

THE VILLAGE OF GOLF MANOR

COUNCIL MEMBERS

Alan Zaffiro -----
 Brenda Dubose -----
 Kenneth Colvin -----
 Dennis Puthoff -----
 Jack Morton -----
 Brian Doering -----
 Greg Doering -----
 Greg Brown -----

COMMITTEES

Mayor
 Vice-Mayor/Finance
 Finance
 Safety and Health
 Finance
 Special Projects
 Clerk/Treasurer
 Streets and Infrastructure

POLICE OFFICERS

Steve Tilley -----	Chris Campbell -----	Chief
Rob Heiland	Mike Mullen	On-Duty Officers
Eddie Taylor	Philip Van Cleve	
Brian Kinamore		
Casey Fox		

FACTS ABOUT GOLF MANOR

Incorporated – 1947 • Nine police officers and 24-hour patrols. • A 35-member fire/paramedic department with four firemen stationed 24/7.
 Golf Manor public school children will be attending the new school in Pleasant Ridge and the newly rebuilt Woodward High School.

The Villager

"The Villager" is the official newsletter of the Golf Manor Village Council. It contains important information from your police, fire, paramedic, building, tax, and service departments. Please take time to read this newsletter and become an informed, involved member of the community.

The Villager

The Village of Golf Manor

Spring 2006

MESSAGE FROM THE MAYOR – STREET LEVY ON MAY 2ND

The Golf Manor Council has voted to place an 8-mL street levy on the May 2nd ballot. *This is a specific levy that can only be used for street and sidewalk repair: 100% of the tax dollars must by law be spent on road resurfacing.* There will be public meetings to answer your questions about the levy at the Village Hall, 6450 Wiehe Road, on Wednesday April 26th, and on Thursday April 27th. We will convene around 8 PM. I hope that offering two dates will allow more residents to attend. In this column, I will present the facts about the condition of our streets based on the Village Engineer's report, the efforts of the Village to find outside funding sources, and the cost of the levy to our residents. I will also update you on the status of our community redevelopment efforts, of which the maintenance of public property is an important element.

Condition of the Village Roads and Current Funding Efforts

We are between 2.5 and 4 million dollars behind on road repair. As reported in previous newsletters - Golf Manor's budget for street repair is approximately \$50,000 per year. This fund is built from license fees, and it is used mainly for patching.

Although I have worked with Metro to eliminate bus traffic on Fair Oaks, Bremont, and Canterbury, Graceland is heavily used by buses. This street needs to be completely resurfaced. Cement bus stops (pads) will prevent future damage and reduce noise. I have contacted Metro with a proposal to temporarily reroute bus traffic to Wiehe until Graceland can be rebuilt.

The curbs in the Village are approximately 50 years old yet they are still in good shape in many places. The engineer recommends spot repair of deteriorated curbing. Some curbing on Losantiville has been replaced by use of grant funding during the recent streetscape effort. The surfaces of Wiehe, Elbrook, and Losantiville are in pretty good shape. Because these three streets connect to other communities; within the last 15 years, Golf Manor has been able to secure outside funding for resurfacing. Vera was resurfaced (ignoring curbs) using federal grant money for low-income community development block zones. (This is the only such zone in the Village.) The remaining streets are residential. Most of these are long over due for major repair. The Village administration has applied for numerous state and federal grants – all denied except as noted above. Finally, nature works against us. Golf Manor is located downhill of Pleasant Ridge. Underground water flows have been undermining the subsurface of our streets. The hollow areas under the cement base layer must be addressed to avoid future cave-ins.

Cost of the Levy

The Hamilton Co. Auditor has provided the Village with the following estimates for the street levy:

The term of the levy is 10 years. The cost for a Golf Manor property valued at \$100,000 would be \$236/year (\$118/half year). The levy will raise ~\$440,000 dollars per year. Your tax bill will not reflect the new rate until 2007.

