



Country Club Hills Twin Lakes Neighborhood Association Newsletter

June 6, 2022

Keeping CCHTL a Great Place to Live!

Vision: To unite and lead individuals and families to make our Neighborhood a more desirable place to live, work, play and raise a family.

Mission: To improve safety and quality of life through community partnerships and individual action.

Note from the President



The National Association of Realtors reports that nationally, home sales are slowing down. In February 2022, existing home sales were down 2.4% from a year ago, and down 7.2% from January. In Allen County, a comparison of home sales from 2021 to 2022 also shows the market is beginning to change. Data from the West Central Ohio Association of Realtors shows the Average Sales Price has dropped 4.9% in Allen County, from \$167,800 in 2021; to \$159,500 in 2022.

Within Allen County, changes in home sales vary by school district. The city of Lima saw a drop in the Average Sales Price of 15.6%, from 2021 to 2022. Among the 6 area County School Districts, Home Sales in four continued to have an *increase* in the Average Sales Price. Allen East Schools is up 10.5% from \$192,400 to \$214,900; Bath Schools is up 6.5% from \$182,900 to \$195,500; Perry Schools is up 19% from \$154,300 to \$189,900; and Spencerville Schools is up 12% from \$141,200 to \$159,900. Elida Schools (\$178,700 to \$174,400) and Shawnee (\$253,200 to \$248,400) stayed the same. The Average Number of Days on Market needed to sell a home has increased in all areas of Allen County.

What Can Shape the Value of Your Home?

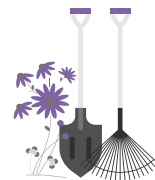
When buyers start their home-buying search, they consider future property values of a neighborhood. A house may look great, and have all the features they want, but if neighbors have unkempt lawns or other home maintenance issues, the property value of that house could decrease, making it a “not-so-great” investment.

According to Rachel Berger, Quicken Loans Mortgage Company, “Buyers look for homes in *kept-up* neighborhoods. Even if your home is beautiful inside and out, your neighbor’s neglected lawn and property can decrease the value of your house.”

This is confirmed by The Appraisal Institute, the nation’s largest professional association of Real Estate Appraisers. “Homeowners should be aware that what is going on in their neighborhood could affect their home’s value,” said Appraisal Institute President, Richard L. Borges. “External factors, such as living near a neighbor with an unkept home can lower home values by up to 10 percent.” The closer a neighbor with an unkempt lawn or home is to you, the more severe the impact on your home’s value.

If you know of a neighbor needing help with yard maintenance, it could be because they are elderly or otherwise unable to physically do the work. Please let me know and the Neighborhood Association will reach out to see how we may be able to provide some assistance.

CCHTL Lawn & Garden Tour
Saturday, July 23, from 2:00 – 5:00pm



We have many beautiful home lawns and gardens in our CCHTL Neighborhood.

To celebrate them, our first “Neighborhood Lawn & Garden Tour” will be held on **Saturday, July 23, from 2:00 – 5:00pm**. The Lawn & Garden tour is intended to be a free, family-friendly event, open to those who want to get inspired by others, and see what neighbors are doing with their lawns, gardens and landscaping. Maps of the neighborhood will show the location of the participating homes. Look for “Garden Walk” signs in participating front yards. Each sign will be marked to indicate which parts of a home’s property are open to walkers, be it the front, side or back lawn and garden(s).

Participating gardeners are not required be in your garden the day of the tour, but it is anticipated that you will enjoy meeting and discussing your gardens with the walkers. You may even wish to have a guest book, where walkers can leave comments. It’s entirely up to you to decide the degree to which you want to engage with the walkers.

Please contact Craig Kohli with any questions.

CCHTL Neighborhood Lawn & Garden Tour Registration
Saturday, July 23, 2022, 2:00 – 5:00pm

Name: _____

*Please return
by:*

Home Address: _____

July 13th

Email Address: _____

Thank you!

