



### WHAT'S INSIDE?

- Forest Ridge Association  
Semi-Annual Meeting..... 1
- May Minutes..... 3
- YARN.....YARN.....YARN ..... 5
- Treats for First Responders..... 5
- What is the Little Green Library?5
- Safe Exchange Zones..... 6
- June Minutes ..... 7
- President's Letter ..... 10
- Forest Ridge Association ..... 11
- Activities..... 11
- Attention New Residents:..... 12
- Et Cetera ..... 12



## SEPTEMBER FOREST RIDGE ASSOCIATION SEMI-ANNUAL MEETING

Monday September 9th at 7:00 p.m.

Forest Ridge Baptist Church

Hope to see you there!!



## 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

Dave Jurcsisn (24) .....dave.jurcsisn@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@rpmmanagement.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 .....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

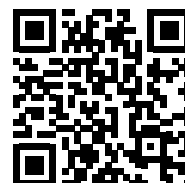
**Advertisers: Wednesday, September 25, 2024**

**Articles & Et Cetera: Friday, September 27, 2024**

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[forestridgeassociation.org](https://forestridgeassociation.org)



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



Log in with your credentials.

Forest Ridge Association  
Board of Trustees Regular Meeting  
May 20, 2024

Trustees Present: Scott Kreckman, Tabitha Bentz, Roberta Havholm, Jake Bontatibus, Larry Ford, Frank Semmelmayer, and Jesse Morgan (arrived at 7:01)

Trustees Absent: Faith Richardson

Scott Kreckman called the meeting to order at 7: 00 PM

Police Report: No police in attendance.

Foreclosure Update: A property we foreclosed on, was also foreclosed on by another entity before we did. Our liens are up to date, so we will be in line for compensation once the Sherriff's Auction has been completed. Another home we had not yet foreclosed on is scheduled for Sherriff's Auction, and we will receive the \$1,600 owed once it closes.

Minutes: Frank moved to approve; Scott seconded

Vote: 6-0

HOA Positions: There is a Board position open, and Dave Jurcsisn would like to join. He has been in the neighborhood for 34 years and his family has been very involved over the years.

Scott moved to make Dave Jurcsisn a Board member.

Vote: 7-0

Treasurer: Scott reported.

Operating Funds Financial Report- May 2024  
Available Funds as of May 19, 2024 . .\$ 356, 332.31  
Reserve Funds Financial Report -January 2024  
Available Funds as of May 2024 . . . . . \$ 227,145.50

26.27% of homes in the neighborhood owe some amount of money. Some homes only owe their late fee, so please check your accounts for late fees as you will continue to accrue late fees moving forward on that amount.

Full and partial assessments over 30 Day Delinquent as of May 19, 2024 \$ 229, 094.69

The Board is picking up Foreclosure proceedings in order to collect on overdue assessments. Please keep in mind that in addition to overdue dues, late fees will be being applied quarterly as well as additional legal fees. This will lead to owing much more, more quickly. Please pay dues on time, and if necessary pursue a payment plan.

Communications: Roberta reported. Murmurs for May went out and should have been delivered to all homes. Next Murmurs won't go out until end of June.

Maintenance & Greens: Jake reported. Mowing began 15 April. Grass was extremely high (higher than normal this time of year) due to the very mild winter. There were a few minor hiccups, but looks like weve got everything smoothed out now. New roof was installed at the pool and looks great. L shaped pool deck has been completely power washed and looks brand new. Got a quote to redo the pool floors and put in stamped concrete, but is far beyond our budget. Looking at getting a larger trash can for the basketball courts area as it is seeing much greater use. A handful of plumbing issues at the pool-all typical, and are being addressed this week. Jake still organizing getting the water filled at the community gardens, and Dave Jurcsisn volunteered to assist. A few residents have complained about the mowing, as some areas have been missed. Some were originally missed, some are limited to a monthly schedule due to financial restrictions.

Scott reported. Scott was contacted by a Forest Ridge member who owns a Lawn and Landscape business; commenting on the quality of cut and asked to submit a quote. Scott asked him for 2 quotes-one for a middle of the year pickup and a quote for next year. Lawnstyle Ltd, has 4 employees and purchased over \$100, 000 in commercial mowing equipment last year for large area mowing. Their year would run from April 1<sup>st</sup> through October 15<sup>th</sup>, and would cost just under \$70, 000. Will be an option to consider next year.

