



# Country Club Hills Twin Lakes Neighborhood Association Newsletter

September 2017

[www.CCHTL.org](http://www.CCHTL.org)

## CCHTL National Night Out

Our fifth annual CCHTL National Night Out (NNO) was another great success! It was held on August 1<sup>st</sup> at our CCHTL Valley Way Park and Shelter House. National Night Out is a nation-wide program to promote crime prevention, fire safety, police-community partnerships and neighborhood camaraderie. NNO has grown to involve over 37 million people in 15,000 communities from all fifty states.



Our NNO event was a wonderful success with over 120 neighbors in attendance. The weather was beautiful and everyone had a good time. Allen County Sheriff Matthew Treglia, our Bath Township Deputies and the K-9 Unit attended the event. The Bath Township Fire Department actively participated. Fire Chief, Joe Kitchen and his fireman provided fire safety instruction and educational activities. The most popular activity was the inflatable bouncy house and the opportunity to use a fire hose to extinguish “imaginary” fires on a plywood house. The firemen distributed blue plastic fire hats and stickers to the children. Adults received information for FREE Fire Detectors from the American Red Cross.

We greatly appreciate the live music and entertainment provided by Doug Adams. It was a festival of fun! Children were playing on the swing set and running around the park, laughing and having a good time. The adults had a chance to talk with old friends and meet new neighbors. It's a perfect opportunity to get to know your neighbors better, which directly leads to a safer neighborhood for everyone. Special thanks go to Craig Kohli who was the Chairperson for the event and Tim Parker, who cooked hamburgers, hot dogs and took care of all the logistics and clean-up. We want to recognize, Berkshire Hathaway Realty, who graciously sponsored the event and provided the FREE food and drinks. CCHTL supplied the veggies, chips and cookies.

## CCHTL Trustee Recruitment

We need your support! We live in a wonderful place and we seek neighbors who want to make a difference and improve our neighborhood. Election of new CCHTL Trustees occurs in January of each year. The ballot will appear in the December CCHTL Newsletter, which will list the candidates. Our Board of Trustees has nine members, who each serve a three year term. Every year we elect three new

members to the board. This provision provides the Board the strength of continuity and the opportunity to include new people and ideas. At our January Neighborhood Meeting, the new Board nominates and elects its four officers. We will have at least two new openings on the board for next year, including the need for a new Treasurer. The Board keeps the meetings to a minimum and meets on the last Monday of the odd numbered months. This is important neighborhood work, but does not take a lot of time. We need You! Please attend the next CCHTL Neighborhood Meeting on September 25<sup>th</sup> at 7:00 p.m. at 840 Yorkshire Dr. and get involved. For more information, contact a CCHTL Board Trustee.

### **Damage to our Devonshire Gateway**

On August 1<sup>st</sup>, a vehicle crashed into the eastside masonry wall of our Devonshire Gateway. Although there was significant damage done to the wall, the young driver was not injured. It was a simple accident caused by the loss of control while making a left hand turn. Our Butterfield Insurance Agency has been extremely helpful in handling our accident claim. Gass Masonry Restoration has been authorized to make the necessary repairs, which will begin very soon. Special thanks go to Ted Nusbaum who did the preliminary clean-up at the site and moved the broken masonry off the lawn and cleared the sidewalk.

### **State of Ohio -- Charitable Registration**

On September 11, 1972 the State of Ohio granted Articles of Incorporation to the Country Club Hills Home Owners Association. The Twin Lakes Home Owners Association formed a non-profit organization on September 2, 1976 and merged with CCH on January 8, 1990. The U.S. Internal Revenue Service (IRS) granted CCHTL Neighborhood Association not-for-profit, 501(c)(3) status on July 8, 2003. CCHTL has faithfully filed all Certificates of Continued Existence with the State of Ohio and all annual tax returns with the federal IRS.

On May 25, 2017, we received a letter from the Ohio Attorney General's Office (OAG) informing CCHTL that there is a State of Ohio requirement for 501(c)(3) organizations to complete an online Charitable Registration. The next day, the Charitable Registration was completed and the 2016 Annual Report submitted. Because we have assets in excess of \$25,000 there is a \$50 fee. I requested an exemption.

