



Country Club Hills Twin Lakes Neighborhood Association Newsletter

March 2016

www.CCHTL.org

Annual Christmas Decoration Contest

Our 2015 Christmas Decoration Contest was a real success! We want to thank the over 250 households that participated in decorating and lighting up their homes. Independent judges from outside our neighborhood evaluated the festive displays and selected the following:

Winners:

1st place – 863 Yorkshire
2nd place – 202 Devonshire
3rd place – 775 Yorkshire
4th place – 100 Cheshire
5th place – 353 Sunnymeade

Prizes:

\$25 Gift Certificate from Candy Cane Gift Shop
\$20 Gift Certificate from Readmore's Hallmark Store
Von's Diamonds Gift Bag and 2016 CCHTL Membership from BHR
2016 CCHTL Membership courtesy of Berkshire Hathaway Realtors
2016 CCHTL Membership courtesy of Berkshire Hathaway Realtors

We want to thank everyone who helped light up our neighborhood for Christmas and make it look so beautiful. We greatly appreciate the prizes provided by the businesses. We want to thank the judges and Craig Kohli, who organized the event. Also, we are very grateful for the Christmas decorations at our Devonshire Gateway. If you have constructive suggestions for improving our annual event, please share them.

Annual Neighborhood Garage Sale

The annual neighborhood garage sale will be held June 2nd, 3rd and 4th. These dates avoid traffic problems with the Bath school buses and help get our summer off to a good start. We ask those participating to pay \$5.00. This money covers the cost of advertising in the newspaper and creating the flyers that highlight your house and the major items you have for sale. Over 50 households participated last year. Please send the completed form along with \$5.00 to Jennifer Gast, 524 Fenway Drive, Lima, OH 45804 by May 25th (in order to be included in the flyer). Refer questions to her at 419-230-5089.

2016 CCHTL Garage Sale

Name: _____

Address: _____

Phone: _____

email Address: _____

Highlighted Items: _____

Days of Your Sale (Check all that apply)

Thursday (June 2nd) ____ Friday (June 3rd) ____ Saturday (June 4th) ____

Please make your \$5 Check payable CCHTL
Mail to Jennifer Gast, 524 Fenway Dr., Lima, OH 45804

CCHTL Board of Trustees -- Election 2016

At our Annual Neighborhood Meeting held on January 25, 2016 the Board of Trustee election results were announced. Ron Miller, Ted Nusbaum and Kenneth Sturgill were elected to three year terms. The election of Officers was held – President Roy Baldrige, Vice-President Craig Kohli, Treasurer Jennifer Gast and Secretary Becky Butterfield were elected. We thank everyone who participated.

2015 CCHTL Income – Expense Report

| <u>Income</u> | | <u>Expenses</u> | |
|----------------------|-------------|------------------------|-------------|
| Dues | 3,180.00 | Garage Sale | 100.25 |
| Donations | 2,174.00 | Insurance | 500.00 |
| Park Improvements | 307.00 | Miscellaneous | 408.98 |
| Garage Sale | 295.00 | Mowing | 4,218.66 |
| Other | <u>0.00</u> | Newsletter | 955.37 |
| Totals: | \$5,956.00 | Park Improvements | 0.00 |
| | | Postage | 509.85 |
| | | Property Assessment | 14.00 |
| | | Utilities | 472.24 |
| | | LACNIP | 50.00 |
| | | Website | <u>0.00</u> |
| | | Totals: | \$7,229.35 |

Our 2015 Loss was (\$1,273.35) --
primarily due to the decline in dues paid and
smaller donations received. Also, expenses were
slightly higher than 2014.

Our Neighborhood Needs Your Support

Although the CCHTL Board of Trustees has worked hard to maintain a tight budget and watch expenses, we have had two years of losses due mostly to declining revenues. We have successfully renegotiated our mowing contract, which is our biggest expenditure. We plan to conduct a membership drive and encourage our neighbors to support the neighborhood we all enjoy.

Regional Planning Commission Presentation

At our January Neighborhood Meeting, Thom Mazur, Director of the Regional Planning Commission gave a presentation. It was an informative and entertaining talk about the demographic and income profile of our neighborhood. We discussed sidewalks, zoning issues, property restrictions and future plans for our community. We greatly appreciate him sharing his time and knowledge with us.