Brief description and location on your property: _____

*Please make your \$5 check payable to: “CCHTL”.
Mail, or drop it off to: Ted Nusbaum, Treasurer, 109 Yorkshire Cir., Lima, OH 45804.*

Neighbors participating should complete and return the Registration Form, along with \$5 to cover the cost of maps and signs. Please return the Registration Form to **Ted Nusbaum, Treasurer**, by **Thursday, July 13th**.

Bath Township and CCHTL Neighborhood Clean-up Day
Saturday, June 11th



Bath Township Clean-up Day is Saturday, June 11th. Bath Township Residential Property Owners will be able to discard unwanted clutter, junk, debris, scrap and old tires at the corner of North Dixie Hwy & Ada Road, from 8:00am to 3:00pm. See the Bath Twp Website for more information: <https://bathtwp.com>.

CCHTL Neighborhood Clean-up Day will also be held Saturday, June 11, in conjunction with the Bath Township Clean-up Day. Neighborhood Cleanup Day Volunteers will meet at the Valley Way Park Shelter House, 9:00am. (Please RSVP)

The CCHTL Neighborhood Association is asking for volunteers to help with the following activities:

- 1). The Shelter House needs repaired, scraped, and painted.
- 2). The tall swing-set needs painted.
- 3). Sticks, tree limbs and debris in the Park and along the Creek need picked up.
- 4). The Harding Highway Entrance needs cleaned up and the landscaping refreshed.
- 5). CCHTL Neighborhood neighbors who may be elderly, or physically unable to do regular Spring Clean-up activities need help. Please let me know of someone who may need this type of help and they will be contacted.

If you would like to volunteer to help that day, please let me know.

Thanks, Craig Phone: 419-236-1135, Email: CraigKRealtor@gmail.com



Annual Neighborhood Garage Sale

June 9, 10 and 11, 2022

The "CCHTL Annual Neighborhood Garage Sale" is Thursday 6/9, Friday 6/10, and Saturday 6/11. The CCHTL Neighborhood Association is covering the cost of newspaper advertising and providing flyers for the public. The Flyer will highlight the location of participating homes and a map of the Subdivision. Traffic cones will be out on Fenway Dr to limit parking in congested areas. Please drive carefully, be patient, and watch for pedestrians during Garage Sale hours.

Join the Neighborhood Email Blast Network



The Email Network makes it possible to immediately communicate important information or issues to CCHTL Neighbors by email. The "Email Blast" allows us to share "hot neighborhood news" or warnings with you.

To join, send your email address to Craig Kohli: CraigKRealtor@gmail.com.



2022 CCHTL Neighborhood Association Board of Trustees

The CCHTL Neighborhood Association has a Board of Trustees composed of nine neighbor members. Each Trustee is elected to serve a 3 - Year Term. The terms are staggered so that only three new Trustees are elected each year. Below are your Board of Trustees for 2022.

President: Craig Kohli	108 Barnsbury Dr.	419-236-1135	CraigKRealtor@gmail.com
Secretary: Becky Butterfield	785 Yorkshire Dr.	419-229-4847	beckybutterfield57@gmail.com
Treasurer: Ted Nusbaum	109 Yorkshire Cir.	419-230-2718	caroltd1971@roadrunner.com
Trustee: Dianne Carter	863 Yorkshire Dr.	419-302-2141	dlcarter48@yahoo.com
Trustee: Kenneth Sturgill	150 Foxfield Ct.	567-356-7661	sturgill121810@gmail.com
Trustee: Van Spragg	202 Devonshire Dr.	419-303-3671	vanspragg@yahoo.com
Trustee: Rodney Hefner	200 Valley Way	419-604-9476	hefner_rodney@gmail.com
Trustee: Keith Budde	758 Yorkshire Dr.	419-549-1158	keithdbudde@gmail.com
Trustee: Jodi Cartagena	877 Kingswood Dr.	419-204-7610	jodicartagena77@gmail.com
Website: Joe Gomez	Bath School District		gomezj@bathwildcats.org
Facebook: Dave Pritchett	855 Fenway Dr, #3	567-204-1990	pritchpics@live.com

This year Trustees will be serving as the Chairperson of one of the committees needed to make our neighborhood association function.

