



Forest Murmurs

November 2023

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The Forest Ridge Halloween Parade was a big hit again this year! The rain held off, and it was cool outside (so everyone felt good in their costumes)!

Thanks to the Ghostbusters, the Stebbins High School band, and the Riverside Police for adding to the fun!

And to the volunteers who make this possible - our neighborhood's sincerest THANKYOU for your efforts! This wouldn't happen without you!

BOARD OF TRUSTEES

Scott Kreckman (26).....937-490-9757
President president@forestridgeassociation.org

Jesse Morgan (26)937-723-9768
Vice-President vicepresident@forestridgeassociation.org

Tabitha Bentz (25)937-802-0839
Secretary tabitha.bentz@forestridgeassociation.org

Larry Ford (25)937-343-4060
..... larry.ford@forestridgeassociation.org

Jake Bontatibus (25).....jake.bontatibus@forestridgeassociation.org

Roberta Havholm (24)roberta.havholm@forestridgeassociation.org

Frank Semmelmayr (24)
..... frank.semmelmayer@forestridgeassociation.org

Faith Richardson (24).....faith.richardson@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. (Except July) 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 Associa, Community Management Solutions, P.O. Box 88396

Carol Stream, IL 60188-0396

Customer Service Department.....(8:30 a.m. - 5:00 p.m. M-F) 888-612-2299

Customer Service email customerservice@rpmanagement.com

FOREST RIDGE COMMITTEES

Pool Maintenance and Operations:937-236-9691
Pool Number

Green & Maintenance Committee: Jake Bontatibus

Activities Committee: Scott Kreckman

Pool Committee: Jesse Morgan

Communications Committee: Roberta Havholm

Audit Committee: Tabitha Bentz

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

Halloween Parade:
Victoria Kreckman 937-490-9757

FRA Soccer League Chairman
Kraig Neer frassoccer@gmail.com ... 937-671-6273

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

Dayton City Residents:

Police 937-333-2677

Fire/Ambulance 937-333-3473

FOREST MURMURS STAFF

Editor:

Roberta Havholm e-mail: Communications@forestridgeassociation.org
4151 Spruce Pine Ct.

Ads & Et Cetera

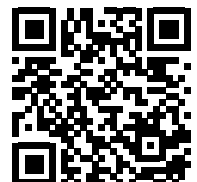
Sue Hanley mahjonggsue@sbcglobal.net

Forest Murmurs Deadlines

Advertisers: Wednesday, November 30th, 2023

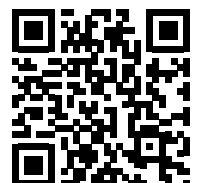
Articles & Et Cetera: Friday, December 1st, 2023

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forestridgeassociation.org



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Forest Ridge Association
Board of Trustees Regular Meeting
September 18, 2023

Trustees Present: Scott Kreckman, Frank Semmelmayr, Jake Bontatibus, Tabitha Bentz, Roberta Havholm, and Faith Richardson

Trustees Absent: Larry Ford, Jesse Morgan

Scott Kreckman called the meeting to order at 7: 02 PM

Police Report: Dayton police were in attendance. Currently there have been no violent crimes in the neighborhood and no crime statistics to update.

Officer Positions: Frank nominated Scott Kreckman for President, Roberta seconded. No other nominations. Roberta moved to close nominations, Frank seconded.

Vote: 6-0

Scott nominated Jesse Morgan for Vice President, Frank seconded. No other nominations. Jake moved to close nominations, Frank seconded.

Vote: 6-0

Jake nominated Faith Richardson for Treasurer, Frank seconded. No other nominations. Frank moved to close nominations. Tabitha seconded.

Vote: 6-0

Frank nominated Tabitha Bentz for Secretary, Roberta seconded. No other nominations. Frank moved to close nominations. Roberta seconded.

Vote: 6-0

Committee Positions

- ☐ Greens- Jake Bontatibus alternate Frank Semmelmayr
 - Community Garden- Faith Richardson
- ☐ Audit- Tabitha Bentz
- ☐ Pool- Jesse Morgan alternate Faith Richardson
- ☐ Elections- Frank Semmelmayr alternate Larry Ford
- ☐ Communications- Roberta Havholm
 - Minutes- Tabitha Bentz
 - Welcome Packages- Maria Ford
- ☐ Activities- Tory Kreckman alternate Scott Kreckman
- ☐ Infrastructure- Larry Ford

Maintenance & Greens: Scott reported. We had three companies that responded for quotes.