Infrastructure: Scott reported. Reserve Study has not changed. Many sidewalks need addressed, estimated at \$21,374 and need to identify which sidewalks are in the greatest need.

Forest Ridge Association  
Board of Trustees Regular Meeting  
May 20, 2024

Jake is currently getting estimates for the culverts at Little Jeep Park, and it appears bids are coming under budget. Maintenance Shed is on the Reserve Study, but the Board has tabled this for now as we do not have the need for the second shed. Jake proposed moving up the basketball court repairs as they are needed and the basketball courts are getting lots of use.

Pool: Jesse reported. There was a pump issue, but it will be fixed and is in budget and should be good to go for opening. Jesse is still working with the new software and hoping to have it working within 48 hours to update to the photo identification. As a reminder, all residents will need a new pool pass to access the pool. A homeowner must be present with the members of their household who are getting a pass. A reminder to renters, you will need a letter from the landlord transferring their pool rights to you to get passes.

Activities: May 25<sup>th</sup>- Memorial Day Food Truck Rally and Craft Show/Opening Weekend for Pool 11-3 -25 Craft Vendors will be in attendance.

Craig DeMange from Associa will also be in attendance to answer any resident questions.

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

June 22<sup>nd</sup>- Forest Ridge Garage Sale -if you live in Riverside you can only sell from 8am-4pm, the HOA will cover the permit for Riverside for June 22<sup>nd</sup>, but if you want to sell the rest of that weekend and live in Riverside you will need to get your own permit.

If you want to participate, please email activities so we can get your address placed on our permit.

July 4<sup>th</sup>- 4<sup>th</sup> of July Party at the Pool

August 3<sup>rd</sup> – Raft Party at the Pool

August 31<sup>st</sup> – Labor Day Party at the Pool. We would like to continue this tradition, but we will really need volunteers to help make it happen. Please email activities if you are interested.

Oct 12<sup>th</sup> -Pumpkin Decorating

Oct 26<sup>th</sup> -Halloween Parade and Costume Contest at 11 am

Nov 23<sup>rd</sup> - Turkey Trot

Dec TBD- Santa at the Gazebo

Dec- Hoping to bring back the Light Fight. If you are interested in helping bring this back, please email activities.

We are hoping to add more activities throughout the year, so keep an eye out online for any updates.

Audit: Scott Reported. 2023 Taxes Submitted on 12 MAR 2024.

Elections: Scott reported. All current spots are filled. There will be three board members running for re-election, and an open seat. Larry Ford will run elections in September and help Frank with the transition.

Old Business: Scott reported. Jane Magnolia Trees have all been ordered and signs are in place. However, the company has had difficulty getting the trees in stock, and Scott will pursuing options. The Silver Oak sign has been tabled for now, as the cost is extremely high. Scott is still waiting to hear back on our Secretary of State Registration-this is mostly a formality, but we want it taken care of as quickly as possible.

New Business. None

Resident Comments: Doug Benbow from Corkhill Drive has lived here for over 50 years and expressed gratitude for the Board and the work they have done to keep the neighborhood going. He did want to express two concerns. The first concern is the Gazebo needs power washed and re-stained. Doug suggested a Forest Ridge resident Mark Talley who has done the work in the past. Scott did explain that he has noticed the issues, and that there are many boards that are in bad shape and it is in need of attention. But we also have been dealing with extreme amounts of vandalism. The second concern was the lack of flowering trees along the Boulevard. Scott explained



continued from page 4

Forest Ridge Association  
Board of Trustees Regular Meeting  
May 20, 2024

that the tree program is in progress and our goal is to have flowering trees down the boulevard.

A resident did ask about how to let Dylan, our contractor, know if a project is needed. Jake answered to email Greens and they will try to get it on his schedule.

A resident has been noticing that we have some new tree growth, and asked for permission to flag new trees near honeysuckle on the nature path in order to preserve their growth.

There has been a significant issue with vandalism, littering, and dumping throughout the neighborhood.

