



Country Club Hills Twin Lakes Neighborhood Association Newsletter

December 2015

www.CCHTL.org

CCHTL Property Re-Evaluations

This summer a mass appraisal was conducted by an independent real estate appraisal company in Bath Township, including every property in our CCHTL neighborhood. The value of your property was set based on market value of home sales during the past three years and the appraiser's visual inspection of the outside of your house. On average, CCHTL market values increased 3% to 5%. There were homes with no increases and others with more than 5%. Bath Township farm properties increased 40%.

The purpose of the re-evaluations is not to raise or lower your taxes, but to update market value due to changes in sales market and property conditions in the county. Your property tax is based on 35% of the total market value, per Ohio law. New tax rates will not be available until December 2015.

In September, a letter was mailed to every CCHTL property owner advising them of their new property re-evaluation. If you did not receive a letter, you can contact the Allen County Auditor at telephone number: 419-223-8520. Your property information and aerial maps of your house including the floor plan of your home are available on their website: www.allencountyohauditor.com. Check it out!

If you disagree with the evaluation of your property, you must appeal the re-evaluation value at a formal hearing with the Auditor's Board of Revision. The filing deadlines are from January 4, 2016 through March 31, 2016. You must bring documents such as an appraisal, pictures or contractor estimates to support your appeal. The appeal forms are available on the website.

CCHTL Board of Trustees Election 2016

We need your support! We are always recruiting new members and neighbors willing to serve as Trustees. Trustees serve a three year term. We meet every other month and work to improve our neighborhood. If you want to do something to make things better, please contact Roy Baldrige.

Below is the 2016 ballot to elect the new trustees for our neighborhood association. There are three, 3-year vacancies to fill. We have three candidates with room for a write-in. Please cut out and return your ballot to Jen Gast, 524 Fenway Drive, OH 45804. Ballots must be received no later than January 24, 2016.

2016 Ballot for the Country Club Hills Twin Lakes Board of Trustees

(Please check the box -- Vote for no more than three)

☐

Ron Miller

☐

Ted Nusbaum

☐

Kenneth Sturgill

☐

Return ballot to Jennifer Gast, 524 Fenway Dr., Lima, OH 45804 by January 24, 2016

Annual Christmas Decoration Contest

Happy Holidays! Let's celebrate the Season. We encourage everyone to light up and decorate the neighborhood for Christmas! On Sunday, December 13, 2014, new and independent judges from outside our neighborhood will carefully review all our decorated homes and select the five best. Please be sure to light up for the judges. Gift Certificates from local merchants will be given to the winners. Signs will be placed in the winner's yards, a CCHTL network email will be distributed declaring the winners and they will be listed in the March CCHTL Newsletter. We appreciate the work of Craig Kohli, Chairperson.

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, 50 homes have been sold in Bath Township. The average sales price was \$116,910 and the average listing was on the market for 143 days. Specifically, in our CCHTL neighborhood during the last six months, 9 homes have sold with an average sale price of \$135,702. The average listing was on the market for 106 days. During the same period in 2014, 12 homes were sold. The average sale price was \$146,083 and the average listing was on the market for 81 days.

Many thanks go to Mark and Ted Nusbaum for their hard work at our Valley Way Park Shelter House. They successfully secured our shelter house furniture to eyebolts mounted in the concrete pad. This will prevent our furniture from taking future trips down Lost Creek when our park floods.

Thanks go to Roy Baldrige for repairing and putting new mortar in the stone walls at our Devonshire Gateway.

Bath Township has an excellent new website: www.bathtwp.com . There is a wealth of worthwhile information, including the zoning laws. Check it out! Also, visit the Bath Township Fire Department website: www.bathwpfd.com . We live in a Great Community!

Country Club Hills Twin Lakes 2015 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.	419-221-0780	kosarus@woh.rr.com
Trustee: Ted Nusbaum	109 Yorkshire Cr.	419-230-2718	carolted1971@roadrunner.com
Trustee: Dianne Carter	863 Yorkshire Dr.	419-221-0381	dlcarter48@yahoo.com
Trustee: Ben Lee	252 Barnsbury Dr.	419-235-0407	benlee172@hotmail.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.

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. Dues received in December will apply to your 2016 membership. Thank you for your support!

