



Forest Murmurs

April 2024

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Easter Egg Hunt, April 6th will need volunteers to help spread eggs

May 25th- Memorial Day Food Truck Rally and Craft Show/Opening Weekend for Pool

Food Truck Line Up: Billie Gold Bubble Tea, Diamond Daiquiris, Lilia's Outside Café, What the Taco, Lumpia Queen, Spicy Rooster, Joe Joe's BBQ, Something Sweet Gourmet Cupcakes

June 22nd- Forest Ridge Garage Sale

July 4th- 4th of July Party at the Pool

August 3rd – Raft Party at the Pool

August 31st – Labor Day Party at the Pool

Oct Pumpkin Decorating

Oct 26th -Halloween Parade and Costume Contest

Nov 23rd - Turkey Trot

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

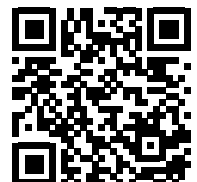
Sue Hanley mahjonggsue@sbcglobal.net

Forest Murmurs Deadlines

Advertisers: Wednesday, April 3, 2024

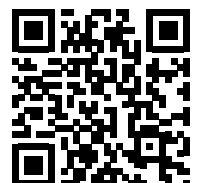
Articles & Et Cetera: Friday, April 5, 2024

Scan to visit our website:
forestridgeassociation.org



Scan to visit Nextdoor:
https://nextdoor.com/news_feed/

Log in with your credentials.



Forest Ridge Association
Board of Trustees Regular Meeting
February 19, 2024

Trustees Present: Scott Kreckman, Tabitha Bentz, Faith Richardson, Roberta Havholm, Jake Bontatibus, Jesse Morgan (arrived at 7:05 PM)

Trustees Absent: Larry Ford, Frank Semmelmayr

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

Police Report: Dayton Police in Attendance. Only report, was 4 vehicle thefts in the general area (2 at Cloud Park Apartments, 2 in other surrounding areas). Everything else has been quiet in the area and the neighborhood.

Foreclosure Update: Two Foreclosures have been completed. We are still awaiting the distribution of these funds.

Minutes: Scott moved to approve the Minutes as written, Roberta seconded

Vote: 5-0

HOA Positions: There is still one open Board position if anyone is interested.

Treasurer: Faith reported.

Operating Funds Financial Report– January 2024

Available Funds as of February 2024..... \$ 226, 486.96

Reserve Funds Financial Report –January 2024

Available Funds as of January 2024.....\$ 187, 086.18

30 Day Delinquency as of February 1, 2024..... \$ 124, 445. 83

Communications: Roberta reported. There was not much for the February Murmurs so it went online. March edition will go to print, and will include soccer information. Deadline is March 1st.

Maintenance & Greens: Jake reported. Over the winter, we didn't really face any issues with snow removal as we didn't receive much snow. Pool rental rules will be updated with Jesse before the season begins. Pool house office flooring will be updated/ replaced, decks will be power-washed. We do have a new Greens Company this year. We anticipate a better situation moving forward as we have a better working relationship with the new company, and we will be able to address issues more quickly.

RESIDENT QUESTION: Will we be removing the one shed that is in bad shape?

SCOTT ANSWERED: This is a part of our Infrastructure plan. Currently, we don't have the funds to replace it and as we sort through the remaining items, we believe we can get down to one shed and will eliminate that damaged one when that becomes a need/possibility

Infrastructure: Scott reported. Our current numbers from the reserve study have proven to be below estimates for some items-including the replacement of the large entry sign to the neighborhood. We will be looking at the Culverts near Jeep Park, Pool Restrooms, Maintenance Shed, and some sidewalk work this year.

Pool: Jesse reported. Not much to report at this time. Jesse has been having a few pre-season conversations with Swim Safe. Currently all estimated for needed work is typical and anticipated maintenance work. They have helped with some

research on new flooring options, currently stamped concrete may be the best avenue.

Additionally, we are clearing the whole pool registry and everyone will have to get new pool passes with photos for this year. The intent is to have several weekend hours the weeks before the pool opens in order to help get people new passes.