Please call the non-emergency police lines if you see these activities. We will be locking the pool parking lot at 8 pm moving forward to help with issues at the lot.

Scott moved to adjourn the meeting, Roberta seconded.

Vote: 7-0

Meeting adjourned at 8:18 PM

## YARN....YARN....YARN

Has a friend, neighbor relative given up their knitting hobby? If so, why not consider dropping the unused materials off at the green bench on the porch at 4073 Quailbush. The items are then given to a resident who crochets afghans and donates them to homeless shelters. They are approaching 100 donated afghans. Imagine being out in the cold in the dead of winter, and having someone give you a "new" warm afghan.



Help this resident with their project....DONATE

## TREATS FOR FIRST RESPONDERS

How you can help

If you missed the announcement last month we are going to try to resurrect the "Treats for First Responders" program. This is a development wide affair where in the weeks before Christmas we provide food treats and snacks to the Riverside and Dayton police and fire who service our neighborhood.

Our focus this month will be monetary donations. We receive no money from the Association so rely on donations from the community. These are used to purchase things such as apples and oranges, water, pizza, donuts, sub trays etc. No amount is too small nor TOO LARGE.

If you would like to help mail or drop off your donation to 4073 Quailbush Drive, Dayton 45424. Checks should be made out to Susan Hanley. When your donation is received you will receive an acknowledgment thanking you. Questions 937-236-7141 or msg only 937-657-5534.

In the future we will be asking for donations of baked goods and packing and delivery help. Thank you to Megan Neer for agreeing to coordinate that part of project. More details to follow in the coming months!

Susan Hanley  
Megan Neer



## WHAT IS THE LITTLE GREEN LIBRARY?

Located at 4073 Quailbush it is well stocked with books which residents are free to take.

Currently it is full of pre-school and early elementary school books which need homes. If you are a teacher, parent, nursery school teacher or director, or do care at your church for Sunday services please stop by and take some home with you.

# Dayton Police Department offers four “Safe Exchange Zones.”

If you're trying to sell, buy or swap items through online marketplaces, Dayton Police Department has four “Safe Exchange Zones.”



Meeting strangers is **EXTREMELY** risky, regardless of the reason. But if you do plan on meeting an individual there is a safe place to go.

Dayton Police Department offers four different locations within the Dayton area to conduct your transaction at.

If you are selling items, especially items that have a high value, any one of these locations is available for you to meet at.

**951 Washington Street**

**Dayton, OH 45402**

**(Dayton Police Patrol Operations West District)**

**417 E. Helena Street**

**Dayton, OH 45404**

**(Dayton Police Patrol Operations East District North)**

**2721 Wayne Avenue**

**Dayton, OH 45420**

**(Dayton Police Patrol Operations East District South)**

**248 Salem Avenue**

**Dayton, OH 45424**

**(Dayton Police Patrol Operations Central Business District)**

Forest Ridge Board of Trustees  
Regular Meeting  
June 17, 2024, 7:00 pm

Trustees Present: Scott Kreckman, Jesse Morgan, Frank Semmelmayr, Jake Bontatibus, Dave Jurcsisin, Faith Richardson, Roberta Havholm

Trustees Absent: Tabitha Bentz, Larry Ford

Scott called the meeting to order at 7:03 pm.

Scott reported that late fees will be assessed again on July 1<sup>st</sup>. Associa has been keeping up with them. Late fees will not be waived on any dues unpaid this late in the year. The dues were due at the end of February, as they are every year. Late fees were not assessed until April 1<sup>st</sup>. At this point the dues are so incredibly late there is no viable reason for a waiver. Associa will be adding more late/legal fees later this year on any delinquent balances. There were \$158,778.31 in unpaid dues in some form or another as of June 16, 2024.

There is no board meeting in July.

Scott reviewed the Meeting Agenda.

**Minutes:** Minutes from May will be reviewed in August.

**Police Reports:** No police reports.

Scott presented Vision 2024 to the Board. This slide presentation outlines several projects which need to be done in the neighborhood. He gave a brief overview of the proposed projects, including estimated costs. The actual costs of these projects will be presented at the August board meeting.