2016 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 – 2015 Supporting Membership List **As of November 30, 2015 - 172 Households – Many Thanks!**

Best Friends

\$50 or more

Adams, Doug & Linda	301 Fenway	Kuhn, Karen	125 Winston
Albertson, Jonathan	876 Fenway	Laukhuf, Dale & Marcia	377 Sunnymeade
Bakies, Joe	712 Canyon	Ledsinger, Marty	255 Barnsbury
Baldridge, Roy & Esther	840 Yorkshire	Lewellen, Dale & Eileen	105 Yorkshire
Barnes, Ray & Barbara	818 Canyon	Maag, Patricia	326 Sunnymeade
Birkemeier, Bob & Cheryl	760 Kingswood	McGuire, Ken & Pat	171 Carlos
Bledsoe, Ray & Dolly	210 Devonshire	McNamara, Dennis & Keanna	178 Carlos
Breidenbach, Harold & Dianna	547 Fenway	Menchini, Mickey & Debbie	216 Valley Way
Butterfield, Ty & Becky	785 Yorkshire	Neubert, Gary & Brenda	733 Queensbury
Claypool, Mike & Michelle	144 Foxfield	Nusbaum, Ted & Carol	109 Yorkshire
Coder, Alan & Toby	715 Fenway	Nutter, Paul & Tana	510 Cumberland
Cotrell, Pastor Ernest	301 Devonshire	Petrilla, George & Delores	104 Barnsbury
Danik, Frank & Terri	726 Yorkshire	Saddler, Mike & Kelly	930 Yorkshire
Ducker, Ed & Dianne	750 Kingswood	Sanchez, Jeff & Tracie	885 Yorkshire
Duncan, Mark & Anna	419 Fenway	Sarno, Bill & Janet	115 Kingsbury
Duval, Jim & Barbara	796 Yorkshire	Schmidt, Bob & Jonalee	810 Heritage
Elliott, Phillip & Doris	930 Kingswood	Scott, William	167 Foxfield
Hall, Dean & Darlene	815 Fenway	Stubbs, Monty & Peggie	104 Oakview
Hollon, Charles & Ruth	228 Barnsbury	Stuckey, Tim & Kathy	924 Fenway
Junkins, John & Amy	873 Canyon	Wood, Dick & Lenna	144 Foxfield

Kohli, Craig & Nancy

108 Barnsbury

Good Neighbors

\$ 35 to \$49

Andrews, Cruise & Karen
Ansley, Bruce & Jean
Bailey, Gene & Judy
Barnes, Larry & Denise
Basinger, Kevin & Melita
Bauldauf, Frank & Linda
Bell, Bill & Joan
Black, Roger & Mary
Bonnell, Ronald & Mavis
Boyd, Beverly
Bush, Don & Denise
Chivington, Sue
Clapper, James & Louise
Covay, Alain & Linda
Davoudi, Ali & Marla
Deal, Eric & Renee Risner
Dick, Russ & Cindy
Doran, Robert, Wendy & Neil
Droll, Mark & Renee
Foust, Rick & Cheryl
Gast, Nathan & Jennifer
Gilbert, Nicholas & Tina
Hardman, Rocky & Anna
Hasting, David
Hawk-Wallace, Chuck & Rhonda
Hearne, Ed & Carol
Jones, Ray & Earlene
Keller, Ben
Kirk, Everett & Beverly
Kreher, Paul & Ruby
Lauck, Jim
Laurita, Frank & Elizabeth

554 Fenway
849 Kingswood
740 Kingswood
111 Barnsbury
109 Barnsbury
131 Kensington
542 Fenway
287 Barnsbury
240 Barnsbury
208 Valley Way
318 Devonshire
920 Yorkshire
137 Valley Way
771 Kingswood
940 Yorkshire
533 Cumberland
114 Kensington
117 Valley Way
732 Queensbury
123 Cheshire
524 Fenway
723 Queensbury
270 Sunnymede
129 Oakview
758 Yorkshire
128 Barnsbury
284 Barnsbury
735 Yorkshire
925 Fenway
121 Yorkshire
151 Foxfield
870 Yorkshire

Lehman, Marilyn
Long, Prudence
Luchini, Doug & Jeannie
Manley, Maude
Miller, Dave & Jane
Miller, Ron & Connie
Moor, Alicia
Myers, Bubba & Sara
Oberdier, Lauren & Nancy
Painter, Zach & Kaytlin
Parlette, Nancy
Reynolds, Mike & Cindy
Robey, Sharon
Rose, Tim & Lori
Schick, Roger & Judy
Schultz, Bill & Judy
Shelley, Halden & Bonnie
Shutt, Scott & Terri
Slusher, Kirk & Jennifer
Snider, Richard
Snow, Terry & Virginia
Snyder, Jerry & Trudi
Spees, Mary
Spragg, Van & Angie
Sprague, Larry & Marian
Stoneburner, Donald
Stuber, Rick & Diane
Thieman, Nancy
Warnement, Mitch
Weaver, Harold & Mary
Young, John & Nancy
Zickafoose, Jerry & Linda

730 Kingswood
755 Canyon
665 Fenway
228 Valley Way
120 Kensington
780 Kingswood
741 Kingswood
145 Greenbriar
112 Valley Way
936 Fenway
121 Valley Way
948 Fenway
537 Fenway
716 Yorkshire
120 Valley Way
213 Fenway
145 Valley Way
827 Kingswood
378 Sunnymede
314 Devonshire
105 Barnsbury
127 Barnsbury
302 Fenway
202 Devonshire
150 Greenbriar
125 Valley Way
850 Yorkshire
111 Winston
567 Fenway
110 Cheshire
725 Yorkshire
760 Canyon