Although our budget is limited (annual income of \$5,000 to \$8,000 with losses reported for two of the past three years), we do have two properties which are property tax exempt. Our Valley Way Park is 4.21 acres and is assessed in value by the Allen County Auditor's Office at \$31,500. The problem with the park is that it periodically floods. Our Fenway Green Space is 1.29 acres and is assessed in value of \$8,900. However, this property has deed restrictions that require all adjacent property owners to agree to any changes or improvements, which makes it unsaleable. The total assessed value of our properties is \$41,400, which puts CCHTL over the asset limits.

The OAG determined that CCHTL was **NOT EXEMPT** from registering under the Charitable Trust Act and would need to file Annual Reports and the \$50 annual fee for 2014 through 2016. This action was completed on June 28, 2017 and the OAG assessed CCHTL \$400 in late filing penalties. We promptly requested abatement from the penalty based on our faithful reporting in the past and our immediate response to the OAG notification. The OAG waived the penalty, but we will need to file our Annual Charitable Registration Report in the future.

### **Little Free Library at our Shelter House**

We plan to partner with the Lima Rotary Club and the Lima City Schools to bring a "Little Free Library" to our Valley Way Park Shelter House. This is part of a national program to promote reading and

literacy. These small outdoor structures (libraries) have been placed at various locations throughout the City of Lima and have been very well received. The plan is to expand the libraries to the Allen County Townships. Our Shelter House would provide an ideal place to sit and enjoy reading a book. The concept is to make books available for people to read. Anyone can visit the library and take a book and/or leave a book. The idea is to share the joy and value of reading. Little Free Libraries work on an honor system. There are no library cards or late fees.

## **2017 Bath Township Road Work**

The Bath Township Trustees and Road Crew have been taking excellent care of the streets in our neighborhood. This year the following streets in our neighborhood will be sealed (tar & chip): Fenway Drive (from Reservoir Road to Valley Way), Canyon Drive (from Fenway Drive to the Golf Course) and Greenbriar Court. The sealing will be done after the road crews have sealed and dura-patched the problem areas. You should report “pot holes” or other street problems to the Bath Township Office at Phone: 419-221-1797.

## **Country Club Hills Twin Lakes 2017 Trustees**

President: Roy Baldrige	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	kenneth.sturgill@gmail.com
Trustee: Van Spragg	202 Devonshire Dr.	419-303-3671	vanspragg@yahoo.com
Webmaster: Brandon Miller		567-204-7101	brandonkentmiller@gmail.com

## **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!

### **2017 Annual Membership Dues**

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

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 – 2017 Supporting Membership List**

## **As of August 31, 2017 – 147 Households – Many Thanks!**

### **Best Friends**

\$50 or more

Baldauf, Frank & Linda	131 Kensington	Menchini, Mickey & Debbie	216 Valley Way
Baldrige, Roy & Esther	840 Yorkshire	Mikesell, Anthony & Channie	875 Heritage
Barnes, Ray & Barbara	818 Canyon	Myers, Jane	155 Greenbriar
Bledsoe, Ray & Dolly	210 Devonshire	Neubert, Gary & Brenda	733 Queensbury
Butterfield, Ty & Becky	785 Yorkshire	Nusbaum, Ted & Carol	109 Yorkshire
Coder, Alan & Toby	715 Fenway	Nutter, Paul & Tana	510 Cumberland
Coon, Glen & Bonnie	117 Yorkshire	Petrilla, George & Petrilla	104 Barnsbury
Covay, Alain & Linda	771 Kingswood	Ratliff, Robert & Kim	211 Devonshire
Danik, Frank & Terri	726 Yorkshire	Reynolds, Mike & Cindy	948 Fenway
Eberhart, Bruce	104 Valley Way	Ryan, Robery & Randi	353 Sunnymede
Fender, Bill & Joann	901 Yorkshire	Sanchez, Jeff & Tracie	885 Yorkshire
Hall, Dean & Darlene	815 Fenway	Sarno, Janet	115 Kingsbury
Hollon, Charles & Ruth	228 Barnsbury	Schick, Roger & Judy	120 Valley Way
Johnson, Shirley	128 Valley Way	Scott, William & Susan Warnement	167 Foxfield
Junkins, John & Amy	873 Canyon	Slavin, Matt & Hannah	841 Canyon
Kohli, Craig & Nancy	108 Barnsbury	Slone, Cheryl	774 Queensbury
Kuhn, Karen	125 Winston	Snyder, Jerry & Trudi	127 Barnsbury
Laukhuf, Dale & Marcia	377 Sunnymede	Stubbs, Monty & Pegg	104 Oakview
McCaughey, Mike & Marlene	255 Barnsbury	Stuckey, Tim & Kathy	924 Fenway
McGuire, Ken & Patty	171 Carlos	Sturgill, Ken & Jennifer	150 Foxfield
McNamara, Dennis & Keanna	178 Carlos		