Special Variance Approved at our Devonshire Gateway

On December 17, 2015 the Bath Township Board of Zoning Appeals approved a zoning variance for the property at 102 Devonshire Dr. (site of the Acheson Realty Co. building). Although the property is zoned R-1 Residential and property deed restrictions state that “No lot shall be used except for residential purposes”, the Board of Zoning Appeals approved commercial expansion which includes increasing the size of the building, the parking lot, driveways and installing a large electronic message sign.

This decision was made in spite of strong objections made by the CCHTL Neighborhood Association Trustees at the hearing. Our major concern is the parking and traffic issues this development will create

at the only southern access to the 500 homes in our neighborhood. Based on 2014 traffic data the Devonshire Drive and Harding Highway intersection (where this property is located) is already one of the highest (12th) crash sites in Allen County. We pray no one gets hurt.

Important Neighborhood Information

The West Central Association of Realtors MLS, as compiled by Craig Kohli, Berkshire Hathaway Realty reports that during the last six months, 44 homes have been sold in Bath Township. The average sales price was \$114,935 and the average listing was on the market for 150 days. Specifically, in our CCHTL neighborhood during the last six months, 7 homes have sold with an average sale price of \$144,989. The average listing was on the market for 110 days. During the same period in 2014 - 2015, 7 homes were sold. The average sale price was \$143,500 and the average listing was on the market for 103 days.

BE ALERT! There have been reported incidents of dog attacks in our neighborhood. Neighbors have been chased and bitten. Bath Township rules require dogs be leashed or properly confined. Dogs are not permitted to run free. Dog owners will be held responsible. Report incidents to the Allen County Sheriff's Office at 419-227-3535 or the Allen County Dog Warden at 419-233-8528.

Thanks go to Erick Elgin, Ashley and Roy Baldridge for their hard work cutting down the dead Ash Tree next to the walking path in Valley Way Park. The wood will be removed soon.

Special thanks go to Ben Lee for his three years of good and faith service as a CCHTL Trustee.

Country Club Hills Twin Lakes 2016 Trustees

| | | | | |
|------------------------|--------------------------|---------------------------|---------------------|-------------------------------------|
| President: | Roy Baldridge | 840 Yorkshire Dr. | 419-222-8795 | rebaldridge@woh.rr.com |
| Vice President: | Craig Kohli | 108 Barnsbury Dr. | 419-236-1135 | ckohli@woh.rr.com |
| Secretary: | Becky Butterfield | 785 Yorkshire Dr. | 419-229-4847 | beckybutterfield57@gmail.com |
| Treasurer: | Jennifer Gast | 524 Fenway Dr. | 419-230-5089 | jenzimgast@gmail.com |
| Trustee: | Ron Miller | 780 Kingswood Dr. | 419-303-5384 | kosarus@woh.rr.com |
| Trustee: | Ted Nusbaum | 109 Yorkshire Cr. | 419-230-2718 | caroltd1971@roadrunner.com |
| Trustee: | Dianne Carter | 863 Yorkshire Dr. | 419-221-0381 | dlcarter48@yahoo.com |
| Trustee: | Kenneth Sturgill | 150 Foxfield Ct. | 567-356-7661 | sturgill121810@gmail.com |
| Trustee: | Matthew Christoff | 842 Canyon Dr. | 419-235-0082 | matthew_christoff@yahoo.com |
| Webmaster: | Brandon Miller | 201 Devonshire Dr. | 567-204-7101 | brandonkentmiller@gmail.com |

Visit Our Neighborhood Website -- www.cchtl.org

We have an established neighborhood email network. This makes it possible to immediately communicate important information or issues. Over 50% of our neighborhood is already participating. If you wish to join, please send an email to Roy Baldridge at: rebaldridge@woh.rr.com with your email address. This will allow us to share "hot" neighborhood news with you.

Road Work and Improvements

Your CCHTL Trustees will actively work with the Bath Township Trustees and pursue road work and improvements in our neighborhood. Bath Township Trustees continue to make annual payments to pay off the bonds used to completely reconstruct Fenway Drive. Last year the Bath Township Road Crew

improved the drainage basin at the intersection of Yorkshire and Barnsbury Drives, which eliminated the pond (and ice) forming at the northwest corner of the intersection. Kingswood Drive was resealed in 2015. The Allen County Engineer's Road Department replaced the guard rails on the Fenway Drive Bridge over Lost Creek. Also, the Allen County Drainage Engineers repaired broken drainage tiles and removed debris from Lost Creek. We appreciate the improvements made to our neighborhood. We will actively seek future road and infrastructure improvements.