The proposed projects are as follows:

1. Tennis courts and fence on Willow Branch
2. Basketball court at Willow Branch
3. Parking lot on Willow Branch
4. Landscape at Willow Branch
  - a. Basically, an entire overhaul of the Willow Branch complex.
5. Basketball court at the pool
6. Resurface and overseed the Soccer field
7. Flooring for the Pool House
8. Speaker and Sound System Upgrade at the Pool
9. Reforestation Project

Scott displayed the present condition of the Willow Branch complex. He discussed the specific plans for the complex, from redoing the landscaping, replacing the

fencing, blacktopping and reline the courts, to a proper coating on the tennis courts.

Scott discussed the Basketball court at the Pool. He discussed killing all the weeds and lay a level, 2" blacktop coat over the Basketball Court and repaint all lines.

The plan includes the Soccer field. This includes an outside company, dethatch, aerate, overseed, and fertilize the field at the field at the end of the soccer season to prep for the new year.

Discussion moved to the pool house floor. The floor is long past its useful life. Original idea was stamped concrete but was too expensive. Snap-together plastic tiles were displayed. Useful, and less expensive.

The speakers and amplifiers are ok but lack connectivity. Will replace new speakers, mounted properly, and will replace amplifier with proper, adaptable, and accessory capable receiver/amplifier.

Green space reforestation. Begin planting strong, native trees to reforest small selected green areas which are all but unusable due to location and size. Will save money by not mowing. Homeowners near these selected areas will be contacted by letter.

Estimated costs are:

Willow Branch Improvements	\$50,000
Basketball court at the Pool	\$15,000
Soccer Field Restoration	\$5,000
Pool House Flooring	\$6,000-\$10,000 (will need volunteers)
Pool Sound System Upgrade/Update	\$6,000 (will need volunteers)
<b>Total Estimated Costs:</b>	<b>\$86,000</b>

These are high impact, long overdue, high yield upgrades.

Jesse Morgan discussed the reserve study, noting that the L-shaped pool was due for resurfacing last year, according to the study. He told the board it will need to be done soon, and the cost of that with other repairs, would be nearly as much as these proposed projects. He and Scott discussed all the needs of the pool, which in the last few years have overshadowed many other projects, versus these aforementioned needs.

These projects, except for the Soccer field restoration, would leave these areas in much better condition, and would last for many years.

Scott is already asking for quotes.

Jake asked if the swim team would assist financially with the Sound System upgrade. Scott said they had agreed.

Jake also asked about the soccer field restoration. They discussed exactly what the \$5000 would cover. That would be dethatching, aeration, overseeding, and fertilization to prep for the new year. Jake also asked about the poorhouse floor. He wanted to know if the present floor could be removed. Scott was talking about simply filling in the damaged sections of the floor. Jake asked if he could try to remove it. The cost for removal would have to come from the operating budget of the pool. Jake also asked if hard numbers would be available before the vote. Scott said he would have numbers by August.

Jesse was also wondering if the soccer program will have to take the spring off to let the fields rest after the restoration.

This is still within the budgetary capabilities. Understandably this would be much easier if all HOA dues were paid.

Jesse suggested having the list of improvements the reserve study suggestions in August when we evaluate the projects.

Scott returned to the agenda and introduced the Board and Committee Chairs.

**Committee Reports:** Faith reported the following balances:

Prior month balance	\$356,332.21
Change	(\$31,230.45)
Operating Fund Balance (as of June 16 <sup>th</sup> )	\$305,101.86

Reserve Funds Financial Report for June	
Available Funds as of June 16 <sup>th</sup>	\$227,145.50
Income	Expenditures

Uncollected Assessments and Fees  
228 full and partial assessments are over 30 days delinquent \$174,499.04

This is 20.3% of homes

Down 67 homes and \$54,595.65

- 11 owe more than \$3,000
- 15 owe between \$2,000 and \$3,000 (down 1)
- 29 owe between \$1,000 and \$2,000 (up 1)

**Communications:** Roberta will be publishing another Murmurs in mid-June.

**Maintenance and Greens:** Jake gave his report to the board.

Mowing is progressing well. The following tasks have been completed:

- Swapped out one of the biweekly areas to weekly for now as the grass is growing quickly, will switch back to save money once the grass growth slows down.
- Beds getting mulched, about 2/3 completed. Will be done this week.;
- Area behind houses off Union Schoolhouse cleared out.
- Trees on Blvd. trimmed back.