Committee Chairpersons are:

Park Activities & Improvements Committee

Thanks to **Keith Budde** for becoming the Chairperson of the 2022 Park Activities & Improvements Committee.

Neighborhood Holiday Decorating Committee

Thanks to **Diane Carter** for becoming the Chairperson of the 2022 Neighborhood Holiday Decorating Committee.

Garage Sale Committee.

Thanks to **Ted Nusbaum** for continuing as Chairperson of the 2022 Annual Garage Sale Committee.

Membership Committee.

Craig Kohli will continue as Chairperson of the 2022 Neighborhood Association

Membership Committee. Also, heading up the **CCHTL Quarterly Newsletter**, "**Email Blast**", and

CCHTL Neighborhood Association Website.

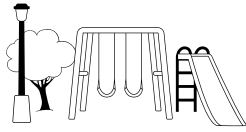
Maintenance Committee: Park, Shelter House, Entrances. **Craig Kohli** is heading up this Committee while we are waiting for a new Chairperson for 2022.

VOLUNTEERS are needed to help serve on these committees.

Please contact the Committee Chairperson to help with a committee of your interest.



Valley Way Park



The Shelter House will be getting a much needed “face lift” this summer. The Shelter House needs facia repaired or replaced, areas of peeling paint scraped, and the Shelter House and picnic tables painted. Painting of the tall swing-set is also planned. Thank You! to those who have made this possible with your extra donations to the Park Fund.

To Reserve the Shelter House...

There is no charge for a CCHTL Neighborhood Association member (dues are current) to reserve the Park Shelter House. Electric service will be turned on for you and the chain dropped at the bottom of the Valley Way entrance so you can have parking in the Park on the day of your event. The only thing requested is that you please clean up the Shelter House area when done.

Non-Dues Paying residents may also reserve the Shelter House. The Fee is \$50. They must submit \$100 with their reservation. If the Shelter House area is cleaned up when done, \$50 is refunded. To make your reservations contact Craig Kohli, Phone: 419-236-1135.



Dates to Remember

1st and 3rd Tuesday of Each Month

Bath Township Board of Trustees Meeting
Bath Township Hall, 2880 Ada Rd, 7:00pm

3rd Thursday of Each Month

Recycling at Bath Township Hall
2880 Ada Rd, 2:30 – 5:00 p.m.

June 9, 10, 11, 2022

“CCHTL Annual Neighborhood Garage Sale”

June 11th Saturday

Bath Township Clean-up Day
Corner of North Dixie Hwy & Ada Rd, 8:00am to 3:00pm.

June 11th Saturday

CCHTL Neighborhood Clean-up Day Valley
Way Park Shelter House, 9:00am

July 25th Monday

CCHTL Neighborhood Meeting, Bath Township Hall, 2880 Ada Rd, 7:00pm

CCHTL Neighborhood Association Member Services

Here is a list of CCHTL Neighborhood Association Members who have available services to offer, particularly baby-sitting, animal sitting, and yard work. If you have some time and talent, and want to earn a little money, please sign up for our Neighborhood Services. You are responsible for checking references and making your own arrangements. Report additions and corrections to Craig Kohli at CraigKRealtor@gmail.com. See the following List of Service Providers:

