



Forest Murmurs

October 2024

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**THE
HALLOWEEN
PARADE
IS**

**SATURDAY, OCTOBER
26TH, AT 11:00 A.M.**

**MEET AT 10:00 A.M.
AT THE GAZEBO**

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

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

Roberta Havholm (27).....roberta.havholm@forestridgeassociation.org

Frank Semmelmayr (27).....frank.semmelmayer@forestridgeassociation.org

Faith Richardson (27)faith.richardson@forestridgeassociation.org

Dave Jurcsisn (26).....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@rpmanagement.com

FOREST RIDGE COMMITTEES

Pool Maintenance and Operations:
 Pool Number937-236-9691

Green & Maintenance Committee:.....Jake Bontatibus

Activities Committee:Scott Kreckman

Pool Committee:Jesse Morgan

Communications Committee:Roberta Havholm

Audit Committee:Tabitha Bentz

Infrastructure Committee:.....

Elections & Voting:Frank Semmelmayr

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 Neerfrasoccer@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 Jobe937-237-3139

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

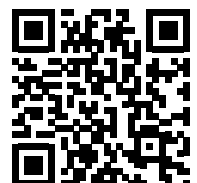
Advertisers: Wednesday, November 27, 2024

Articles & Et Cetera: Friday, November 29, 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
August 19, 2024

Trustees Present: Scott Kreckman, Tabitha Bentz, Roberta Havholm, Larry Ford, Frank Semmelmayr, and Faith Richardson, and Jesse Morgan (7:10 pm)

Trustees Absent: Jake Bontatibus

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

Police Report: No police in attendance.

Foreclosure Update:

Minutes: Frank moved to approve May Minutes; Scott seconded
Vote: 6-0

Frank wanted an amendment to reflect his presence at the meeting. Frank moved to approve with changes, Scott seconded
Vote: 6-0

Greens Contract for mowing Discussion: Scott reported. The Board has received 6 different quotes. These quotes include mowing for all the green areas on a weekly, bi-weekly or monthly basis based on location, two chemical treatments and mulching.

Quote 1: GroundsKeeper: \$79,889

Quote 2: Brunner's: \$85,590.52

Quote 3: GroundSystems: \$81,555.04

Quote 4: Lawnstyles LTD: \$67,000.00

Quote 5: Mitch Bird: \$71,520

Quote 6: Dunham's Lawn Care LLC: Unable to keep up with our size for mowing

Mitch Bird from Bird's was available to discuss their quote. His quote came out at \$71,520. He has previously served as superintendent of the grounds and is very familiar with the area, as well as being a resident. They will have 3 full time employees, professional equipment, and use advanced chemicals, as well as pre-clear beds before mulching with professional equipment. Both Mitch Bird and Lawnstyles LTD are both local to some degree, either in the neighborhood or nearby.

The Board will receive all quotes to review fully and will vote at the Annual General Meeting. Right now, the budget allows for \$75,000; however, choosing the cheapest option hasn't always served us well and we may need to adjust the budget and move money around to afford the company we choose.

FRA Vision 2024 Plan: Scott reported.

\$209,242.12 is currently in our Current Reserve Balance, and our Operating Account holds \$230,628.12.

Most of this will be moved to the Reserve Balance at the end of the year.

1. The first order of business is addressing Willow Branch tennis courts-new asphalt, new lines, lines for pickle ball, lines for basketball, and fencing. Scott went to several companies for each part of this project. This is not a project that will be able to be completed this year, and if approved, the courts will be locked over the winter until it is all completed in the spring. The entire project is estimated to cost \$100,910. This includes: new asphalt, a new fence, new landscaping, and a repainting of the courts and addition of pickleball lines.
2. Next part of the plan is the basketball court at the pool. This area is heavily used by the neighborhood and is not

in great shape currently. The estimate for resurfacing and repainting is at \$10,040.00