Street Resurfacing Plan

On average, each street needs \$130,000 to \$220,000 in repairs. There are 18 streets in the Village. It is much less expensive to contract with a company to rebuild multiple streets rather than to do one at a time. Therefore, we plan to borrow against the levy to resurface as many roads as possible while using the savings to pay the interest on the loan. On balance, we save tax dollars and catch up on road repair much faster. If the levy passes construction will begin in spring 2007. *(Continued on page 2)*

PLEASE READ

*** IMPORTANT INFORMATION FROM YOUR VILLAGE ADMINISTRATION AND SAFETY DEPARTMENTS ***

PRSRKT. STD.
 U.S. Postage
PAID
 Cincinnati, OH
 Permit No. 4403

The Villager
 Village of Golf Manor
 6450 Wiehe Road
 Cincinnati, Ohio 45237

Status of Village Re-Development Effort

(Continued from page 1)

The street levy is the last big piece of the master plan. Our residents passed the police levy last fall. I hope that our economic development efforts will result in a healthier tax base, and a much better environment for business and living in Golf Manor. That is the third major element of our plan. The fourth is the new schools CPS is building for our children.

There are many obstacles to reversing decline in older communities. This is hard, long work. I believe that your investment in the Village will secure property values and spark investment in our housing stock. I cannot expect our residents or outside investors to help us if we do not set an example via maintenance of public property. Finally, studies have shown that declining communities attract crime. Community revitalization increases economic and educational opportunities, and promotes a positive image of the Village. These are the long-term solutions to crime and decline.

Other Important Council News and Announcements

- Please note that new stop signs will be installed at Canterbury and Fair Oaks for traffic on Canterbury. This change is in response to resident requests. Frequent speeding violations have been creating a safety hazard for our children.
- The Village has been awarded \$75,000 from the Community Development Block Grant Program to continue the business district revitalization (streetscape) project. We were denied on a proposed road repair project.
- The old Flea Market building at 2100 Losantiville has been demolished. There are currently no redevelopment plans. The property has been rezoned as commercial to ensure quality development for that very visible site.
- Please notice that the old signal wires behind the park, across Losantiville, and along the railroad tracks have been removed. This was accomplished via a successful collaboration between Golf Manor, the I&O railroad, and Metro who owns the property.



Alan Zaffiro
Mayor Alan Zaffiro

7679 Montgomery Road
Cincinnati, OH 45236

Phone: (513) 531-7600
Fax: (513) 531-6503
E-mail: minutemn@one.net

Brochures • Business Cards • Letterhead • Newsletters
Promotional Materials • Invitations • Announcements
Digital Printing • Carbonless Forms • Labels
Mailing Services • Typesetting & Design

39¢ per side
Offer expires 5/31/2008

WITH THIS AD - Digital Color Prints

VOTER REGISTRATION

To register to vote, call the Hamilton Country Board of Elections at 632-7000, or visit any public library or license bureau. Please exercise your right to vote!

HELP BEAUTIFY THE COMMUNITY

Help to beautify the community and increase your property value! Plant a Tree this spring (see guidelines for appropriate shade trees for our area) on page 7 in this newsletter.

Electronic Engineering — Motor Controls — Design & Build

CLAYT WERDEN
Electric Company
INC.

CLAYTON D. WERDEN, JR.
CLAYTON D. WERDEN, III

6256 WIEHE RD.
CINCINNATI, OHIO 45237

731-6843

Warning Sirens and Systems
Underground Cable-Fault Locator
Bucket & Digger Derrick Trucks

NEWSLETTERS SUSPENDED

This will be the last newsletter mailed this year. Due to financial constraints, the Village is suspending all non-critical expenditures to help balance the budget. Please visit our web site to view Golf Manor news, find links to current information about our services, and useful public information normally published in the newsletter. Also, please check the cable access channel (Channel 8) for important announcements.

World Family Video Production Service

From Covering a small family event or producing a nice DVD from your movies to corporate promotional or training DVD's, we always put extra effort in every job.

- *Wedding and religious events*
- *Memorial, life story, family film conversion*
- *Promotional, web and training productions*

(513) 886-2062 www.WFOVideo.com
15% Discount for all Golf Manor Residents and Businesses

KALB'S AUTO BODY

\$25 discount for all Golf Manor residents

2201 Losantiville • Cincinnati, Oh 45237

513.531.2944
Kalbsautobody@fuse.net

Monday - Friday : 8:00 a.m. - 5:00 p.m.
Closed Saturday & Sunday

In business for over 39 years

Mr. Carpet Cleaner

20 PER AVERAGE ROOM

Nathaniel Robbins

Mobile: **(513) 379-8517** Office: **(513) 351-4740**
It's Not What We Do. It's How We Do It.