Activities: March 23rd- Easter Egg Hunt, will need volunteers to help spread eggs

May 25th- Memorial Day Food Truck Rally and Craft Show/Opening Weekend for Pool

Trucks are all set up: Billie Gold Bubble Tea, Diamond Daiquiris, Lilia's Outside Café, What the Taco, Lumpia Queen, Spicy Rooster, Joe Joe's BBQ, Something Sweet Gourmet Cupcakes

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Nov 23rd - Turkey Trot

Dec TBD- Santa at the Gazebo

Audit: Scott Reported. Registration with the State expires in August and Associa is working on the renewal paperwork.

Elections: Scott reported. We still have an open board seat if anyone would like to join.

Old Business: Scott reported. Jane Magnolia Trees sponsored be residents will be planted along the Boulevard in the Spring. There were several interested residents who have paid for trees and plaques. Scott will be ordering the plaques in the next 2 weeks, and the trees will be ordered once we are comfortably past our last freeze.

New Business. Scott reported. Rita Harper is our new representative from Associa and are hoping to have a representative present at Memorial Day event.

Quote received for the Pool roof from Gebhart Construction. \$13, 185 for tear off, install of drip edge, and felt, pipe flashings, 2 new power vents and shingles, and \$4,300 estimated if plywood underneath is shot and needs replaced. There will be a 6% increase on shingles associated with the estimate on April 1st. Jake and Scott will look into a few more estimates, before the Board votes. A resident also suggested reaching out to those in the neighborhood who may have those skills that could help. Jake and Scott were going to look into that as an option and seek a few more quotes before the Board votes on which quote to accept. Resident Comments: A resident asked about any HOA regulation on an addition to the house. Scott answered that our only regulation with dwellings is no 3 car garages and no secondary dwellings.

Continued on page 5



REGISTRATION INFORMATION!

WHEN: Registration Is Open Through March 26th!

HOW: Go to www.frasoccer.org for
Registration, Calendar, and More

WHO: Children with Birth Years 2010-2019
Open to Other Neighborhoods As Well!

WHY: For Fun, Sportsmanship, and Community

COST: Varies Based on Residency

Registration Fees for Spring 2024 Season	Forest Ridge Association		Other Association*	
	Individual	Three or More Players	Individual	Three or More Players
Register to Play by 26 March 2024	\$45	\$120	\$55	\$130
Reversible Jersey is an Extra \$25 (Jerseys run small - order a size up)				
*Other Associations: Villages of Forest Ridge, Valley View, Quail Hollow/Willow Glenn; Wynwood, etc				

Coaching and other volunteer opportunities available!

TELL YOUR FRIENDS!

Continued from page 3

Resident mentioned there are 4 trees down on Elmshaven that will need to be cleared before mowing begins.

Discussion on baseball diamonds that are available. If anyone is interested in doing a baseball program or a co-ed softball team, etc., Jake is willing to make sure the baseball diamonds are painted and taken care of for such an effort.

Resident question about the removal of trash cans. They will go back out this Spring when we have our Contractor back who empties them out.

Will we be taking care of the woods hanging over pool parking spaces? Yes. Our contractor will be getting that all trimmed up. Scott moved to adjourn the meeting, Jesse seconded.

Vote: 6-0

Meeting adjourned at 7:43 PM

COMMUNITY GARDEN

Join us in exercising your green (or not-so green) thumb! Contact Faith Richardson on Nextdoor or at faith.richardson@forestridgeassociation.org if you are interested in having a bed at the community garden this year.

Beds are 20\$ a piece for the season and that covers water and some basic maintenance. You must keep your bed and the area around it neat and mostly free from weeds. Mulching your bed is highly recommended and you are welcome to fertilize your bed as you desire. No pesticides/herbicides please.

FOOD TRUCK RALLY AND CRAFT SHOW!

May 25th down by the pool.

Calling all local crafters! May 25th is the Forest Ridge annual Food Truck Rally and Craft Show! We already have a full line up of Food Trucks; now we need to fill up the craft booth side. If you have a craft or hobby and would like a booth, email activities@forestridgeassociation.org

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

Lawn Service: Local lawn service looking to fill schedule. Service includes mowing, trimming, edging, and blowing off paved surfaces weekly. Text/Call TJ at 937-245-2008 or email castleslawncarellc@gmail.com.

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

TEAM HART



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.

