



Forest Murmurs

February/March 2025

WHAT'S INSIDE?

Index.....2

December Minutes3

2025 FRA Operating Budget.....4

Attention New Residents:6

Et Cetera5

SEMI-ANNUAL FOREST RIDGE ASSOCIATION MEETING

**MARCH 10TH
AT 7:00 PM**

**AT THE
FOREST RIDGE
BAPTIST CHURCH**

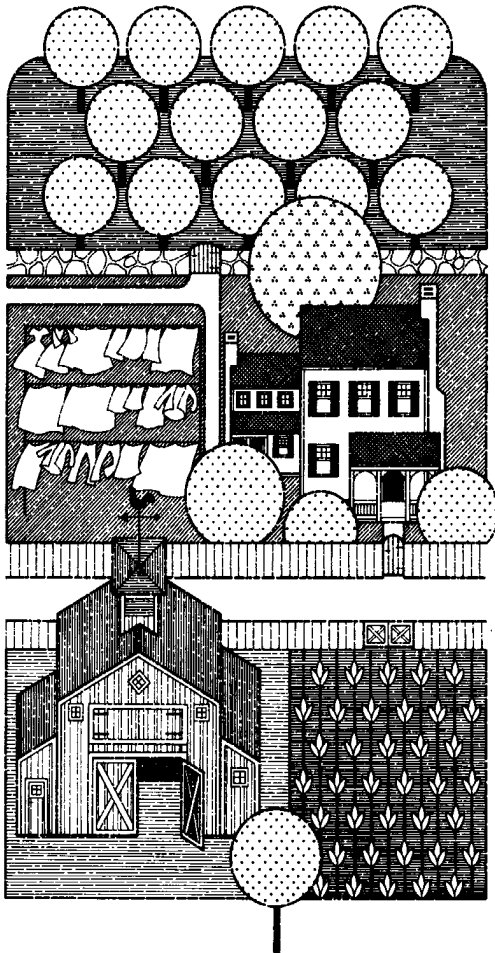
**6980 UNION
SCHOOLHOUSE ROAD**

AGENDA:

ACTIVITIES SCHEDULE

PLANNED POOL REPAIRS

**VISION 2024 PROJECT
COMPLETIONS**



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 Semmelmayer (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 Semmelmayer

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 frasooccer@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

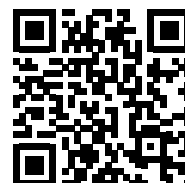
Advertisers: Wednesday, March 26, 2025

Articles & Et Cetera: Friday, March 28, 2025

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 December 16, 2024

Trustees Present: Scott Kreckman, Tabitha Bentz, Roberta Havholm, Dave Jurcsisn, Frank Semmelmayr, and Jesse Morgan

Trustees Absent: Faith Richardson and Jake Bontatibus

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

Minutes: Review of October Minutes. Frank moved to approve, Scott seconded

Vote: 6-0

Treasurer: Scott reported Faith's submission

Operating Funds Financial Report– November 2024

Available Funds as of December 2024 . . . \$ 124, 853. 83

Reserve Funds Financial Report –November 2024
Available Funds as of December 2024 . . . \$ 196, 661.01

Uncollected Assessments and Fees
as of December 2024 \$ 135, 076.10

There is a home that was on a payment plan that has not paid the agreed upon plan will be removed from their agreed upon plan.

Communications: Roberta reported. December Murmurs has been posted. Next Murmurs will be a physical copy that will go out at the end of January.

Maintenance and Greens: Scott reported. Still working to find a new contractor for next year.

Infrastructure: Scott reported. No major changes at this point to the infrastructure plan with current projects. Vandalism at Jeep Park was a major hit, and Scott has contacted the original company to attempt to purchase a replacement slide. Scott is still speaking with the City of Riverside to get a waiver to have a lit sign at the main entrance.

Pool: Jesse reported. The leak in the kiddie pool has been identified and concrete work will be done in the Spring, but we are still awaiting a quote. We had one late payment to ADT over the summer, but it is being addressed by Associa now.

Activities:

Nov 23- Turkey Trot 9 am at the Gazebo
Dec 7th- Santa at the Gazebo 3-5 pm
Dec- This Friday and Saturday Scott and Tori will be driving around the neighborhood and dropping off prizes to the best decorated houses

April 12th-Easter Egg Hunt
May 24th- Memorial Day Food Truck and Craft Show
July 4th- Pool Party
September 1st- Labor Day Cookout
October 11th- Pumpkin Decorating
October 25th- Halloween Costume Contest and Parade
November 22nd- Turkey Trot
December- Santa at the Gazebo
December 19th and 20th- Light Fight Drive Around

Audit: Scott reported. All currently up to date.