Showers in pool house fixed.

- Guards counter is broken, looking at building a new one.
- Cement tables removed, used as erosion control in the riverbed.
- Illegal dumping at pool is out of control. Have instructed lifeguards to begin locking gate at night when leaving.

Josh Griffith asked if there are any cameras in the parking lot and Scott said no. Josh also talked about some of the things the present mowing company is not doing up to standard.

Doing some cleaning on the Forest Ridge sign at Union Schoolhouse.

**Infrastructure:** Larry was not at the meeting, so Scott gave his report.

The Reserve study outlined scheduled repairs/replacements for 2023, and their accompanying costs.

Asphalt Pavement: \$5,310  
pool and Willow Branch Areas

Playground Equipment: \$15,525  
Blvd, Meadowsweet, Willow Branch Areas  
This project has been pushed back, due to the vandalization of existing equipment.

Silver Oak Signage: \$9,108  
This has been pushed back due to the existing quotes being more than \$15,000



Pool Concrete Decks:	\$17,714
Pool Furniture:	\$11,385
L Shape Pool Plaster:	\$78,867

Jesse talked about the plaster being on the inside of the pool, and if the plaster is removed, it is very possible to find other areas needing more work.

L Shape Pool Tile:	\$15,701
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Reserve Study Repairs for 2024	
Sidewalks:	\$21,374
Little Jeep Park Culvert:	\$10,712
Maintenance Sheds	\$80,342
Pool Rest Room:	\$26,781

**Pool:** Jesse reported that the Picture ID system is delayed. The computer presently runs Windows 7, and the camera does not work on this older software. The target date for deployment is July 4<sup>th</sup>.

There is also an issue with downloading the delinquent list to excel to monitor the delinquent accounts. Jesse has called Associa several times and they have not returned his calls.

New Pool Party Policy: No more parties which charge an admission fee.

New tables have been installed at the pool.

The Diving Board has been replaced. Jesse assured Scott and the board that the stand is sturdy. The cost of the diving board is \$4,000. Scott moved; Roberta seconded to approve \$4,000 to purchase the diving board.

**Vote: 7-0**

Jake observed the pools were dirty, and that vacuuming was needed. Vacuuming cannot be done while there is anyone in the pool. He suggested an automatic vacuum to be placed in the pool that would vacuum the leaves, etc., overnight. Cost of which is around \$2,500. Jake asked for a vote to purchase, Scott wants more information. As soon as he received the information we could vote via email.

**Activities Calendar:**

June 22 <sup>nd</sup>	Forest Ridge Garage Sale
July 4 <sup>th</sup>	4 <sup>th</sup> of July Party
August 31 <sup>st</sup>	Labor Day Cookout at the Pool
Oct 12 <sup>th</sup>	Pumpkin Decorating
Oct 16 <sup>th</sup>	Halloween Parade and Costume Contest
Nov 23 <sup>rd</sup>	Turkey Trot
Dec TBD	Santa at the Gazebo

The Stebbins High School band asked if they could have access to the pool in payment for marching the Halloween Parade.

Josh Griffith asked if the Haunted Hayride could be restored. Scott told him the equipment we have now is not suitable for using them in that manner.

**Audit:** No Report

**Elections:** Four Board members are up for re-elections. One Board member is stepping down early.

**Old Business:**

Memorial Trees – issues with supplier so starting over.

The Silver Oak sign is going to be delayed since the sign company does not want to demolish the existing sign.

Secretary of State Registration: The Continuing Existence Form is good through 2029. Working on getting suitable forms to the bank.

**Resident Questions:**

A resident pointed out the sidewalk between Corkwood and the pool is cracked. Asked for repair. The board discussed which sidewalks are the responsibility of the FRA, versus a homeowner.

A residents discussed the diseased trees throughout the area. He talked about taking down some diseased trees and replacing them with new trees. Scott discussed the reforestation of the small green areas, and also the new tree initiative along the boulevard.

Another resident asked what the tree budget was and how many trees can be removed with that budget. Scott \$9,000 and about 9 trees.

