



Forest Murmurs

October 2025



OCT 11TH - PUMPKIN DECORATING AND
HALLOWEEN PARTY AT THE SHEDS

OCT 25TH HALLOWEEN PARADE
AND COSTUME CONTEST

WE NEED VOLUNTEERS!

Please email Tory at activities@forestridgeassociation.org if you can help



BOARD OF TRUSTEES

Roberta Havholm (27) 937-315-1926
President president@forestridgeassociation.org

Jesse Morgan (26) 937-723-9768
Vice-President vicepresident@forestridgeassociation.org

Tabitha Bentz (28) 937-802-0839
Secretary tabitha.bentz@forestridgeassociation.org

Jake Bontatibus (28) jake.bontatibus@forestridgeassociation.org

Ben Newland (26) ben.newland@forestridgeassociation.org

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

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

Dave Jurcsisn (26) dave.jurcsisn@forestridgeassociation.org

Robert Houle (28) robert.houle@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: 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: Dave Jurcsisn

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 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:

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Ads & Et Cetera

Sue Hanley vt.gal1944@gmail.com.

Forest Murmurs Deadlines

Advertisers: Wednesday, October 22, 2025

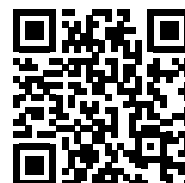
Articles & Et Cetera: Friday, October 24, 2025

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forestridgeassociation.org



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Forest Ridge Association
Board of Trustees Regular Meeting
August 18, 2025

Trustees Present: Scott Kreckman, Tabitha Bentz, Roberta Havholm, Jesse Morgan, Dave Jurcsin, Jake Bonitatibus, Frank Semmelmayer, Ben Nawland
Trustees Absent: Faith Richardson

Scott Kreckman called the meeting to order at 7: 01 PM

Residents in Attendance: 6 attendees, 5 households

Announcements: Scott Kreckman will be resigning from the Presidency and the Board as of the September meeting. He will remain on the Activities Committee.

Police Report: None in attendance

Minutes: April and June Meeting Minutes. Scott moved to approve both months minutes, Frank seconded.

Vote: 8-0

HOA Positions: There will be one open Board position in September, and 3 other positions up for election as well. If interested in running contact Frank Semmelmayer.

Treasurer: Scott reported Faith's online report.

Operating Funds Financial Report August 2025

Available Funds as of August 2025 \$ 202, 804

Reserve Funds Financial Report –April 2025

Available Funds as of August 2025 \$ 183, 526.19

Uncollected Assessments

and Fees as of August 2025 \$ 160, 168

15.4% of homes are still delinquent on their dues.

Communications: Roberta reported. Murmurs is currently out, and Roberta is providing a list to Tabitha of needed minutes for the website.

Maintenance & Greens: Jake reported. Mulching completed 14 June. Mowing has been going well. Pair of dead trees on the Boulevard were removed. A temporary and safe fix has been done on the pool diving board. Signs for all the green spaces have been acquired, and signage will go up at the pool announcing our new cameras.

Infrastructure: Scott reported. Infrastructure numbers continue to be low compared to current costs for projects. There are many upcoming projects that will have to be shifted based on greatest need.

Pool: Jesse reported. Added a YouTube Premium Music Subscription for the summer to be able to play ad free music. ADT upgrades completed-added a window alarm and now communicates with cell towers so we no longer need a phone line and can investigate pausing service during the off season. Pool diving board stand is rusting and will need to be fully replaced next year at a cost of \$2118.42 and will have to pay for proper installation. Current handles have been rewelded to be able to last the remainder of the season. The pool has had significant issues with staffing this year due to having a young and inexperienced staff; if we renew our contract with them, they will look at hiring an older individual to lead the staff and train properly. Current Swim Safe contract expires this year and Jesse has received the quote for the next three years. A resident complimented how well most things have been at the pool over the years, but has said things have been really poorly done for adult swim in the morning and he has encountered some very rude lifeguards. He said others have been polite, but there have been some poor interactions. Jesse said if you have any issues PLEASE contact him right away so he can address it as soon as possible. A small issue with drains was also brought up, and Jesse is having it addressed in the off season.

Activities: Scott reported.