Supporting Members

\$20 to \$34

Akers, Joann
Barnes, Dennis & Deb
Bennett, Alice
Berhacchi, Ray & Berdene
Bifulco, Jim & Kathy
Black, Evelyn
Boert, Darwin & Cheryl
Boley, Sean & Whitney
Brandyberry, Dwaine & Arlene
Burgos, Jorge & Amy
Burke, Kelly
Carter, Dan & Dianne
Christy, Greg
Clapper, Steve & Linda
Cox, Willie & Anita
Dackin, Rich & Sandy
Elmore, Al & Lori
Few, Lloyd & Chris

783 Queensbury
778 Yorkshire
985 Fenway
900 Yorkshire
768 Yorkshire
119 Foxfield
143 Foxfield
910 Yorkshire
159 Foxfield
268 Barnsbury
127 Cheshire
863 Yorkshire
825 Heritage
628 Fenway
811 Canyon
521 Fenway
830 Heritage
104 Cheshire

Kitchen, Joe
Kowal, Joe & Wendy
Kunkleman, Nancy
Lee, Ben & Teressa
McGraw, Matt & Deb
McKinney, Mike & Laura
McSwiney, Harry & Carol
Mertz, Mary
Miller, Brandon & Emily
Miller, Cody & Karen
Myers, Jane
Neth, Dave & Linda
Nevergall, Mel & Peg
Offenbacher, Les & Donna
Perrin, Bill & Sue
Redd, Ray & Carolee
Riegle, Tom & Paula
Rockhold, Brian & Meg

124 Kingsbury
814 Fenway
524 Sunnymede
252 Barnsbury
880 Yorkshire
217 Barnsbury
513 Sunnymede
509 Sunnymede
201 Devonshire
753 Queensbury
155 Greenbriar
132 Oakview
103 Foxfield
105 Greenbriar
764 Queensbury
233 Valley Way
401 Fenway
162 Oakview

Fifer, Dan & Sue
 Gast, Dan & Mary Jo
 Grillo, Franco & Amy
 Gossard, Bob & Helen
 Gossard, Eugene
 Hadsell, Eloise
 Harshman, Janet
 Hawkins, Mike & Vickie
 Hooker, Ronald & Donald
 Houston, Lamar & Sharon
 Huber, Terry & Cheryl
 Hughes, Michael & Cory
 Iames, Mike & Dawn
 Jackson, Roseann
 Jordan, Margie
 Kelly, John & Melissa
***Contributing Member**
 Wagner, John & Cindy

118 Oakview
 115 Cheshire
 118 Winston
 131 Barnsbury
 105 Kingsbury
 130 Yorkshire
 125 Kensington
 802 Kingswood
 984 Fenway
 140 Greenbriar
 146 Oakview
 135 Foxfield
 415 Fenway
 773 Queensbury
 132 Barnsbury
 218 Fenway
 621 Canyon

Roth, Lonnie
 Schaaf, Terry & Judy
 Schafer, Judy
 Schepp, Mike & Mary Lou
 Schneider, Richard & Janice
 Schultz, Tom & Carol
 Schweller, Larry & Janet
 Selby, Terry & Vicki
 Shepherd, Shawn & April
 Slavin, Matthew & Hannah
 Spencer, Jeanette
 Spragg, Dennis & Cynthia
 Thomas, William & Jane
 Thompson, Robert & Judy
 Wentling, Brian & Betsy

521 Sunnymeade
 736 Yorkshire
 209 Fenway
 892 Fenway
 105 Fenway
 916 Kingswood
 782 Fenway
 715 Yorkshire
 111 Foxfield
 841 Canyon
 855 Heritage
 252 Sunnymeade
 993 Kingswood
 746 Yorkshire
 206 Fenway

Baldrige, Roy & Esther
 Breidenbach, Harold & Dianna
 Ducker, Ed & Dianne
 Lewellen, Dale & Eileen

840 Yorkshire
 547 Fenway
 750 Kingswood
 105 Yorkshire

Valley Way Park Donations

Snyder, Jerry & Trudi
 Weaver, Harold & Mary
 Wood, Dick & Lenna

127 Barnsbury
 110 Cheshire
 144 Foxfield

Dates to Remember



Christmas Decorating Contest
December 13, 2015
Light up the neighborhood!
Merry Christmas and Happy New year!

Bi - Monthly CCHTL Neighborhood Meetings
January 25th and March 28th at 7:00 p.m.
840 Yorkshire Drive
All neighbors welcome

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

Please pick up neighborhood litter.
When walking your dog, please be a pooper scooper.

Thank you for Keeping our Neighborhood Beautiful!

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

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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
243 Barnsbury	419-303-8797	Baby Sitting or Pet Sitting or Dog Walking – Madison
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 Iiames
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
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
860 Yorkshire	567-712-3055	Baby Sitting or Pet Sitting or Dog Walking – Emily