

**“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.**

**Property Maintenance & Building Permit Phone Numbers**

Everyone should maintain their property in a manner that is an asset to the community. If you observe a nuisance or problem in your area (high grass, junked autos or trash on private property, exterior deterioration of a home), please call 513-531-9941 or contact our inspection service directly at 513-745-0370. Please use the following numbers for building applications: Residential & Commercial Building Permits & Information 888-433-4642; Residential & Commercial Electrical Permits 888-433-4642; Residential & Commercial Plumbing Permits 513-946-7800; Zoning Issues or Questions 513-531-7418. **A building permit is required for exterior work such as retaining walls, decks, home additions, and for interior remodeling projects that involve structural changes.**

**WASTE COLLECTION & RECYCLING**

Golf Manor law requires 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. **Rumpke - 851-0122**

**Golf Manor Police Department**

<b>Eddie Taylor</b>	<b>Chief</b>
Chris Campbell	<b>Lieutenant</b>
Robert Heiland	<b>Sergeant</b>
Michael Forrest	Patrol Officer
Casey Fox	Patrol Officer
Brian Kinamore	Patrol Officer
Mike Mullen	Patrol Officer
Philip Van Cleve	Patrol Officer
Ryan Rump	Patrol Officer
Ron Wallace	Patrol Officer
James Gilbert	Patrol Officer
Dorthea Powell	<b>Police Clerk</b>

**Facts About Golf Manor:** Incorporated in 1947

Police Department: 11 police officers & 24 hour patrols

Fire Department: 35 member fire/paramedic department with 4 firemen stationed 24/7

Education: Golf Manor public school children attend the newly built Pleasant Ridge Montessori School & Woodward High School.

**GOLF MANOR ELECTED OFFICIALS**

<b>Alan Zaffiro</b>	<b>Mayor</b>
Brenda Dubose	Finance Chair
Steve Gilbert	Finance Committee
Greg Brown	Finance Committee
Donna Faulk	<b>Vice-Mayor</b> , Executive Committee Chair
Brian Doering	Executive Committee
Elaine Moscovitz	Executive Committee
Greg Doering	<b>Clerk/Treasurer</b>

**Council Meetings:** Council meets the second and fourth Monday of every month at 7:30 pm. Council is organized into two committees: 1) Executive and 2) Finance. The Executive Committee meets at 6:45 p.m. before the regular Council meeting on the 2nd Monday, and Finance meets at 6:30 p.m. before Council on the 4th Monday. All meetings are open to the public; however, please note that you must register with the office (531-7491) to speak. Finance formulates the Village budget each year and must approve all major expenditures. The Executive Committee handles all of the issues historically distributed among a number of committees including law, safety and health, economic development, community beautification, recycling, waste collection, communication, education, public relations, parks, recreation, etc.

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

**Fall 2010**



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**Trick or Treating  
In the Village of  
Golf Manor will be  
held Sunday  
October 31st  
From 6:00 p.m. to  
8:00 p.m.**



**The Villager**

**ISSUE 20**

**FOR YOUR FIRE AND PARAMEDIC SERVICES**

On November 2<sup>nd</sup> residents of Golf Manor will be asked to approve a 6.0 ml replacement fire levy. The original levy was passed in March of 2000 for the purpose of establishing a capital improvement fund to replace exceptionally expensive fire and emergency medical services equipment, and to cover all of the expenses of three full time firefighter/paramedics. These three positions are lieutenants and serve as shift supervisors for our part-time and volunteer staff. Our promise at that time was to manage a plan that would keep this fund solvent for ten years. We have kept our promise to you and have actually exceeded our goal by almost a year. In addition to funding our full-time lieutenants, the funds have among other expenses, paid for a fire truck, ambulance, two utility vehicles, and covered the Village's financial contribution to federal grants totaling over \$200,000.

The original fire levy management plan anticipated increased expenses over the final few years of our 10 year projections and a necessary reserve was established. As expenses exceeded revenues, those reserves have allowed us to maintain a balanced fund. In the coming years though, even after budget cuts, providing only one raise to our employees over the past three years and no raise budgeted for 2011, the fund will soon have expended all of its reserves. If those funds are exhausted, the demand would exceed the ability of the Village's General Fund to cover the shortage and cuts to services would result.

The replacement levy would increase the fire levy annual revenue from \$280,000 to \$335,740. The increased cost on a \$100,000 home would be \$36.67 (\$3.06 per month) or less to those receiving the Homestead reduction

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Fire Tax Levy from Page 1

. While it is difficult to make promises in these tough economic times, the increase would certainly stabilize the fire levy and assure its stability well into the decade.

