



# ***Forest Murmurs***

## ***February 2024***

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Forest Ridge Association Members,

It is that time of year again and Dues Payment Slips have been mailed out to your homes for 2024. I wanted to take the time to state the dues rates again as we posted them in previous Murmurs after they were locked in for the year. *This years dues are \$406.18 and will be due February 28th. However, no late fees will be assessed until after March 30th.*

**Associa does not mail-date payments, so if you are mailing a check please be sure to mail it well in advance so that it arrives BEFORE that March 30th date. Late fees will be assessed after that and there is ample time given for these dues to be paid.**

If you fail to pay your dues on time the late fees assessed will continue to be billed to the account quarterly. Usually toward the end of the year a letter is mailed from the lawyers to warn you that you are behind on your dues and you need to pay them or a lien can be placed on the property. Please do not let it get to this point. Liens will be placed by the end of the year if dues are not paid promptly. All legal fees and late payments will be part of the new total.

You can pay via check using the payment slips sent by Associa, or you can get on their App called Town Square. You will need the access code to get into the App if you go that route. You can contact Associa for this code at 888-612-2299.

Again, the **dues for 2024 are \$406.18**, they're due by **February 28th**, and **late fees will begin to be assessed after March 30th**. Don't wait to send your dues if mailing to ensure they get there before that cutoff date!

Thank you,  
Scott Kreckman  
FRA Board President

## 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 Semmelmayer (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@rmpmanagement.com

### FOREST RIDGE COMMITTEES

Pool Maintenance and Operations:	
Pool Number .....	937-236-9691
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 .....	frasoccer@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

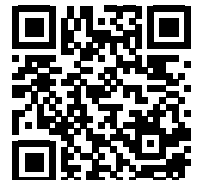
Sue Hanley ..... mahjonggsue@sbcglobal.net

### Forest Murmurs Deadlines

**Advertisers: Wednesday, February 28, 2024**

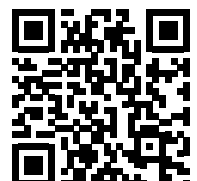
**Articles & Et Cetera: Friday, March 1, 2024**

Scan to visit our website:  
[forestridgeassociation.org](https://forestridgeassociation.org)



Scan to visit Nextdoor:  
[https://nextdoor.com/news\\_feed/](https://nextdoor.com/news_feed/)

Log in with your credentials.



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

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

TRANSFER TO RESERVE	\$95,679.60	\$95,679.60	\$85.20/home
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over/short	\$23,198.27	\$37,045.54
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*May 25th down by the pool.*

All booths will be roughly 10' x 10' with no available power. You will need to supply your own table, tent, and chairs. We'll provide the space! There is no signup fee. Please let us know you're interested by April 27th.

We are not currently accepting Avon, Scentsy, or Leaf Guard type booths.  
Only local crafters.



**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](http://www.TeamHartHomes.com)

## 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.