GUIDELINES FOR PLANTING SHADE TREES from the Ohio Department of Natural Resources (ODNR)

When selecting a shade tree for your property, the best resource is a qualified nursery who can advise you and properly plant your new tree. However, many of us will buy trees at home improvement stores to save on cost. In this case make sure to read the information tag on the tree to determine the height and width at maturity, and the tolerance to insects and urban stresses. Select trees that will not create a nuisance by dropping debris, seeds, and fruit.

Pick up a brochure on proper tree planting, watering, and mulching where you buy your tree, and follow these instructions to best protect this investment in your property. Our Service Director, Mr. Creager, can assist you with answering questions about trees – call him at 531-9941 or e-mail at gmbuilding@yahoo.com.

An urban forester with ODNR toured the community. ODNR recommends the following tree species for small lots typical in Golf Manor:

Small trees (under 25' - so you can plant under wires)

- Dogwood - native tree with white flowers in the spring, red fall color, and berries for the birds.
- Redbud - native tree with purple/red flowers in the spring, heart shaped leaves

Medium trees (under 40')

- Yoshino Cherry - white flowers in the spring
- Riverbirch - open airy form with interesting white bark

Large trees (over 40')

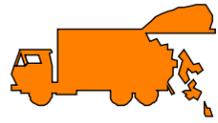
- Autumn Blaze Maple - seedless and orange/red fall color
- Crimson King Maple - purple leaved maple and yellow fall color
- Autumn Flame Maple - red fall color

Other trees sold at home-improvement stores that are OK:

- Cleveland Select Pear (narrow girth for limited space), Red Sunset Maple, Profusion Crabapple, Robinson Crabapple

Trees sold at home-improvement stores, but NOT RECOMMENDED:

- Generic Crabapple
- Bradford pear - not a good cultivar of pear since it has a tendency to split after only 25 years and must be removed.
- White pines, Hemlock and other large evergreen trees are much too large for most lots in Golf Manor.



Important Recycling News



By law your waste hauler must provide a recycling bin to you. Although you may refuse a bin, doing so does not reduce your waste collection bill. If you have not received a recycling bin, please call Rumpke or CSI at the numbers on the back of this newsletter to request one. Also, call the Village office at 531-7418, if they do not understand our policy.

Rumpke now accepts the following materials:

Plastic bottles and jugs (remove lids), glass bottles and jars (any color, aluminum cans, bi-metal cans, steel cans, aerosol can (remove tips), cardboard, office paper, junk mail, paperboard (cereal boxes, beverage cases, etc.), phonebooks, magazines, envelopes, brown grocery bags, copy paper (any color), post-it notes, newspaper.

Please take advantage of this program to reduce the volume of garbage sent to the landfill. Golf Manor receives incentive money based on the quantity we recycle. This money will be used to purchase equipment for the park and new garbage cans to be placed around the Village.

FREE HAZARDOUS WASTE DROP-OFF SITES OPEN

Hamilton County residents can drop-off their hazardous waste at two locations. This is a free service for Hamilton County residents only. Residents must show proof of Hamilton County residency. This program is an initiative of Hamilton County's *Home Safe Home* program.

Locations & Times



Environmental Enterprises, Inc.
4650 Spring Grove Avenue
Tuesdays: 2:00 p.m. – 7:00 p.m.
Thursdays and Saturdays: 9:00 a.m. to 1 p.m.

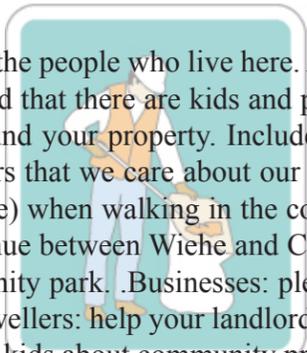
Environmental Enterprises, Inc.
10163 Cincinnati-Dayton Road
Wednesdays: 2:00 p.m. – 7:00 p.m.