3. The next part of the plan is to cover the flooring at the pool for better drainage and comfort. The pool flooring replacement is estimated at \$8,513.20. This will also require volunteer assistance for installation.
4. The stereo system at the pool is in complete disrepair and in need of replacement. The total cost is \$6,278.50; however, the swim team is being asked to supply \$1,500 for this project to include an antenna, microphone, and other hardware needed for swim team. Replacing the conduit will also require volunteer help to install. The Board is looking at a cost of \$5,478.50 for this.
5. Soccer field Restoration estimate came in at \$6,240, and wouldn't require a Spring Break. Scott is considering postponing this line item due to the costs of other items. Faith, Frank and Tabitha encouraged leaving this line item in.

The Summary of the Vision 2024 Project costs with tax are estimated at \$133,300 without soccer field restoration and \$139,540 with the soccer field.

Frank moved to APPROVE all steps of the Vision 2024 Project to include: Willow Branch, Basketball Court at the pool, flooring at the pool, stereo system at the pool, and soccer field restoration. Roberta seconded the motion.

Vote: 8-0

Treasurer: Faith reported.

Operating Funds Financial Report- August 2024

Available Funds as of August 19, 2024 \$ 230,628.12

Reserve Funds Financial Report -August 2024

Available Funds as of August 2024 \$ 209,242.14

14.87% 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 \$ 151,082.14

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. A digital murmurs went out at the end of July, and a printed Murmurs will go out at the end of August. If you are looking for the digital copy of the Murmurs, it is on the website, Facebook and Nextdoor.

Larry asked for Scott to contact Associa because he has not been receiving information on new residents for Welcome Packets.

Maintenance & Greens: Scott reported. Someone cleaned out shed, which looks nice, but needed a heads up before this occurred.

The memory tree project has come to fruition with 7 trees planted with 7 plaques. We will be removing more of the dangerous and dying trees along the boulevard and replacing them with Jane Magnolia trees, and there will be more opportunities to purchase trees and plaques.

A resident asked about the Gazebo being addressed. It needs being re-stained, but many of the boards also need addressed.

A resident asked if Dylan could please pick up the weed debris that he has pulled from the beds around the Gazebo. Scott added this to Dylan’s list for this week.

Infrastructure: Scott reported. Reserve Study has not changed.

Pool: Jesse reported. New Picture IDs delayed until 2025. New computer, software and camera have been acquired. Jesse is tinkering with the software to get it perfected for next season. It will be ready by early Spring for a soft launch before the pool’s opening day. New tables have been put in at the pool. New Diving Board cost \$3676.50 and was delivered and installed at the end of July. Baby pool repair needed (leak in the return line, this will be repaired off- season). L-pool had a broken PVC pipe that required emergency repair, but that has now been fixed, still awaiting final cost. There were several instances of Sexual Harassment at the pool from guests of a Forest Ridge resident. These individuals were banned from the pool permanently, and Swim Safe hosted an extra training for all the lifeguards to help combat this and report it quickly so this doesn’t happen again in future.

Activities:

August 31st – Labor Day Party at the Pool from 12- 1:30 pm. 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.

September 13th- 15th Fall Neighborhood Garage Sale with online sign-up

Oct 12th -Pumpkin Decorating at the Sheds

Oct 26th -Halloween Parade and Costume Contest at 11 am

Nov 23rd - 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. No updates

Elections: Larry Reported. There are Three Board Members up for election, a Board member nominated that needs elected and another open seat. Online voting will begin September 2, 2024 at 12:01 am and end September 8, 2024 at 6 pm. All those wanting

to run for the Board need to email any Board member by August 31, 2024 to be included on the ballot as there are no write-ins.

Old Business: Scott reported. Jane Magnolia trees have been planted, and Jeep Park culverts will be done during the next two weeks.

New Business. Scott reported. Equipment Sell offs. It is readily apparent that we will not be going back to the employees. As such, we will need to liquidate some under-utilized or un-utilized equipment while it still has value.