### **Good Neighbors**

\$ 35 to \$49

Bailey, Gene & Judy	740 Kingswood	Luchini, Doug & Jeannie	665 Fenway
Barnes, Larry & Denise	111 Barnsbury	Miller, Ron & Connie	780 Kingswood
Basinger, Kevin & Melita	109 Barnsbury	Moor, Joe & Nicole	110 Kingsbury
Bell, Bill & Joan	542 Fenway	Oberdier, Lauren & Nancy	112 Valley Way
Black, Roger & Mary	287 Barnsbury	Parlette, Nancy	121 Valley Way
Bonnell, Ron & Mayme	240 Barnsbury	Quatman, Deborah	511 Cumberland
Boyd, Beverly	208 Valley Way	Rockhold, Brian & Meg	162 Oakview
Few, Lloyd & Chris	104 Cheshire	Rose, Tim & Lori	716 Yorkshire
Carter, Dan & Dianne	863 Yorkshire	Schaaf, Terry & Judy	736 Yorkshire
Chivington, Sue	920 Yorkshire	Schoonover, Rex & Sue	905 Fenway
Cox, Willie & Anita	811 Canyon	Shutt, Scott & Terri	827 Kingswood
Davoudi, Ali & Maria	940 Yorkshire	Slusher, Kirk & Jennifer	378 Sunnymede
Droll, Mark & Renee	732 Queensbury	Snider, Richard & Deedy	314 Devonshire
Duncan, Mark & Anna	419 Fenway	Snow, Terry & Virginia	105 Barnsbury
Flanagan, Steve & Robin	763 Queensbury	Spees, Mary	302 Fenway
Foust, Rick & Cheryl	123 Cheshire	Spencer, Jeanette	855 Heritage
Gast, Nathan & Jennifer	524 Fenway	Spragg, Van & Angie	202 Devonshire
Harshman, Janet	125 Kensington	Sprague, Larry & Marian	150 Greenbriar
Hearne, Ed & Carol	128 Barnsbury	Steinmetz, Eric & Tiffany	912 Fenway
Huber, Terry & Cheryl	146 Oakview	Stuber, Rick & Diane	850 Yorkshire
Hughes, Mike & Cory	135 Foxfield	Thieman, Nancy	111 Winston
Keller, Ben	735 Yorkshire	Wallace, Chuck & Rhonda Hawk	758 Yorkshire

Kirk, Beverly  
Kitchen, Joseph  
Long, Darrell & Prudy

925 Fenway  
124 Kingsbury  
755 Canyon

Warnement, Mitch  
Young, John & Nancy  
Zickafoose, Jerry & Linda

567 Fenway  
725 Yorkshire  
760 Canyon

### **Supporting Members**

**\$20 to \$34**

Akers, Joann  
Andrews, Cruise & Karen  
Barnes, Dennis & Debbi  
Bennett, Alice  
Bernacchi, Ray & Berdene  
Bifulco, Jim & Kathy  
Billings, Shirley  
Black, Evelyn  
Boertje, Darwin & Cheryl  
Brandyberry, Dwane & Arlene  
Burke, Kelly  
Christy, Greg  
Clapper, Steve & Linda  
Cobb, Craig & Teresa  
Cotrell, Ernest  
Davis, Kathleen  
Doran, Robert & Wendy  
Elliott, Phillip & Doris  
Fifer, Dan & Sue  
Gast, Dan & Mary Jo  
Gilbert, Nicholas & Tina  
Gossard, Eugene  
Grillo, Franco & Amy  
Hadsell, Eloise  
Hawkins, Mike & Vickie  
Hooker, Donald & Ronald  
Jackson, Roseann