Typical items accepted through this program include: pesticides, fertilizers, cleaners, stains, automotive fluids (antifreeze, motor oil), solvents, thinners, prescription drugs, pool chemicals, batteries, fire extinguishers, paint, propane tanks, mercury, fluorescent bulbs, driveway sealer, and thermostats.

The average home contains 60-100 pounds of hazardous products under the sink, in the garage, or in the basement. Improper storage and disposal of hazardous products can cause accidental poisonings, contaminate groundwater, injure your waste hauler, and interfere with the wastewater treatment process.

For more information on the hazardous waste program, call 946-7734 or visit www.hcdoes.org.

PLEASE HELP WITH LITTER CONTROL



Litter reflects poorly on our community and the people who live here. A littered community sends a message that we do not have pride in our surroundings and that there are kids and people frequenting our community who do not respect our residents. Pick up litter around your property. Include the street, public areas, and neighboring properties. This is a visible message to others that we care about our neighborhood and do not appreciate those who don't. Take a garbage bag (wear a glove) when walking in the community and pick up litter as you go. We especially need help along Losantiville Avenue between Wiehe and Cedarbrook, and around the pony keg at the east entrance to the Village, and the community park. Businesses: please help out by making regular sweeps in front of your place of property. Apartment dwellers: help your landlords by picking up litter around your building and parking lots. Parents: please talk to your kids about community pride and respect for public property.

VILLAGE TELEPHONE NUMBERS

Police & Fire Emergency	911	Service Director	531-7418
Police Non-Emergency	825-2280	Village Clerk's Office	531-7491
Police Officer on Duty	615-3001	Tax Department	531-5155
Police Clerk	531-3108	Building Department	531-9941
Fire Department	531-2022		

Waste Collection & Recycling:

Rumpke	851-0122
CSI	771-4200

*Golf Manor law requires CSI and Rumpke to provide each home owner with recycling services. Please call them if you do not have a bin. It is included in your bill.

Web Site:

www.golfmanor.org



COUNCIL MEETINGS

Meetings are held the second and fourth Mondays of each month in the Golf Manor Municipal Building at 7:30 PM. The meetings are open to the public. You may register to speak by calling the Village office at 531-7491 on the Friday prior to the Council meeting.

GOLF MANOR WEB SITE

Visit us on the web at www.golfmanor.org. On this site you will find information about Village services and links to other government services. You can download tax forms and forms to request a building permit. Minutes of Council meetings may be viewed. Pages on current initiatives of the Council are being added along with other enhancements. Village phone numbers, past newsletters, tax payment schedules and other useful information to residents are provided on our web site.

STAFF CHANGES TO BETTER SERVE YOU

Golf Manor will be contracting with a private company for building inspections and property maintenance enforcement. (Please review the list of frequently violated ordinance because the new company will be very thorough.) This change will save tax dollars, and allow our current Building Inspector, Mr. Wane Creager, to assume the role of Service Director. Mr. Steve Tilley, formerly Service Director and Police Chief, will become our full-time Chief. These changes will allow Golf Manor to focus more manpower on the challenges facing our aging community. Please note that the inspection services contract may be delayed due to budget constraints.

WE WOULD LIKE TO WELCOME OUR NEW VILLAGE POLICE OFFICERS

Philip Van Cleve

Officer Van Cleve worked 6 years with the Butler Co. Juvenile Corrections Division. Previously, he was employed by the Clermont Co. Children Services Bureau. Officer Van Cleve comes to Golf Manor with several years of part-time police experience: 2 years with Mt. Healthy, 6 months with Fairfax, and 2 ½ years at Xavier University. Officer Van Cleve holds a bachelor's degree from Bluffon University.

Casey Fox

Officer Fox comes to us from the Hamilton Co. Sheriff's Department where he served in corrections for 5 years. Officer Fox is working on his bachelor's degree at Northern Kentucky University.



SCHOLARSHIP OFFER FOR GRADUATING HIGH SCHOOL SENIORS

Avon-Miami Masonic Lodge is offering a one-time, college scholarship for 2006 high school graduates living in Golf Manor. Please call the Avon-Miami Lodge at 351-4516 for information and to request an application. Many thanks to Len Mitzman, long-time Golf Manor resident and lodge member for his effort in making this money available to one of our students.