Trailers- sell the two large trailers and plan on purchasing a trailer that would be able to move needed equipment for maintenance: \$200 for each

Scag 61” Mower, could ask \$6,000

Tractor, bat wing, sprayer, bucket, and spreader. A fair asking price would be \$35, 500

We would keep the Exmark mower for emergency mows.

Faith moved to approve the sale of all listed equipment, Jesse seconded.

Vote: 8-0

Resident Comments: Roberta mentioned that there are a few people interested in taking over treats for first responders, look for information online.

There have been many complaints about the look of the Community Gardens, and it has been labeled as an eyesore. If it is going to continue, there will have to be better maintenance. Most of the beds are damaged, the water situation has not been addressed, and it is in a difficult location. There is a general feeling that it may need to be removed.

Frank moved to adjourn the meeting, Scott seconded.

Vote: 8-0

Meeting adjourned at 8:52 PM

Forest Ridge Association
General Board of Trustees- Semi-Annual Meeting
September 9, 2024

Trustees Present: Scott Kreckman, Tabitha Bentz, Roberta Havholm, Frank Semmelmayr, Jesse Morgan, Faith Richardson, Larry Ford

Trustees Absent: Jake Bontatibus and Dave Jurcsisn

Vote to approve Minutes from the September 2023 Annual Meeting Minutes

Frank moved to approve, Scott seconded

Vote: 7 -0

Police Report: No Police in Attendance

Mowing Contract Discussion: The top three mowing contracts the Board wishes to consider are: GroundsKeepers at \$79,889 (this does NOT include taxes like the others, so this price will include 7.5%), Brunner's at \$85,590.52, and GroundSystems at \$81,555.04. These contracts all include mowing, chemical applications, and mulching.

An owner from Brunner's was in attendance to share information about their company. They are a veteran owned company, and they specialize in HOA maintenance, and Forest Ridge would be one of their mid-size properties. They could adjust our chemical budget to do more applications in high visibility areas or reduce cost. The three owners are heavily involved and will be involved in the mows, and are willing to adjust price if less mows are needed. While their price is slightly higher, they believe heavily in giving back to their community. When they mulch, they do pull all weeds before and spray a pre-emergent to help reduce weed growth throughout the year. When mowing, they do their best to not run over trash, and if they do their best to clean up if something is run over. We may be able to adjust our chemical applications to allow for leaf removal.

Two of the companies do have fuel surcharges: GroundsKeepers (\$3.41 at 2.25%) and Brunner's (\$4.01 at 4.5%), Ground Systems does not. GroundsKeepers does include fall cleanup (leaf removal), and GroundSystems has a Spring Cleanup only. Brunner's does not have a spring or fall clean up included, but it can be added with a removal of chemical treatment. All these companies will require an adjustment to our current budget in order to afford them, and they will require a 3 year contract. Scott moved to approve Brunner's as our first choice for contract and entering into further negotiations

Vote: 6-1

FRA Vision 2024 Plan: Scott reported.

\$209,242.12 is currently in our Current Reserve Balance, and our Operating Account holds \$230,628.12. Most of this will be moved to the Reserve Balance at the end of the year.

1. The first order of business is addressing Willow Branch tennis courts-new asphalt, new lines, lines for pickle ball, lines for basketball, and fencing. Scott

went to several companies for each part of this project. This is not a project that will be able to be completed this year, and the courts will be locked over the winter until it is all completed in the spring. The entire project is estimated to cost \$100,910. Meade's Asphalt will be doing all the asphalt work, Allied Fence will be putting in fencing after this Fall work. The court will then be locked until the Spring when Total Tennis will do the 4-coat specialize paint for tennis courts and pickleball and install new nets.