The companies were:

Groundskeeper- \$78,009.00

Brunner's- \$64, 909.65 or \$72, 000 for both a Spring and Fall application

McPherson & Son- \$65, 465 or \$71, 865 for both a Spring and Fall application

These estimates include one chem application, and similar fuel surcharges. Jake reported on his discussion with McPherson & Son, and has had previous experience with them-all positive. They are easy to communicate with and are able to do tree work and general contracting work, so they could potentially be helpful in other areas as well. Scott also had good responses and easy communication with Groundskeeper and Brunner's. Groundskeeper does have a different pay structure and requires payments to begin in January.

Roberta moved to sign a contract with McPherson for the 2024 season, Jake seconded

Vote: 6-0

New Business: Scott reported. During the exchange from Towne Properties to Associa, a payment that was supposed to go into the Reserve Fund was not properly moved at its normal time. It was transferred in at the end of the year from the General Fund, but to fix the mistake, the Board will need to vote to waive the Reserve Payment for 2022 to correct the books. Frank moved, Scott seconded

Vote: 6-0

Scott reported on the Swim Team's financial numbers this year. Moving forward, Scott will be working to get on these accounts so the numbers can be reported to Associa and the HOA is more aware of what is going on.

The Budget will be voted on next month. Scott presented an estimated budget for the Board to review so any edits can be made before next month. Committee Chairs will be presenting their numbers to put in and the budget will be adjusted as needed. Frank moved to adjourn the meeting, Jake seconded

Vote: 6-0

Meeting adjourned at 7:56PM

ACTIVITIES IN THE RIDGE

Forest Ridge will not be putting together our traditional Christmas Luminaries this year. Sadly, the cost has gone up and participation has been low. We would love to see residents put them out and hopefully gain some momentum to bring them back in the future. Team up with your neighbors and gather these supplies to create your own-

White paper bags, empty and clean gallon jugs, or mason jars
Tea lights, battery operated or real flame candles
Sand
A little time!

Luminary Bag Kits can also be purchased on many different websites, and there are even some that are plastic coated, or set on string lights to be used year over year.

Fill each bag with about 1 cup of sand and place your candle on the sand. These can be lit any night you choose, but most importantly they are lit on Christmas Eve Night and line the street to show Santa the way!

Santa will be at the Gazebo for visits and pictures (bring your own camera/phone) on Dec 9th. Time TBA.

The Forest Ridge Walkers and Runners group is still moving, even in this cooler weather. Join our Group on the Strava App and look for some challenges coming up! Log your miles and support others in your neighborhood!

Do you have ideas for 2024? Send them to activities@forestridge.org

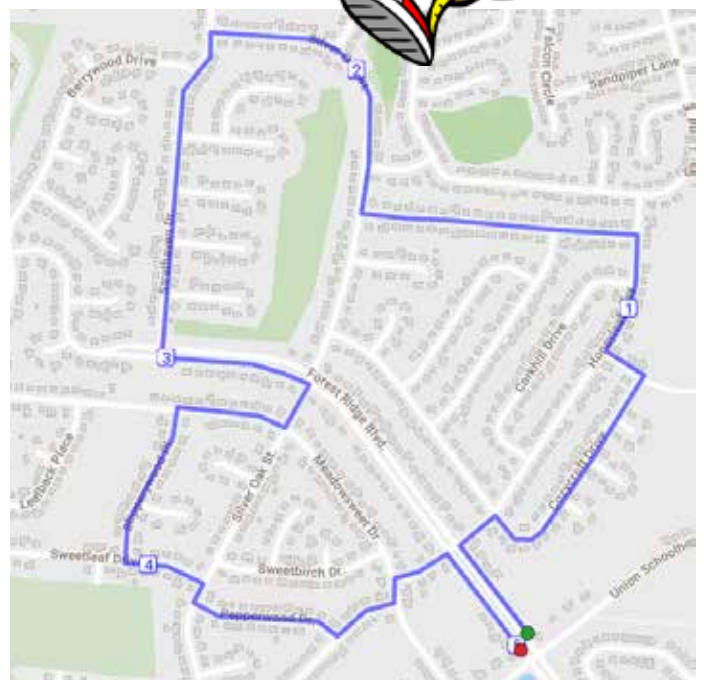
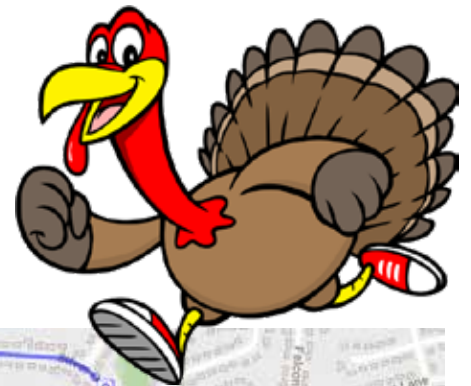
SECOND ANNUAL FOREST RIDGE TURKEY TROT