CCHTL Neighborhood Association Member Service Providers

<u>Address</u>	<u>Phone</u>	<u>Services</u>
743 Queensbury	419-204-8178	Dog Walking – Pet Sitting, Yard Work – Sydney
125 Kingsbury	419-303-5762	Handyman Repair – Tim
787 Fenway	419-303-7746	Interior House Painting & Decorating – Danielle
828 Fenway	419-516-3237	Lawn Mowing, Trimming and Power Washing – Troy
108 Barnsbury	419-236-1135	Notary Services – Craig Kohli
425 Fenway	419-234-4581	Photography/Artist: Artist Specializing in Photography– Amanda
243 Barnsbury	937-570-3191	Photography: Wedding and Portrait – Haley
705 Yorkshire	419-230-5731	Snow Removal – Griffin, Espn and Woodson
218 Fenway	419-516-1568	Snow Removal, Lawn Care, Handyman – John & Melissa
216 Valley Way	419-996-8815	Tutoring: Chemistry and Math, Power Washing – Ernst
873 Canyon	419-236-7940	Tutoring (Elementary and Middle School students) – Amari

Membership Update

CCHTL Neighborhood Association Membership Drive

Our CCHTL Neighborhood Membership Drive wrapped up on May 31. The CCHTL Trustees went door-to-door to every home who had not yet joined the Neighborhood Association. Membership Packets were dropped off at each home.

If you have not yet joined, please mail or drop your Membership Form and payment to Ted Nusbaum, Treasurer, 109 Yorkshire Cir. You can also use PayPal by going to the link on our website: CCHTL.ORG.

To maintain and improve our neighborhood, we need neighbors to pay their dues. The most recent Membership numbers as of May 27 showed we are up to 168 paying members. But that is still only 33% of residents as paying Members, far short of our 2022 Goal of 50% Membership. More are expected to be received after the Membership Drive. I'll provide another Membership Update in the next Newsletter. THANK YOU to all who have joined for 2022.

CRIME WARNING

There were several reports of neighborhood residents' cars being broken into last week. It appears most were happening between the hours of 2:00am and 6:00am. Several residents were able to record the person on camera. Please lock up and report anything suspicious to the Allen County Sheriff's Office.

CCH/TL Neighborhood Assoc 2022 Membership

06/06/22

Members

168

Best Friends

Total Best

77

\$50 or more

Albertson, Jonathan	876 Fenway
Bailey, Gene & Judy	740 Kingswood
Bakies, Joseph	712 Canyon
Baldauf, Linda & Frank	131 Kensington
Barnes, Ray& Barbara	818 Canyon
Basinger, Kevin & Melita	109 Barnsbury
Berens,John & Michelle	108 Kensington
Birkemeier, Bob & Cheryl	760 Kingswood
Blackston, Jessica	101 Valley Way
Bledsoe, Ray & Dolly	210 Devonshire
Boyd, Beverly	208 Valley Way
Butterfield, Ty & Becky**	785 Yorkshire
Cartagena, Jose & Jodi	877 Kingswood
Carter, Dan & Diane	863 Yorkshire
Chiles, Barney & Beth	112 Carlos
Chivington, Sue & Jeff Osborne	920 Yorkshire
Coder, Alan & Toby	715 Fenway
Coon, Glen & Bonnie	117 Yorkshire
Danik, Frank & Teresa	726 Yorkshire
Dipietro, Anthony & Maria	301 Fenway
Duval, Jim & Barb	796 Yorkshire
Fender, Bill & Joann	901 Yorkshire
Fisher, Ron & Tammy	105 Yorkshire
Flanagan, Steve & Robin	763 Queensbury
Francis, Matt & Kristen Stager	108 Yorkshire
Garver, Cameron & Megan	140 Greenbriar
Gaus, Heather	770 Kingswood
Hearne, Carol & Ed	128 Barnsbury
Hefner, Rodney & Mary	200 Valley Way
Hollon, Charles & Ruth	228 Barnsbury
liames, Mike & Dawn	111 Kensington
Joughrin, Richard	129 Valley Way
Junkins, John & Amy	873 Canyon
Kannard, Jamie	416 Fenway
Keller, Ben	735 Yorkshire
Kohli, Craig & Nancy	108 Barnsbury
Laukhuf, Dale & Marcia	377 Sunnymeade
Lehman, Keith & Lana Rose	111 Yorkshire
Li,Jacky & Cathy	136 Valley Way
Long, Max & Theresa	445 Sunnymeade
Loughrin, James	129 Valley Way
Luchini, Doug & Jeanie	665 Fenway
Marfo, Joe & Nana Ama	119 Kingsbury