Old Business: Project 2024 is currently paused until Spring. Pool flooring is still currently delayed, but will be installed in the Spring. 11 homes have been sent to small claims and the process has officially begun.

New Business: Jesse looked into a suspicious email all Board Members received. It turns out that it is a legitimate request. We may have to comply with sharing personal Financial Information as stakeholders in the HOA. At this time, the requirement has been stayed by the court, and the Board will continue to watch how this develops.

Frank moved to adjourn the meeting, Tabitha seconded

Vote: 6-0

Meeting adjourned at 8:04 pm



2025 FRA OPERATING BUDGET

Operating Income	Annual Budget 2024	Annual Budget 2025
Operating Assesmtments	\$0.00	\$466,045.00
Concessions/POOL PARTIES/GUEST FEES	\$3,500.00	\$7,000.00
Collection Monitoring Fees	\$0.00	\$17,500.00
HOA Late Fees	\$0.00	\$0.00
Legal Assessments	\$0.00	\$0.00
Handling Charge	\$0.00	\$0.00
	\$3,500.00	\$490,545.00

Operating Expenses		
Electric	\$8,000.00	\$8,000.00
Water & Sewer	\$10,000.00	\$7,500.00
Telephone Service	\$3,500.00	\$3,000.00
Trash and Recycling Service	\$3,000.00	\$3,000.00
	\$24,500.00	\$21,500.00

Maintenance and Grounds		
Contractor Payments	\$17,000.00	\$16,000.00
Landscape-Arbor Care	\$9,000.00	\$9,000.00
Landscape-Grounds Annual Contract	\$71,865.00	\$82,000.00
General Repair & Maintenance	\$3,000.00	\$4,000.00
	\$100,865.00	\$111,000.00

Pool		
Pool Contract Services	\$100,750.00	\$104,000.00
Concession Expense	\$1,500.00	\$3,500.00
4th of July and Raft Day	\$600.00	\$600.00
Staff Party	\$400.00	\$400.00
Pool Maintenance	\$10,000.00	\$10,000.00
Permits & Licenses	\$2,100.00	\$2,000.00
Pool Supplies	\$3,000.00	\$2,200.00
	\$118,350.00	\$122,700.00

Admin Expenses		
Legal Services	\$12,000.00	\$12,000.00
Auditing & Tax Services	\$5,000.00	\$1,000.00
Social Activities	\$6,000.00	\$5,000.00
Soccer Expenses	\$2,000.00	\$0.00
City required repairs	\$5,000.00	\$5,000.00
Office Supplies	\$1,200.00	\$1,000.00
Printing & Copying	\$1,500.00	\$1,000.00
Misc Admin Expense	\$2,000.00	\$3,000.00
Bad Debt Expense	\$2,000.00	\$0.00
Reimbursable Collection Processing	\$0.00	\$1,500.00
Reimbursable Late Processing	\$0.00	\$4,000.00
Reimbursable Delinquency Handling	\$0.00	\$12,000.00
Communications Expense	\$7,500.00	\$5,000.00
Postage	\$2,000.00	\$2,000.00
Management Fees	\$12,000.00	\$12,000.00
Real Estate Taxes	\$18,000.00	\$14,000.00
Insurance Premiums	\$8,500.00	\$6,500.00
Safety & Security	\$1,000.00	\$1,000.00
	\$85,700.00	\$86,000.00

TOTAL OPERATING EXPENSE	\$329,415.00	\$341,200.00
TRANSFER TO RESERVE	\$95,679.60	\$95,679.60
TOTAL EXPENDITURES	\$425,094.60	\$436,879.60

2025 ASSESSMENT NEWS

On November 18, 2024, the Forest Ridge Board voted on and approved the 2025 budget for the Forest Ridge Homeowners Association. The first thing we had to do was establish what, if any increase in dues there would be for 2025. After some deliberations, despite CPI being 2.4% we did not increase the full amount for 2025. Instead, it was only raised enough to cover some of the increased costs we are seeing for contracts, and to make it an even number. **The 2025 Dues will be an even \$415**, and as always, will be due February 28th, 2025. These are your important dates for Dues in 2025:

February 28, 2025: \$415 (not including fees for credit cards) Dues are due into Associa by this date.

Postmarks are not tracked, so you MUST plan and get these payments in before this date.

March 30, 2025: Late fees begin to be assessed if the payment is not RECEIVED before this date.



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.

Child Care Provider with experience. In my home. Hot meals, reasonable rates and references. Monday through Saturday. Call 937-963-8220.



ATTENTION NEW RESIDENTS:

If you have moved in during the year, Please reach out to Associa at (888) 612-2299 for this information. They are our Financial Management Company and have helpful information for new residents.

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