Asking voters for any tax increase at all was not an easy decision. Less than 50% of the property taxes our residents pay are received by the Village of Golf Manor. The largest percentage goes to Cincinnati Public Schools and a smaller percentage to state and county levies. The fire department and your elected officials certainly understand the difficult economic times and have not taken this action without considerable debate or without exploring reasonable options. In the end it was agreed by the fire department and a majority of Village Council to present this issue to our residents.

### *Message from the Mayor—Alan Zaffiro*

#### PROPERTY MAINTENANCE

First, I thank all those residents, business owners, and landlords who maintain their properties with pride and project a pleasing image to neighbors and visitors. This column is an appeal to those folks who could do better

The Village is at a critical cross road. Age and the economy have taken a toll on our infrastructure and housing stock. The Village is working hard to address public property by repaving streets, reclaiming green-space, refreshing signs, painting fire plugs, renovating and building parks, and landscaping the business district and entrances to the Village. We are buying abandoned properties for demolition or renovation. One of the key ideas behind these efforts is to set a positive example that would encourage residents and landlords to take more pride in the appearance of their holdings. Unfortunately, many properties display lack of even basic care such as cutting the grass, weeding, painting, and litter clean-up.

I realize that we are a working class community, trying to get our kids through primary school and college, money is tight, and we have many non-traditional families with limited time and resources. All I ask is that you evaluate your property for the items listed above and address them. Pull the weeds out of your hedges, and trim side walks (public and private) and along the street. Clean up litter and brush around your property. Paint siding and porches. Repair missing stones in your masonry walls

and cracks in your driveway and steps. (Painting, walls, and paving qualify for a 50% match by the Village; call me at 200-7041 or e-mail me [golf-manor@fuse.net](mailto:golf-manor@fuse.net) for more information). Most of these things could be done by the homeowner at a very low cost. If you have a neighbor who is elderly or disabled, offer to help them trim the sidewalk and street or just do it. Pick up litter anywhere in the neighborhood.

These simple measures can make a huge difference in our prospects to revitalize Golf Manor and create a more wholesome neighborhood environment. Please take pride in your surroundings and make your Village a better place to live.

#### RUSTY AND BROKEN FENCES ARE A VIOLATION OF THE ZONING CODE

Rusty and deteriorated fences and rusty metal structures are a violation of the building maintenance code. I have asked our inspectors to sweep the Village for such violations of the code. Please evaluate fences around your property. Consider removing rusty fences that are no longer needed. Many times, we just get used to these and other unsightly structures in our community. Imagine how much brighter and more attractive, your home will appear without that old rusty fence. If you have questions about this or any other property- maintenance requirement, please call National Inspection Service (NIC) at 513-745-0370.

## Concerned Citizens of Golf Manor

The Concerned Citizens of Golf Manor have accomplished a lot throughout the years and we know there is still more work to be done.

Over the years our members and others in our community have shared the benefits and expressed their hope for the future of our Village. Some important noticeable attributes of Golf Manor are as follows: a diverse neighborhood, affordable homes, friendly neighbors and beautiful streetscape.

The Village attributes make this a quiet place to live and raise a family. The overall decorum is clean. Closely located to main interstates. High marks go out to the Police and Fire Departments and their response time to situations that occur in our community.

Today our concerns are related to property issues such as neighbors not maintaining their property, high rate of foreclosures and absentee landlords. We want our citizens to always be on the lookout for crimes that may be occurring and report them to the police. We are asking the Police and Village Council to provide the Concerned Citizens with important issues pertaining to the community.

We meet on the fourth Tuesday of the month at the Golf Manor Municipal Building. Ideas and suggestions for increasing participation are always welcome. Come and learn how our village operates.

There is always room to improve our neighborhood. Be part of it. With everyone working together fresh ideas will flourish and make us a respected community.

### Computer/TV Recycling Drop-Off

Drop off at 2trg (located at 11085 Kenwood Rd, Blue Ash 45242). Weekdays October 1-30 9:00 a.m. to 4:00 p.m. Monday-Friday and Saturday, October 30 9:00 a.m.-2:00 p.m. Bring proof the acceptance of residency, such as driver's license or utility bill (HAMILTON COUNTY RESIDENTS ONLY). The program cannot accept items from businesses, churches, schools and non-profits/agencies.

For a complete list of acceptable items or questions, call 946-7766 or see [www.hamiltoncountyrecycles.org](http://www.hamiltoncountyrecycles.org).



### Concerned Citizens Christmas Party

December 18 6:00 p.m.

Everyone is asked to bring a covered dish. Come out and enjoy fellowship with your neighbors Games, prizes and surprises..