September 1st – Labor Day Party at the Pool 12-2 pm

Oct 11th - Pumpkin Decorating and Halloween Party at the Sheds

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Future Events Include:

Oct 11th - Pumpkin Decorating and Halloween Party at the Sheds

Oct 25th Halloween Parade and Costume Contest

Nov 22nd- Turkey Trot

Dec TBD- Santa at the Gazebo

Dec 19th and 20th- Christmas Lights Judging

**Here are the upcoming events scheduled so far for the year.
Details for upcoming events will be coming soon!!**

October Events-

October 11th at 2p to 4p we invite Forest Ridge Residents and their guests to come pick out a small pumpkin and decorate it with stickers and paint. After your pumpkin is perfect, you can stick around for snacks and a Halloween movie. 4312 Meadowsweet Drive, at the maintenance shed.

The Forest Ridge Halloween Parade will be held on Saturday, October 25th at 11am. Please join us at the Gazebo starting at 10:15 to sign up for the costume contest! While you wait, we will have snacks and a few freebies (while they last!). If you don't want to participate in the costume contest, find a spot to watch along Forest Ridge Boulevard and wave to everyone as they pass by.

We need volunteers to make this happen! We need at least 3 judges to pick the best costumes, and we need road guards to help keep our participants safe. Please email Tory at activities@forestridgeassociation.org to help out!

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 Pet- Dress up yourself and your pets here!

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

Please be aware- Forest Ridge Boulevard from Union Schoolhouse to Silver Oak will be CLOSED from 10am to 12pm for the safety of those in the parade. If you live along this stretch, please consider moving cars off the street as well.

Oct 25th Halloween Parade and Costume Contest- volunteers are desperately needed for being road guards, clean up, and judging. Keep an eye out for a post on decorations.

Nov 22nd- Turkey Trot- in the air, will need someone to run it if it is going to happen

Dec 7th- Santa at the Gazebo

Dec 19th and 20th- Christmas Lights Judging

Audit: Scott Reported. Nothing to report right now.

Elections: There will be 4 positions up for election in September, as well as a required vote on the Reserve.

Old Business: Scott reported. Slides are ordered, and install is scheduled. Currently still waiting on the delivery of the slides.

New Business: Scott reported. Spoke with Mandy Brooks, our new rep with Associa assured that Statement will be sent out before mid-February. As long as they get the Dues amounts in October or November, they should have no issue ensuring they are mailed out in mid-January, giving people plenty of notice.

Scott has reached out to both Fast Signs and KAP Signs. The Fast Sign is styrofoam will have to be inspected annually and will cost around \$17, 000. KAP Sign is a brick veneer on aluminum, and is just shy of \$18, 000 but is slightly sturdier, but will also require us adding lighting. Both will be 10 ft wide and 6 ft tall, which is the largest sign allowable by the City of Riverside. Most companies won't work with HOAs, but these both will. Tear out will cost around \$3, 000, and once the sign is installed it will require an electrician to replace the electric box, and landscaping will need replaced. Total estimated cost to the Reserve is \$28, 000- \$30,000.

Frank moved to approve \$30, 000 out of the Reserve Funds to approve the KAP Signs monument project on the Corner of Silver Oak and Union Schoolhouse, Tabitha seconded

Vote: 8-0

Resident Questions and Comments: Resident is very worried about the finish on the Gazebo as it is in desperate need of attention. Jake agreed and will look into addressing it. Hopefully it will be able to be done at least in part by volunteer work, as a professional would cost significantly. This will be a Spring project due to financial restrictions at this time.

Another resident brought up an issue with a late due payment since no bill was received, but did receive a notice on July 7th, and expressed frustration with the process. If you have an issue with your dues, reach out to a Board member to present it to the Board in the next Executive Session. The Board will reach out to Associa to get the current ledger, and any requests will be discussed by address only during that next Executive Session.

Another resident mentioned that there is a bad rusted grate in the Men's bathroom at the pool.

Also mentioned we need better non-smoking signs at the pool that are clearer- Jesse will address that.

A question was asked if the HOA is responsible for sidewalks along green space. This is an upcoming project that will require coordination in order to keep costs down. Thus far, it has been sidelined due to other projects and costs, but is on the list of needed projects.

Roberta moved to adjourn the meeting, Scott seconded

Vote: 8-0

Meeting adjourned at 8:32 PM



FREE Service: Will haul away for FREE any metal appliances: refrigerators, stoves, washers, dryers, grills (no propane tanks), bicycles or any other metal objects. Call Tom at 937-371-9163 to make an appointment for pickup. If I don't answer, it is because I can't. However, leave a message and I will call back as soon as possible.

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.

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.

For Sale: 4731 Blue Spruce Ct
 Oct 11-12, 9am - 3pm
 Oct 11 - 25% off current ticket prices
 (excluding garage and shed items)
 Oct 12 - Discounts TBD

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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

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.

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