WHEN: Saturday, November 18th

TIME: 9 am start

WHERE: The Gazebo on the Boulevard

WHAT: A low key fun run/walk with your neighbors. Everyone is welcome-from serious runners, to casual walkers, strollers, and leashed pets! Below is the planned route, so even if you won't be joining us-please be aware runners and walkers will be out. If you are along the route-please wave at those going past! We will have light refreshments at the end of the run for the participants and those cheering them on. We had a blast last year and are excited to continue the tradition!



Forest Ridge Homeowners,

The Board discussed, voted on, and approved the 2024 budget at our October Board Meeting. During this meeting an increase to the dues was approved of 3.7%, which was the CPI for the month of September, in accordance with the FRA By-Laws. This will bring next years' dues to \$406.18. We wanted to get this information out to everyone as early as possible, so nobody is shocked at the amount when the payment slips come out in February.

The approved budget is attached to see how all the dues are dispersed to cover various aspects of FRA operations. You can see what was budgeted for this year, and the changes made for next year. You will find several changes to Operating Expense, Grounds Care, and Admin.

We all know that energy prices have increased over the last couple of years. As a board we have tried to stay on top of those with various purchases and repairs. Through contract changes, evaluations of bills, and how things are tracking for the year we were able to reduce the budget line for electric service and telephone service (including internet). However, water and sewage were over-budget this year so that line item was taken up. We hope to get a better understanding of that line item in the future now that several large repairs have been completed at the pool. This was our first year in awhile without any major, constant leaks.

Grounds Care increased due to the signing of a new lawn care company for next year. We had multiple issues with our previous group and a change was necessary. We also added a line to specifically treat the grass inside the pool area throughout the season.

Lastly is within Admin. The line for Real Estate Taxes was increased under the anticipation of increased property taxes on the land owned by the FRA. We don't yet know what that cost will be, so the line was increased in hopes of capturing that change. Legal Services was also increased as we have increased the number of Foreclosures, we conduct at a given time. We still have too many homes owing many years of assessments. The foreclosure method ensures we recover all of the month owed to the FRA.

Finally, you will see at the bottom of the 2024 Budget that there is a budget excess of \$37,045. This is padding we have placed into the budget due to some of those egregious homeowners who have not paid their dues in a timely manner. With over \$100,000 in outstanding payments, it makes planning and funding the FRA operations difficult. We cannot get an accurate picture of what moneys are coming in when 12.5% of homes owe some amount of money from past dues.

If you have questions regarding how this budget was decided upon, the meeting is on Facebook for a month after the meeting. If you still have questions we would love to have you at a meeting. We meet the 3rd Monday of every month at 7 pm at the Forest Ridge Baptist Church.

Thank you,

Scott Kreckman
FRA Board President

Annual Budget
2023

Annual Budget
2024

Operating Income

Operating Assesmtments	\$439,867.87	\$456,140.14
Concessions	\$3,500.00	\$3,500.00
HOA Late Fees	\$0.00	\$0.00
Soccer Fees	\$2,000.00	\$2,000.00
Pool Party Fees	\$2,000.00	\$2,000.00
Guest Fees-Pool	\$1,000.00	\$1,000.00
Legal Assessments	\$0.00	\$0.00
	\$448,367.87	\$464,640.14

Operating Expenses

Electric	\$9,500.00	\$8,000.00
Gas Service	\$500.00	\$500.00
Water & Sewer	\$7,000.00	\$10,000.00
Telephone Service	\$6,500.00	\$3,500.00
Utilities/General	\$1,500.00	\$0.00
	\$25,000.00	\$22,000.00

Maintenance

Grounds Extra - Park	\$2,000.00	\$0.00
Trash and Recycling Service	\$3,000.00	\$3,000.00
General Repair & Maintenance	\$3,000.00	\$3,000.00
Safety & Security	\$1,000.00	\$1,000.00
	\$9,000.00	\$7,000.00