## KNOTHOLE BASEBALL



Baseball sign up for boys and girls ages 5-17 will start January 5, 2011. Teams will be formed by February and play begins in April. Coaches and umpires are also needed. Questions may be directed to Henry Faulk (513) 351-8848 or e-mail [hd\\_13\\_2000@yahoo.com](mailto:hd_13_2000@yahoo.com). Lets put Golf Manor Baseball back on the map.

### News from the Golf Manor Recreation Commission

We hope that everyone enjoyed the Golf Manor Easter Egg Hunt and 4th of July parade and Picnic. A huge thank you to all of the residents who helped make these fun days possible. We would also like to thank the businesses that made donations towards these events. Without them, n one of this could happen Thank You:

- |                          |                  |                        |
|--------------------------|------------------|------------------------|
| Atlantic Foods           | Gold Star Chili  | Jen's Furniture & More |
| John's Home Repair       | Kroger           | Leist Realtors         |
| Meijer                   | Petermann Buses  | Sam's                  |
| UDF                      | Wood Sander Ford | Wright Brothers        |
| Local Anonymous Business |                  |                        |

The Recreation Commission is responsible for planning, organizing and supervising most of your neighborhood events. The commission is made of nine Golf Manor residents. The group meets every other month on a Monday evening with additional meetings as needed. There is currently an opening on Recreation. We are always interested in new ideas and new resident involvement. All residents are welcome to attend our meetings. If you would like more information. Please call Cindy Beringhaus at 351-3513.



Grand Marshall - Lois Harcourt

## 2010 Leaf Removal Schedule

Week of Oct. 25	Week of Nov. 1	Week of Nov. 8	Week of Nov. 15	Week of Nov. 22	Week of Nov. 29	Week of Dec. 6
Losantiville	Ardmore	Hammel	Rosedale-Chuck Harmon	Cedarbrook	St. Albans	Elbrook
Cedarbrook	Bremont	Graceland	Yosemite	Vera	Englewood	Stover
Vera	St. Albans	Mayflower	Ridgeacres	Fairoaks	Canterbury	Rosedale-Chuck
Fairoaks	Englewood	Elbrook	Wiehe	Kellerman	Hammel	Yosemite
Kellerman	Canterbury-Pieper	Stover	Losantiville	Ardmore	Graceland	Ridgeacres
				Bremont	Mayflower	Wiehe

**Note:** This is a tentative schedule and could change without notice due to incimate weather, equipment break downs, etc.. Please rake leaves to the curb but not into the streets or street gutter, this could cause flooding if the leaves are washed into the street storm drain system



Just a  
Reminder

October is Fire Safety Month  
be sure to change your batteries in  
your Smoke/Carbon Monoxide  
Detectors.

State law prohibits parking within  
30 feet of a stop sign.



## Golf Manor Market Place

B & J Electric, 6316 Wiehe Rd. 351-7100
Bicknell Heating and Cooling, 2675 Losantiville Ave, 513-631-4228
Cardinal Home Health Care Solutions, 2248 or 2290 Losantiville Ave, 513-271-6700
Clayt Werden Electric Company Inc., 6256 Wiehe Rd, 513-731-6843, owners Clayton D. Werden, Jr. & Clayton D. Werden, III
Coffee Break Roasting Co., 1940 Losantiville Ave, 513-841-1100, www.coffeekbreakroasting.com, 10% discount for Golf Manor residents
Cuisine East West Catering/Personal Chefs, 2700 Losantiville Ave, 513-351-7300, Catering services, 10% discount for Golf Manor residents & businesses
Faulk's Tax Service, 6033 Elbrook Ave, 513-351-8848, Computerized bookkeeping, taxes, payroll & Notary Public
Golf Manor Custom Care Cleaners or is it Queen City Elite Cleaners (in Jamie's list), 2198 Losantiville Ave, 513-631-3305
Golf Manor Self Storage, 1910 Losantiville Ave, 513-631-8000, Mention seeing us in The Villager for a free month's rent on any size unit (new Golf Manor renters only please)
Jen's Furniture & More LLC, 5935 Ridge Ave, Suite 100 in Pleasant Ridge, 513-225-0512, email: jensfurnitureandmore@yahoo.com, Mention seeing us in The Villager and get a 10% discount (not valid with other special offers or clearance items), clean used furniture & appliances, new mattresses, plus full line of new Sauder furniture
John's Home Repair, 513-257-8097, owner John Malott, Golf Manor residents receive free safety home inspection
Kalb's Auto Body, 2201 Losantiville Ave, 513-531-2944, kalbsautobody@gmail.com, Monday-Friday 9am-5:30pm
Kay's Electric Service, 513-213-6139, Low-cost repair work for older homes
Kenny C's Barber Shop, 2130 Losantiville Ave, 513-531-2333, owner/barber/stylist Kenny C, barber specializing in Wave Nouveau, Fade hair cut, Eyebrow arches
Lois Obermeyer, 513-531-2610, Certified Health Educator, Call for free 30 minute consultation
Merry Maids, 6324 Wiehe Rd, 513-631-9594, Rich & Bobbi Levin franchise owners
Mills Fence Co., 6315 Wiehe Rd, 513-631-0333, www.millsfence.com, 8% discount for Golf Manor residents & businesses
Nathaniel Robbins, 513-379-8517 cell, 513-351-4740 office, carpet cleaning \$20 per average room
Ohio Building Services, 2212 Losantiville Ave, 513-761-0268, janitorial supply
Zero Company Roofing, 6225 Wiehe Rd, 513-541-1848 office, 513-541-1919 fax, Residential & Commercial Roofing, www.ZeroCoRoofing.com, info@ZeroCoRoofing.com, Mention seeing us in The Villager and get \$75 off of \$1000 or \$250 off of \$3000
United Dairy Farmers, 2151 Losantiville Ave, 513-531-5006, www.udfinc.com
Visiting with Care, 2411 St. Albans Ave #3, 513-924-0095, owner Alexis Webster, visitingwithcare@yahoo.com, www.visitingwithcare.com
WFOVideo Productions, 513-886-2062, owner Rich, www.wfovideo.com, Life stories of family elders, digitize old photos/videos/films to DVD