McCaughey, Michael
 McGuire, Ken & Paty
 Menchini, Mickey & Debie
 Morris, Dennis
 Morrison, Greg
 Nichols, Victoria
 Nusbaum, Ted & Carol
 Nutter, Tana
 Parker, Timothy
 Perry, Bryan & Sue
 Quatman, Tony & Debbie
 Rocca, Linda
 Rockhold, Brian & Meg
 Sams, Mike & Jennifer
 Sancheztorres, Angel
 Scott, Jay & Suzanne Warnement
 Seggerson, Jason
 Seggerson, Richard, Barbara & John
 Sites, Brook & Ricky
 Smith, James
 Snoke, Michael & Pamela
 Snow, Terry & Virginia
 Snyder, Jerry & Trudi
 Snyder, Jerry & Trudi
 Spragg, Dennis & Cynthia
 Spragg, Van & Angie
 Stubb, Monty & Peggie
 Stuckey, Tim & Kathy
 Sturgill, Kenneth & Jennifer**
 Thieman, Nancy
 Wilkerson, Kami & Janel Hollar
 Young, Ed & Becky
 Young, William & Sandi
 Youngquist, Niles

255 Barnsbury
 171 Carlos
 216 Valley Way
 115 Oakview
 101 Yorkshire
 233 Valley Way
 109 Yorkshire
 510 Cumberland
 124 Valley Way
 128 Cheshire
 511 Cumberland
 860 Yorkshire
 162 Oakview
 112 Winston Ct
 218 Fenway
 167 Foxfield
 701 Cannon
 122 Kingsbury
 621 Canyon
 811 Canyon
 864 Canyon
 105 Barnesbury
 127 Barnsbury
 127 Barnsbury
 252 Sunnymeade
 202 Devonshire
 104 Oakview
 924 Fenway
 150 Foxfield
 111 Winston Ct
 698 Canyon
 841 Canyon
 781 Kingswood
 116 Valley Way

Good Neighbors
 \$ 35 to \$49

Anonymous
 Barnes, Dennis & Deb
 Bennett, Alice
 Bifulco, Jim & Kathy
 Black, Evelyn
 Black, Roger & Mary
 Burden, Debra
 Bush, Don & Denise
 Casebolt, Raleigh & Kyle
 Christoff, Matt
 Cotner, Dixie

Total Good

778 Yorkshire
 985 Fenway
 768 Yorkshire
 119 Foxfield
 287 Barnsbury
 911 Kingswood
 318 Devonshire
 532 Cumberland
 842 Canyon
 420 Fenway

Cunningham, Jennifer & Rick
 Davoudi, Dr. Ali & Mala
 Donna & Allen Collins
 Doran, Robert & Wendy
 Downton, John & Tami
 Fifer, Sue & Dan
 Foust, Rick & Cheryl
 Gast, Dan & Mary Jo
 Gast, Nathan & Jennifer
 Gossard, Eugene
 Gough, Tami & Tim
 Harshman, Janet
 Hensley, Kristi
 Herring, Doris
 Herring, Terri
 Huber, Cheryl
 Jordan, Margie
 Long, Darrell
 Martinez, Bob & Cindy
 Mason, Mary
 Miller, Phyllis
 Mooney, David & Denise
 Myers, Jane A
 Neth, Dave & Linda
 Offenbacher, Les & Donna
 Parlette, Nancy
 Pritchett, Dave & Debbie
 Renshaw, Susan
 Reynolds, Mike & Cindy
 Rose, Tim & Lori
 Ryan, Rondi & Robert
 Schaaf, Terry & Judy
 Schepp, Mike & Mary Lou
 Schoonover, Tom & Sharon Robey
 Sharpe, Joy
 Snider, Delores & Richard
 Spees, Mary
 Stubber, Rick & Diane
 Truex, Ned
 Warner, Drew & Jill
 Young, John & Nancy