Keeping CCHTL a Great Place to Live!

Although the dues remain \$20, neighbors who pay \$20 - \$34 in dues are identified as Supporting Members, those who pay \$35 - \$49 are called Good Neighbors and those who pay \$50 or more are known as Best Friends. You may request to be anonymous or listed as a Contributor. The additional funds we receive provide improvements to our Valley Way Park. Thank you for your support!

2016 Annual Membership Dues

Name: _____

Home Address: _____

Email Address: _____

| | | | |
|------------------|----------------------------------|---|---|
| Donation Amount: | _____ _____ _____ _____ | Best Friend Good Neighbor Supporting Member Valley Way Park Fund | \$50 or more \$35 - \$49 \$20 - \$34 \$20 - \$34 |
|------------------|----------------------------------|---|---|

Please make your tax deductible check payable to: CCHTL and mail it or drop it off to Treasurer Jennifer Gast, 524 Fenway Dr., Lima OH 45804. Thank you for your support!

Survey of Neighborhood needs – What change or improvement would you like to see?

CCHTL Neighborhood Association – 2016 Supporting Membership List

As of February 29, 2016 - 69 Households – Many Thanks!

Best Friends

\$50 or more

| | | | |
|-------------------------|----------------|---------------------------|----------------|
| Adams, Doug & Linda | 301 Fenway | Junkins, John & Amy | 873 Canyon |
| Baldrige, Roy & Esther | 840 Yorkshire | Laukhuf, Dale & Marcia | 377 Sunnymead |
| Bakies, Joe | 712 Canyon | Menchini, Mickey & Debbie | 216 Valley Way |
| Butterfield, Ty & Becky | 785 Yorkshire | Nusbaum, Ted & Carol | 109 Yorkshire |
| Carter, Dan & Dianne | 863 Yorkshire | Sanchez, Jeff & Tracie | 885 Yorkshire |
| Eberhart, Bruce | 104 Valley Way | Stuckey, Tim & Kathy | 924 Fenway |
| Liames, Mike & Dawn | 415 Fenway | Sturgill, Ken & Jennifer | 150 Foxfield |

Good Neighbors

\$ 35 to \$49

| | | | |
|--------------------------|---------------|------------------------|-------------|
| Basinger, Kevin & Melita | 109 Barnsbury | Reynolds, Mike & Cindy | 948 Fenway |
| Bell, Bill & Joan | 542 Fenway | Rockhold, Brian & Meg | 162 Oakview |
| Bonnell, Ronald & Mavis | 240 Barnsbury | Schultz, Bill & Judy | 213 Fenway |

| | | | |
|------------------------------|----------------|---------------------------|----------------|
| Boyd, Beverly | 208 Valley Way | Shelley, Halden & Bonnie | 145 Valley Way |
| Droll, Mark & Renee | 732 Queensbury | Snider, Richard & Deedy | 314 Devonshire |
| Fender, Bill & Joann | 901 Yorkshire | Sprague, Larry & Marian | 150 Greenbriar |
| Gast, Nathan & Jennifer | 524 Fenway | Stuber, Rick & Diane | 850 Yorkshire |
| Miller, Dave & Jane | 120 Kensington | Young, John & Nancy | 725 Yoshire |
| Miller, Ron & Connie | 780 Kingswood | Zickafoose, Jerry & Linda | 760 Canyon |
| Rex, Jerry & Russell, Larisa | 300 Sunnymead | | |