### COUNCIL NEWS

#### Mandatory \$500 Fine Enacted for Littering and Nuisances

Council has amended Section 553.99 of the Golf Manor Code regarding penalties for nuisances. Nuisances include littering on public property, litter and junk accumulated on private property, junked cars, noxious weeds and high grass. The previous language allowed the police to impose a fine of up to \$500 dollars. The new law imposes a mandatory fine of \$500 for anyone guilty of a misdemeanor. The second offense for the same person or on the same property carries a mandatory fine of \$1000. Council believes this action is necessary to combat the increasing disregard for the littering law and the poor condition of many properties in the Village

#### Community Revitalization Update

##### Street Resurfacing Program

Recall that no streets are being repaved this year. This break is necessary to recharge the street levy fund after several major resurfacing projects.

#### Village Parks

Council is investigating funding sources for replacing the dilapidated pool area with new park facilities. Proposed facilities include a new bath house, a modest spray park for children, walking trail, shade trees, picnic area, and an amphitheater. Currently the rusty fences in the park are being removed, replaced or repaired. Our goal is to begin construction in the fall of 2012. Puhoff Memorial Park will be dedicated Sunday, November . See related article in this newsletter.

#### Economic Development

The old pony keg at 2704 Losantiville will be razed within a few weeks, eliminating a log-standing blighting influence on the east side of the Village. As reported in the last *Villager*, Golf Manor acquired this property by court action that allows municipalities to take control of properties in tax foreclosure that fail to sell during sheriff's sale. The property will remain greenspace until sold to a quality developer.

### Stover

The Village has acquired three of the abandoned buildings in the Stover Manor apartment complex and condemned two other abandoned buildings. These five buildings will be razed and replaced with greenspace, eliminating a blighting influence on the south side of the Village. Golf Manor has no plans to sell of rebuild in this area. Theses parcels will remain greenspace indefinitely. The Village is using grant funds (NSP I) for this project.

#### Neighborhood Stabilization Program II

As previously reported, Golf Manor was awarded \$1,000,000 in federal funds from the NSP II. We plan to use these funds to acquire abandoned houses and rehabilitate them for sale to qualified home buyers. The buyers must live in the home for at least five years; that is, the program prohibits renting and property flipping. The Village has retained a real estate agent to identify and acquire property in key redevelopment areas of the Village. The Village has contracted with three developers who will begin rehabbing homes this winter.

#### Property Maintenance

Setting and enforcing high standards for property maintenance is an important tool in the fight to revitalize older communities. Take a look at the result of the City of Cincinnati's lack of enforcement in Rose-lawn along Reading Road between Section Sunnybrook, or at the corner of Langdom Farm and Seymour. The Village will continue to hammer away at enforcement of the property maintenance codes. See the announcement about rusty fences in this newsletter. Peeling paint, junk stored in back yards and driveways, dilapidated storage sheds, deteriorated retaining walls, deteriorated siding, gutters falling off or with vegetation growing in them, broken steps, high weeds, and high grass are all violations of our ordinances.