completed on a group of homes, but no names or addresses will be published. This announcement is strictly meant to advise the Members that these activities are proceeding and were voted on during a closed Executive Session.

If you have questions regarding this process, please bring them with you to our September Members Meeting to be held September 13th at 7 pm inside the Forest Ridge Baptist Church.

Thank you,
Scott Kreckman
FRA Board President



LEARN MORE. EARN MORE.

Classes start SOON!

*Registration will be held September 13th
@ 9:00am at location below.*

ENGLISH FOR SPEAKERS OF OTHER LANGUAGES (ESOL)



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Huber Heights, OH 45424

Schedule

Monday, Wednesday &
Friday
9:00am – 12:00pm

*Free childcare is available
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**For questions or to register for classes,
call (937) 235-5783 or visit
mvctc.com/ae/programs/aspire-esol**



Department of
Higher Education

Mike DeWine, Governor
Randy Gardner, Chancellor



Forest Ridge Association



TIME TO RESPOND

Last month I gave you the history of Treats for First Responders. While donations have been slow that is not unusual so now is the time to either make a monetary donation (check or cash and mail or deliver to 4073 Quailbush) or let me know what baked goodies or snack item you would like to contribute (mahjonggsue@sbcglobal.net). If you are a teacher and would like to have your class make cards that is also appreciated.

Those new to our neighborhood we would appreciate your joining us in this project. Baked goods can be done now and frozen until the delivery date. Snack items can be purchased and hid away like the presents for your children. Money can be donated now before the stress of the holidays puts a dent in your wallet.

Questions: 937-236-7141 or mahjonggsue@sbcglobal.net

Happy Holidays in advance
Susan Hanley

FRA GENERAL MEMBERSHIP MEETING

September 13, 2021 is our Annual HOA Meeting at which time we will be voting to continue funding the Reserve Fund and Elect Trustees for the HOA Board. There are only 3 HOA Board slots available but we can have more than three members run for these positions. There will be NO write-ins this year.

You should have received a letter from Towne Properties with info about the Annual Meeting. It will have a link where you can vote electronically. Please do not throw it away since it will have your lot number on it which will be your login. If by chance the letter is unreadable, the same info will be posted on Nextdoor and Facebook but your lot number will not. You can contact me using PM via Nextdoor or email me at FRAVOTING@GMAIL.COM.

Larry Ford
FRA HOA Voting Committee Chair



Shelby Hughes

Owner

Tel: 937-237-3026

Cell: 937-830-9993

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lauramaidtoclean@yahoo.com

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937-305-6449
joshg4820@gmail.com



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.

For Sale: 39" Sanyo TV \$50.00. TV stand 39" high, 14" wide, 24" high \$10.00. Call 937 237-9127.

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.

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 yarn 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.

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ATTENTION NEW RESIDENTS:

If you have moved in during the year, you have the opportunity to receive a welcome packet. This packet has lots of useful information in it which can help you get your "bearings" a little sooner, and with less effort. When a house is sold, we can easily find out who is there and when they got there. When a rental property has new tenants, it is much more difficult for the Welcome Committee to get that information. New to the area? Need information? Send Maria Ford a private message on NextDoor.

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Monday September 13th at 7:00 p.m.

Forest Ridge Baptist Church

Hope to see you there!!