Supporting Members

\$20 to \$34

| | | | |
|--------------------------|----------------|-----------------------------|----------------|
| Akers, Joann | 783 Queensbury | Hawkins, Mike & Vickie | 802 Kingswood |
| Andrews, Cruise & Karen | 554 Fenway | Hillard, Mike & Patton, Pam | 775 Yorkshire |
| Barnes, Dennis & Deb | 778 Yorkshire | Jackson, Roseann | 773 Queensbury |
| Bennett, Alice | 985 Fenway | Kitchen, Joe | 124 Kingsbury |
| Bowsher, Nelson & Rhoda | 769 Canyon | Kowal, Joe & Wendy | 814 Fenway |
| Burke, Kelly | 127 Cheshire | McPeeks, Ryan & Tabitha | 243 Barnsbury |
| Christoff, Matt & Stacy | 842 Canyon | Music, Eric & Jenn | 529 Sunnymead |
| Christy, Greg | 825 Heritage | Myers, Jane | 155 Greenbriar |
| Davis, Kathleen | 872 Kingswood | Perrin, Bill & Sue | 764 Queensbury |
| Diepenbrock, Ben & Patty | 840 Heritage | Redd, Ray & Carolee | 233 Valley Way |
| Fifer, Dan & Sue | 118 Oak View | Ryan, Robert & Randi | 353 Sunnymead |
| Gilbert, Nicholas & Tina | 723 Queensbury | Sarno, Bill & Janet | 115 Kingsbury |
| Gough, Tim & Tami | 100 Cheshire | Schepp, Mike & Mary Lou | 892 Fenway |

Dates to Remember

Bi - Monthly CCHTL Neighborhood Meetings

March 7th and May 23rd at 7:00 p.m.

840 Yorkshire Drive

All Neighbors Welcome!

Annual Neighborhood Clean-up

Saturday, May 14th from 9:00 a.m. to 12:00 noon

Meet at Devonshire Drive Gateway Entrance

Contact Person: Roy Baldrige, Phone 419-222-8795

Annual Neighborhood Garage Sale

June 2nd, 3rd and 4th

Rain or Shine!

Contact Person: Jennifer Gast, Phone 419-230-5089 All Neighbors Welcome!

Monthly Recycling

3rd Thursday of each month

2:30 – 5:00 p.m.

Bath Township Hall – 2880 Ada Road

Thank you for Keeping our Neighborhood Beautiful!

CCHTL Neighborhood Association
c/o Roy Baldrige, President
840 Yorkshire Dr.
Lima, OH 45804

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

Address Service Requested

CCHTL Neighborhood Services – *New Services Listed*

We are looking for more neighbors 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. These neighbors are willing to provide the services indicated. You are responsible for checking references and making your own arrangements. Please report additions, deletions and corrections to Roy Baldrige at rebaldridge@woh.rr.com

| <u>Address</u> | <u>Phone</u> | <u>Services</u> |
|-----------------------|---------------------|---|
| 108 Barnsbury | 419-236-1135 | FREE Notary Services – Craig Kohli |
| 268 Barnsbury | 567-825-3187 | Pet or House Sitting – Amy |
| 533 Cumberland | 567-825-3961 | Aries Lawn and Landscape – Eric |
| 106 Devonshire | 419-235-4730 | Daytime Day Care -- Tracey |
| 218 Fenway | 419-516-1568 | Lawn Care, Snow Removal, Handyman – John & Melissa |
| 415 Fenway | 419-229-6214 | Weekday Daytime Daycare – Dawn Iames |
| 425 Fenway | 419-234-4581 | Artist specializing in Oil & Acrylic painting – Scott |
| 425 Fenway | 419-234-4581 | Artist specializing in Photography – Amanda |
| 787 Fenway | 419-303-7746 | Painting – Danielle |
| 167 Foxfield | 513-545-7667 | Welding Service (Prefer Artistic) – Will |
| 105 Kensington | 419-204-6174 | Dog Walking or Sitting – Cody |
| 106 Kingsbury | 419-236-7449 | Dog Sitting – Angie |
| 106 Kingsbury | 567-204-2716 | Painting, Lawn Services, Shovel Snow - Justin |
| 872 Kingswood | 419-224-7736 | Guitar Lessons – Dearth Guitar Studio – Kathleen |
| 993 Kingswood | 419-221-9697 | Housekeeping -- Jane |
| 480 Sunnymede | 419-302-3534 | Electrical Work – Roy |
| 763 Queensbury | 419-234-6111 | Baby Sitting – After school or evenings – Macy |
| 224 Valley Way | 419-604-6794 | Baby Sitting – Evenings or Weekends – Madison |
| 224 Valley Way | 419-296-4932 | Baby Sitting – Evenings or Weekends – Malena |
| 860 Yorkshire | 567-712-3055 | Baby Sitting or Pet Sitting or Dog Walking – Emily |