731 Kingswood
 940 Yorkshire
 530 Sunnymead
 117 Valley Way
 210 Fenway
 118 Oakview
 123 Cheshire
 115 Cheshire
 524 Fenway
 105 Kingsbury
 100 Cheshire
 125 Kensington
 352 Sunnymead
 969 Kingswood
 965 Kingswood
 146 Oakview
 132 Barnsbury
 755 Canyon
 125 Yorkshire
 120 Barnsbury
 444 Sunnymead
 127 Foxfield
 155 Greenbriar
 132 Oakview
 105 Greenbriar
 121 Valley Way
 855 Fenway Unit 3
 130 Yorkshire
 948 Fenway
 716 Yorkshire
 353 Sunnymead
 736 Yorkshire
 892 Fenway
 537 Fenway
 306 Fenway
 314 Devonshire
 302 Fenway
 850 Yorkshire
 102 Yorkshire
 984 Fenway
 725 Yorkshire

Supporting Members

\$20 to \$34

Akers, Joann
 Andrews, Crusie & Karen
 Anonymous
 Barnes, Denise & Larry

Total Support

783 Queensbury
 554 Fenway
 111 Barnsbury

39

Bernacchi, Raymond	900 Yorkshire
Billings, Shirley	111 Carlos
Burke, Kelly	127 Cheshire
Christy, Greg	825 Heritage
Core, Shirley	772 Canyon
Cox, Betty & Charlie Weidel	933 Yorkshire
Diepenbrock, Ben & Patty	840 Heritage
Droll, Mark & Renee	732 Queensbury
Elmore, Al & Lori	830 Heritage
Hefner, Darold & Kathy	720 Kingswood
Hollar, Bob & Dar	944 Kingswood
Horn, Jamie	415 Fenway
Jackson, Roseann	773 Queensbury
Jett, Rose	520 Cumberland
Kennedy, Jake	780 Kingswood
Kitchen, Joseph	124 Kingsbury
Kowal, Joe & Wendy	814 Fenway
McSwiney, Carol & Harry	513 Sunnymeade
Mertz, Mary	509 Sunnymeade
Miller, Cody & Karen	753 Queensbury
Mueller, Marvin & Theresa	773 Fenway
Painter, Roy & Jane	480 Sunnymeade
Perrin, Bill & Sue	764 Queensbury
Pugh, Howard & Darlene	120 Valley Way
Rambin, Keith & Missy	101 Winston Ct
Reiff, Greg & Denise	119 Barnsbury
Rex, Jerry & Larisa Russell	300 Sunnymeade
Reynolds, Kathryn	129 Yorkshire
Riegle, Tom & Paula	401 Fenway
Schneider, David & Tina	947 Kingswood
Schneider, Richard & Janice	105 Fenway
Schoonover, Rex & Sue	905 Fenway
Schultz, Tom & Carol	916 Kingswood
Seay, Kendel & Gina	774 Queensbury
Wheeler, Bill & Margaret	875 Yorkshire

Valley Way Park Donations

liames, Mike & Dawn	111 Kensington
Nusbaum, Ted & Carol	109 Yorkshire
Quatman, Tony & Debbie	511 Cumberland
Reynolds, Kathryn	1415 E. Elm
Snyder, Jerry & Trudi	127 Barnsbury
Sturgill, Kenneth & Jennifer**	150 Foxfield

CCHTL Neighborhood Association
c/o Craig Kohli, President
108 Barnsbury Dr.
Lima, OH 45804

NON-PROFIT
ORG
US POSTAGE
PAID
LIMA, OH
PERMIT #14

Address Service Requested