2. Next part of the plan is the basketball court at the pool. This area is heavily used by the neighborhood and is not in great shape currently. The estimate for resurfacing and repainting is at \$10,040.00
3. The flooring at the pool has been ordered from American Floor Mats. When it comes in, we will need some volunteers to assist in the installation.
4. The stereo system at the pool is in complete disrepair and in need of replacement. The Board is looking at a cost of \$5,478.50 for this. Sound Force will be doing this work. Conduit parts have been purchased to run new conduit and initial deposit for system has been made. A few volunteers will be needed to help put up new conduit at the pool.
5. Soccer field Restoration estimate came in at \$6,240, and won't require a Spring Break. Work will be completed by Turf Nerd.
- 6.

The Summary of the Vision 2024 Project costs with tax are estimated at \$139,540 with the soccer field.

Treasurer: Report given by Faith Richardson

September 2024 Treasurer's Report.

Available Operating Funds

as of August 2024: \$230,628.12

Reserve funds as of August 2024 in reserve \$209,242.14

Uncollected Assessment Fees: \$151,082.14

167 Homes are 30 days or more over 30 days delinquent, 14.87% of homes

Scott continued report: 23 homes owe more than \$2,000, 4 over \$3,000. At this time the Board has approved another set of Foreclosures, and one is moving forward to a Sheriff's Auction. We have no active payment plans currently. If you are behind on your dues, you NEED to reach out to the Board to set one up. We do NOT want to Foreclose on any homes. This is not at all what the Board wants to do, but it is the only thing that has led to payments. The Board does plan on accelerating this process as we receive funds from currently Foreclosed properties.

Communications: Roberta Havholm gave report. The printed Murmurs have been greatly reduced due to cost and lack of content. By the end of the year, Murmurs will most likely be transitioned completely to online. They will be available on the website, Facebook and Nextdoor.

Maintenance & Greens: Scott reported. Mowing season is almost over and Fall treatment is being prepared. Little Jeep concrete culverts were fixed, and unfortunately vandalized. When pool closes, Jake will get a quote for a repair to the women’s bathroom. Jake will work with SwimSafe to winterize pool plumbing. Jake received quote for removal of honeysuckle at \$2, 400, and will use extra tree funds to pay for this. \$5, 500 has been made from selling unneeded equipment thus far, and we may be able to move to one shed.

Infrastructure: Scott reported. Reserve study repairs for 2024 were estimated at \$139, 209. These were drastically low estimates. These include: sidewalks, Little Jeep Park Culvert, Maintenance sheds, and pool rest room. Some of this work was done (the culverts, pool furniture), and some was unable to be completed this year or would make more sense to postpone.

Pool: Jesse Morgan reported. Many repairs throughout the year, but were all expected and lower costs than typical. The wading pool deck caulking was done for \$1200, the lap pool’s short north wall was painted for \$1800, and the wading pool coping repair was done for \$500. We were unable to get our software completely updated to transfer to picture ids at the pool due to needed upgrades, equipment and software writing. In the Spring we will set up a day for people to get their passes early, and will roll out the new system next year. We did also upgrade our pool party rules to prevent some issues we have had over the last two years. New tables were added and diving board was replaced. There were L-pool and Baby pool repairs needed and addressed as they happened. There were some issues with sexual harassment at the pool, they were swiftly dealt with and lifeguards received new training. There were 1336 unique residents to visit the pool, representing 408 of 1123 households. There were 23 pool parties held, and both concessions and ice cream had increased sales.

Activities: Tory Kreckman reported.

Labor Day Party was well attended and will be repeated in future.

September 13-15th- Fall Neighborhood Garage Sale. If this goes well it will be continued moving forward.

September 23rd- 1 pm setup for Halloween Decorations will begin. Volunteers are needed. Meet at the Sheds at 1 pm.

October 12th- Pumpkin Patch and a movie from 4pm-7pm

October 26th- Halloween Parade and Costume Contest-volunteers still needed

November 23rd- Turkey Trot

Santa at Gazebo- TBD

A huge thank you to the Reneckies? For cleaning up flower beds! We would love to have more volunteers to help maintain these areas-we are happy to put up a sign thanking you and honoring all efforts. Please email activities@forestridgeassociation.org

Audit: Scott Kreckman reported. Nothing to report.