A resident asked if there was a way to resurface the floor in the pool bath house with a nature stone or something similar. Scott and Jake told her the prep work and cost was prohibitive. They discussed the easy of cleaning with the proposed tiles. Roberta asked them if the tiles would move when walked upon, and they assured her it would not.

Frank moved; Scott seconded to adjourn the meeting.

**Vote: 7-0**

The meeting was adjourned at 8:37 pm.

Members of the Forest Ridge Association,

I am Scott Kreckman, president of the Forest Ridge Homeowners Association. On Monday night, 19AUG24, at our most recent Board Meeting the Board discussed and voted on a major improvement plan I designed to bring several spaces in our community back to like-new conditions. These repairs and upgrades are big swing items that have an impact on many people inside our community.

The unanimous approval was given to complete the following repairs, upgrades, and improvements to facilities in the HOA using Reserve money.

First, and largest of these upgrades is a full overhaul of the Willow Branch Mel Fenton Recreational Complex.

The entire area will be given a 2" fresh asphalt cap to include the Tennis Courts, Basketball Court, and parking lot. After this the basketball court will receive fresh painted lines for a single key court, and the lot will receive lines for parking spaces.

The fence surrounding the facility will be replaced, broken and damaged supports replaced, and a new tension wire placed along the base. In the spring, a tennis company will come in and paint the courts with the proper paint in a 4-stage process. This must be done in the spring as it is too cool in the fall to complete. After the asphalt is laid the lot to Mel Fenton will be locked the asphalt is set.

Following line painting the basketball court will be able to be utilized and we will find a way to lock the tennis courts until the spring painting.

Finally, the landscape in front of the complex will be completed to include new grass, new mulch beds, and a tree and perennials on the right-hand side of the entrance.

Next, we will be repaving the basketball court behind the Pool. This court is heavily utilized and in need a freshening up. The same asphalt company doing Mel Fenton will place a 2" cap on this court and restripe the court with opposing keys. Obviously, while the asphalt cures this court will be closed for play.

The third and fourth upgrades are at the pool itself.

First, we will be purchasing new floor tiles to cover the existing stone flooring that is degrading and chipping away. This flooring will go throughout the pool house locker rooms, hallway, and office area. We will need some volunteers to help put this flooring down as it is not being done by a company. We will post when we expect to do this so we can get some people down to assist!

Next at the pool is a complete overhaul of the sound system. As many may have noticed, the conduit is being held up by zip-ties and prayer. The speakers are old and worn as well; and the amplifier is rigged into place. We will be adding in new EMT conduit to the facility to better support the wiring, which will require some more volunteer work as the sound company will not install that. Then, a local sound company will be coming in to install 6 new speakers, a new amplifier, a new mixer with Bluetooth receiver, equalizer, new rack for this equipment, and microphone and antenna setup for use at pool and swim meet events.

Lastly, we are having a lawn care company come in to seed, aerate, and fertilize the main soccer field. It has grown some bare spots of late and we're getting into prime seeding season for spring. This company will be coming in and stitching/slicing grass seed into the field, aerating for proper air flow to the roots of the grass currently in place, and applying a fertilizer and weed killer to the field. This will not affect the fall soccer season in any way.

The total cost of this improvement is \$140,000. This is a sizeable amount of our Reserve account in its current state, however, we have operating funds that will fold into this account at the end of the year and delinquent accounts rates are reducing which will help rebuild this account. We are also planning to liquidate some assets previously used by our greens crew, as these items are no longer needed for HOA functionality.

These improvements are all items that are badly needed and will add appeal and value to our neighborhood as new residents move in. I for one greatly look forward to the final product that is the Mel Fenton Recreational Complex in the spring.

Thank you, Scott Kreckman FRA Board President

## Forest Ridge Association

# ACTIVITIES

- Sept 13th - 15th - Neighborhood Garage Sale
- Oct 12th - Pumpkin Decorating
- Oct 26th - Halloween Parade and Costume Contest
- Nov 23rd - Turkey Trot
- Dec TBD - Santa at the Gazebo





**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

**For Sale:** loveseat, 56" wood, red cloth, foam seats, matching chair and footstool for screened porch. \$25.00 for all three. 937 237-9127

**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



www.TeamHartHomes.com

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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.