SPRING SAFETY TIPS

As hotter weather approaches, remember to drink plenty of water and avoid long period of exposure to sun and heat. Do yard work in the cool morning or evening hours.

Read and obey the warning on your lawn and garden tools. We have seen far too many injuries inflicted by these devices when used improperly. Store gasoline for small engines only in approved containers. Remember that gasoline vapors are heavier than air. They will accumulate near ignition sources such as water heaters and explode violently.

Learn how to use propane for gas-fueled grills properly. Always store propane outside. A 20-pound propane tank explodes with enough force to level the typical Golf Manor home. Store with the plastic plugs securely in the valves. Make sure the tanks are not accessible to children who may tamper with the valves. Use only approved lighter fluid on charcoal grills. Consider an inexpensive chimney starter to replace lighter fluid entirely. Never use gasoline on charcoal. Use grills at a safe distance from your home and other structures. Grilling on covered porches is very dangerous.

Smoke and carbon monoxide alarms save lives. They are a *necessary* investment for any home.

www.golfmanor.org

**TAXX
EXPRESS**

Got tax Questions?

2248 Losantiville Ave.,
Suite #4
Cincinnati, OH 45213
513/351-TAXX (8299)
513/351-8298 FAX

TOLL FREE
888/388-8299

info@taxxexpress.com

We are a tax preparation and accounting services company located in Cincinnati, Ohio.

TAXX EXPRESS is large enough to service our client's tax needs but small enough to provide individualized attention to our clients.

TAXX EXPRESS is not a seasonal office that closes after April 15th; we remain open all year round to service our clients' needs.

TAXX EXPRESS will attend and assist our clients with any Federal, State and/or City audits.

Classes Now Forming for Golf Manor Residents



- Karate lessons (for ages 5 and up) •
- Personal Training •
- Adult Self-defense •

Dwight Lee, who studies in Japan for 9-years under Grand Master Shian Toma, was an instructor at the Cincinnati JCC for 6 years, and is currently a personal trainer and martial arts instructor at the Living Long Performance Center.

**Call the Village Office at
(513) 531-7491
for registration information**

Ray Centers

PAINTING

For Quality, Professional Work, Call:

731-1537

(513) 631-9594



Rich & Bobbi
Levin
Franchise Owners

6324 Wiehe Road
Cincinnati, OH 45237

GOLF MANOR

Custom Care Cleaners

2198 Losantiville
Cincinnati, Ohio 45237

631-3305



(513) 351-9100

No spiders! No mice! No problem!

FREQUENTLY VIOLATED ORDINANCES

Waste collection rules

- All household garbage (except yard waste) must be set out in ridged, waterproof containers with a secure lid. Most litter originates from cans broken into by animals or garbage dispersed by the wind. Set out after 6 PM the day before and return to storage by midnight the day of collection.

Note: Observing waste collection rules is one of the most important actions you can take to improve the health and appearance of the community.

Noise

- Any objectionable noise during the hours of 10 PM and 7 AM is prohibited. At all other times police officers will make judgements based on the guidelines in the codified noise ordinance – generally an objectionable noise that can be heard by a complainant at a distance of 100 feet from the source.

Pets

- Noise from barking or howling dogs that consistently disturb the peace of the neighborhood is prohibited
- Must be leashed at all times when outside the property of the owner.
- Owners must clean up after their pets.

Selling or Improving Property

- An inspection is required prior to selling a home in Golf Manor
- A building permit is required for major construction projects including roofing, driveways, stone walls, and interior structural and electrical work.

Yard Maintenance

- Noxious weeds, including grass 10 inches or more in height, must be cut.
- Public sidewalks must be kept free from overhanging trees and not blocked by shrubs or any other nuisance.

The following are prohibited:

- Litter, garbage and junk of an unsightly nature on private property.
- Junk car not propelled under its own power or inoperative, dismantled, or not currently licensed.
- Displaying a vehicle for sale, or working on a vehicle upon any roadway.
- Parking on the street for more than 72 consecutive hours.
- Parking in front of driveways.
- Parking across the sidewalk, street lawns or over curbs.