Elections: Scott Kreckman reported. We will post all results as soon as we have them.

Old Business: Scott reported. 7 trees and placards were put up for our tree memorial project.

General Discussion:

Resident Concerns

Is there Trick or Treat in the neighborhood? Yes, lots of kids in the neighborhood 6-8pm on Halloween

Pool parties still seem to be being sold? A party at the end of the season was quite wild and cops visited multiple times so may need some more restrictions. All other pool parties were great, as well as a great rest of the season.

Were tables dumped in the culvert? Yes they were mistakenly dumped. They have since been broken up and properly used/discharged of.

Frank Semmelmayr moved to adjourn, Roberta Havholm seconded.

Vote: 6-0

Meeting adjourned at 8:25 pm

TREATS FOR FIRST RESPONDERS UPDATE!

In November we will be asking you to heat up your ovens and bake cookies, bars, breads and snack mixes. We’ll let you know all the details as we get closer to the drop off time. Meanwhile, if you would like to contribute but are not able to provide homemade goods, you may provide monetary donations so that we can purchase apples, oranges, water and snack type items .

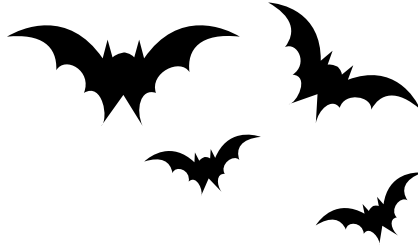
For more information please read either the paper copy or the online copy of the September Murmurs.

Monetary donations should be sent to: Susan Hanley, 4073 Quailbush, Dayton 45424 or dropped off at this address. Please help make this program a success. Your donation will be acknowledged.

Thanks everyone!
Megan and Susan

FOREST RIDGE HALLOWEEN PARADE

Forest Ridge Halloween Parade is Saturday, October 26th. Costume Contest Sign-Ups begin at 10am, the parade kicks off at 11am.



Categories this year are-

Blood and gore- Are you a bloody zombie or scary ghoul? You will fit in here!

Kids Movie and TV Characters- Mickey Mouse, Disney Princesses and Bluey all will find a home here.

Teen/Adult Movie and TV Characters- Come on down Michael Meyers and Star Wars, you belong here!

Group- If you are a group or 3 or more coordinated costumes, you can compete here.

Dress Your Dog- Dress up yourself and your pup here!

Random/Wacky- Don't fit anywhere else, well you fit in here.



We need volunteers to make our parade happen! If you can stand at a road block and watch the parade let me know at activities@forestridgeassociation.org. If you have really pretty handwriting and want to help people sign up, let me know at activities@forestridgeassociation.org. If you are really good at judging people, I need help picking our winners, let me know at activities@forestridgeassociation.org!

Reminder to those that live on Forest Ridge Boulevard, and residents in the area. The Boulevard will be CLOSED 930a to 1230p on Saturday, October 26th. Please park cars in driveways and off the street if you live on Forest Ridge Blvd between Union Schoolhouse and Silver Oak. Thank you for your cooperation.





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 mahjongsue@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.



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.

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



Maid To Clean
Phone: 937-319-1002
4003 E. 4th St, Dayton, OH 45403
maidtocleandayton.com
lauramaidtoclean@yahoo.com
INSURED & BONDED, CHRISTIAN OWNED & OPERATED

TIS THE SEASON TO WATCH THE LEAVES FALL

If you live in the Dayton section of Forest Ridge there are several guidelines so that your leaves will be picked up.

Dates: Week of November 14 and December 16

Where to place your leaves:

1. Rake them to the curb in neat piles.
2. Try not to put them where a car will park or run over them.

Do not place leaves in plastic bags.

No twigs, branches or grass clippings.