Grounds Care

Contractor Payments	\$16,000.00	\$17,000.00
Landscape-Arbor Care	\$9,000.00	\$9,000.00
Landscape-Grounds Annual Contract	\$65,340.00	\$71,865.00
Grass Treatment at Pool		\$2,000.00
	\$90,340.00	\$99,865.00

Pool

Pool Contract Services	\$100,750.00	\$100,750.00
Concession Expense	\$1,500.00	\$1,500.00
4th of July and Raft Day	\$600.00	\$600.00
Staff Party	\$400.00	\$400.00
Pool Maintenance	\$12,500.00	\$10,000.00
Permits & Licenses	\$2,100.00	\$2,100.00
Pool Supplies	\$3,000.00	\$3,000.00
	\$120,850.00	\$118,350.00

Admin Expenses

Legal Services	\$9,000.00	\$12,000.00
Auditing & Tax Services	\$5,000.00	\$5,000.00
Social Activities	\$6,000.00	\$6,000.00
Soccer Expenses	\$2,000.00	\$2,000.00
City required repairs	\$5,000.00	\$5,000.00
Office Supplies	\$800.00	\$1,200.00
Printing & Copying	\$2,500.00	\$1,500.00
Misc Admin Expense	\$3,000.00	\$2,000.00
Bad Debt Expense	\$6,000.00	\$2,000.00
Communications Expense	\$7,500.00	\$7,500.00
Postage	\$2,000.00	\$2,000.00
Management Fees	\$12,000.00	\$12,000.00
Real Estate Taxes	\$15,000.00	\$18,000.00
Insurance Premiums	\$8,500.00	\$8,500.00
	\$84,300.00	\$84,700.00

TOTAL OPERATING EXPENSE \$329,490.00 \$331,915.00

TRANSFER TO RESERVE \$95,679.60 \$95,679.60 \$85.20/home

TOTAL EXPENDITURES \$425,169.60 \$427,594.60 2023 2024? 3.7%
\$391.69 \$406.18

over/short \$23,198.27 \$37,045.54



SANTA AT THE GAZEBO

Mark your calendars, Santa will be stopping by the Forest Ridge Gazebo on Saturday, December 9th from 2-5 pm! Bring the family and your phone/camera and we will have some of Santa's helpers to take pictures! This is a totally free event-there is no cost for sitting on Santa's lap or pictures, so please join us!



FREE Service: Appliance and Metal Removal – Will pick up for FREE washers, dryers, dishwashers, grills, bicycles, lawn mowers or any other metal objects. I will pick up refrigerators, freezers and air conditioners for a fee of \$5.00 each. The scrap yards now charge an environmental charge for each item with Freon. Call Tom at 937-371-9163 to answer your questions or to make an appointment for a pickup. Thank you.

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.

Wanted Mah Jongg players who play the Wright-Patterson rules. We have a group that plays every Thursday from 9-2ish. We play, chat and eat. We will even teach you the game. We play in Beavercreek and all you need to bring is yourself, some money and a snack item. Call Sue @ 937-236-7141 or mahjonggsue@sbcglobal.net

Your Neighbor, Your Realtor.

Hear what your neighbors are saying about Team Hart...

Rick did an outstanding job in the recent sale of our home. He was able to advise me as a professional realtor as he kept me informed of details and options during the selling process. I believe that Rick truly had my best interests at heart as he admirably performed his job. I would highly recommend, and I have, Rick Hart to my friends and family for their realtor needs.

~Home Sold Meadowsweet

Rick helped me buy my current home and sell my previous home. He is very knowledgeable and explained the whole process. Rick is excellent and I would recommend him to anyone.

~Home Sold Meadowsweet & Purchase Forest Ridge Blvd



Team Hart

937-286-2344

RC@TeamHartHomes.com



www.TeamHartHomes.com

TREATS FOR FIRST RESPONDERS

Those of you who have lived in the Ridge for a few years may have noticed the lack of articles regarding what had become a holiday tradition: Treats for First Responders.

In August, I notified the Board of Trustees that i was no longer able to run the entire program. Putting it bluntly, I am getting old and the body is creaky. I offered to help with continuing the program by doing the non-physical parts but received no response.

Thank you so much to all the residents who donated money, baked goods, etc. Thanks also to Santa's helpers who delivered the treats to the police and fire stations. Also please note that no assessment money was used for this project... It was entirely self-sufficient.

Susan Hanley.

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.