783 Queensbury  
554 Fenway  
778 Yorkshire  
985 Fenway  
900 Yorkshire  
768 Yorkshire  
111 Carlos  
119 Foxfield  
143 Foxfield  
159 Foxfield  
1274 Cheshire  
825 Heritage  
628 Fenway  
810 Canyon  
301 Devonshire  
872 Kingswood  
117 Valley Way  
930 Kingswood  
118 Oak View  
115 Cheshire  
723 Queensbury  
105 Kingbury  
118 Winston  
130 Yorkshire  
802 Kingswood  
984 Fenway  
773 Queensbury

Jordan, Margie  
Kelly, John & Melissa  
Kowal, Joe & Wendy  
McSwiney, Harry & Carol  
Meihls, Kathy  
Mertz, Mary  
Miller, Cody & Karen  
Mueller, Marvin & Theresa  
Neth, David & Linda  
Nevergall, Mel & Peg  
Offenbacher, Les & Donna  
Perrin, Bill & Sue  
Redd, Ray & Carolee  
Rex, Jerry & Larisa Russell  
Riegle, Tom & Paula  
Schepp, Mike & Mary Lou  
Schneider, David & Christina  
Schneider, Richard & Janice  
Schultz, Tom & Carol  
Seggerson, Dick, John & Barb  
Selby, Terry & Vicki  
Shepherd, Shawn & April  
Spragg, Dennis & Cynthia  
Terry, Joseph & Family  
Thompson, Robert & Judith  
Tremper, Chad & Amanda  
Weaver, Harold & Mary

132 Barnsbury  
218 Fenway  
814 Fenway  
513 Sunnymeade  
115 Greenbriar  
509 Sunnymeade  
753 Queensbury  
73 Fenway  
132 Oak View  
103 Foxfield  
105 Greenbriar  
764 Queensbury  
233 Valley Way  
300 Sunnymeade  
401 Fenway  
892 Fenway  
947 Kingswood  
105 Fenway  
916 Kingswood  
701 Canyon  
715 Yorkshire  
111 Foxfield  
252 Sunnymeade  
132 Valley Way  
746 Yorkshire  
770 Kingswood  
110 Cheshire

### **Valley Way Park Donations**

Baldrige, Roy & Esther  
Kitchen, Joseph  
Parlette, Nancy

840 Yorkshire  
124 Kingsbury  
121 Valley Way

Quatman, Deborah  
Scott, William & Susan Warnement

511 Cumberland  
167 Foxfield

## **Dates to Remember**

**Bi - Monthly CCHTL Neighborhood Meetings**  
**September 25<sup>th</sup> and November 27<sup>th</sup> at 7:00 p.m.**  
**840 Yorkshire Drive**

**Monthly Recycling**  
**3<sup>rd</sup> Thursday of each month**  
**2:30 – 5:00 p.m.**  
**Bath Township Hall – 2880 Ada Road**

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

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Address Service Requested

## **CCHTL Neighborhood Services**

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. You are responsible for checking references and making your own arrangements. Report additions, deletions and corrections to Roy Baldrige at [rebaldridge@woh.rr.com](mailto:rebaldridge@woh.rr.com)

<b><u>Address</u></b>	<b><u>Phone</u></b>	<b><u>Services</u></b>
108 Barnsbury	419-236-1135	FREE Notary Services – Craig Kohli
104 Cheshire	419-224-2812	Pet or House Sitting – Chris
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
401 Fenway	419-225-6472	Lawn Care, Snow Removal, Painting, Handyman -- Tom
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
947 Kingswood	567-204-4668	Dog Walking or Yard Work -- Quinn
993 Kingswood	419-221-9697	Housekeeping – Jane
480 Sunnymead	419-302-3534	Electrical Work – Roy
743 Queensbury	419-204-8178	Dog Walking-Pet Sitting, Yard Work – Sydney
473 Queensbury	419-512-1292	Baby Sitting -- Sami
763 Queensbury	419-234-6111	Baby Sitting – After School or Evenings – Macy
860 Yorkshire	567-712-3055	Baby Sitting or Pet Sitting or Dog Walking – Emily