



## Message from the Mayor Emphasizing the Positive

from Mayor Alan Zaffiro



Too often we hear about problems associated with older communities. I won't even mention them, because I have decided to devote this newsletter to the advantages of living in an older community, and the positive developments occurring in Golf Manor.

I believe that local governments must take an active role in revitalizing older neighborhoods and ensuring their continued health. That takes sacrifice from all the stakeholders in the community, and I have certainly asked you to do just that. So, here's the good news – your sacrifice is paying off. There has been, and will continue to be, a return on your investment.

Let's start with grants for the street rebuilding program. This year, the State of Ohio and Hamilton County awarded Golf Manor \$600,000 for residential road reconstruction. In Golf Manor's 60-year history, this is an unprecedented sum for non-county routes. Without matching funds available from the street levy, we would have not scored high enough on our grant application to merit these awards. By the way, that \$600,000 represents a 130% return on your street levy investment for one year; more importantly, these grants will allow us to accelerate the street resurfacing schedule.

Very soon you will see additional landscaping and more greenspace in the business district. These improvements are being funded by a grant from the federal government. In addition, a new welcome sign with associated greenspace will be installed at the east entrance to the Village. This money is flowing our way because the granting agencies recognize our commitment to investing in ourselves and our desire to work toward a more prosperous community. Our Police, Fire, Paramedic, and service departments continue to win grants, as well, as announced separately in this edition of the Villager.

Please read the two articles on housing that I have included in this newsletter. In these articles, experts in the planning and design fields describe principles, policies, and initiatives to improve housing in working-class communities. You will notice that Golf Manor policy is aligned with these basic principles. Notice also that a professional housing planner, whose services are paid for by a United Way grant, will be consulting for the Village – another small success.

Here's more good news. I believe high energy prices will stimulate a return of investment to the inner-ring suburbs. An inherent advantage of older communities is that they were designed around varied transportation options – not just automobiles. Hundreds of our residents utilize the excellent bus service available to us. Last week, my wife and I walked to the Ethiopian restaurant in Pleasant Ridge. We often walk to the Pleasant Perk on Montgomery Road, or to UDF in Golf Manor. I bicycle to Clifton for work. These wholesome activities would not be possible for most people living in the outer-ring subdivisions. In addition, we have a nice community park (a work in progress) and French Park is nearby, as is some of the best shopping in the city.

Most importantly, our neighborhoods are safe and quiet. The extra resources that the police enjoy as a result of the recent levy have allowed us to be more proactive on crime prevention, institute a community relations effort, restart bicycle patrols, and spend more time with our youth.

Two new businesses have recently joined the community (see the article on page 2), and we continue to actively pursue economic development. Please recognize that we have set a high standard for new development – quality business enterprises that are an asset to the community – and our patience is paying off. My vision of a vibrant community core where residents and guests could meet, shop for necessities, and perhaps eat in a quality restaurant are still a long way off, but the possibility exists if we keep building positive momentum.

These successes are fostering a resurgence of volunteerism in Golf Manor – a very positive development. The **Concerned Citizens** group with nearly 90 members is an excellent example. Please see the article about the activities of the Concerned Citizens in this edition.

I and Council would like to recognize **Ron Hirth**, a Golf Manor resident, who designed the current newsletter. We owe continuing thanks to **Rich Brown**, also a Golf Manor resident, who maintains our website as well as our indebtedness to **Brian Doering**, resident and Council member, who maintains the cable message system for the Village.

Positive momentum, improving our image, attracting investment, patience, sacrifice, ownership, and vision are the tools that will help us continue making progress.



## 4th of July Parade!

Wednesday, July 4, 2007  
Parade starts at 11 am

*Please come out and join us for this yearly  
Golf Manor tradition!*

**Attention Kids:**

*This year we would like to renew the tradition  
of decorating bicycles and riding at the end of the parade.*

*This year, the Mayor will be riding with you!*

# Thunderstorm & Lightning Facts & Safety Tips

Summertime is the peak season for one of the nation's deadliest weather phenomena - lightning. According to the National Weather Service, during the past 30 years, approximately 67 people in the United States are killed by lightning each year, which is more than the average number of people killed annually by tornadoes or hurricanes.

During a thunderstorm, each flash of cloud-to-ground lightning is a potential killer. Stay out of its path. In addition to the visible flash that travels through the air, the current associated with the lightning discharge travels along the ground.

Lightning can strike as far as 10 miles away from the rain area in a thunderstorm, which is about the distance one can hear thunder. To be safe, remember: If you can hear thunder, you are within striking distance. Seek shelter immediately! If the sky looks threatening, take shelter before hearing thunder.

The 30-30 Rule - Use the 30-30 rule where there is good visibility and nothing is obstructing your view of the thunderstorm. When you see lightning, count the time until you hear thunder. If that time is 30 seconds or less, the thunderstorm is within six miles and is dangerous. Seek shelter immediately. Wait at least 30 minutes after the last clap of thunder before leaving shelter.

**Things to Avoid While Sheltering Indoors** - People should stay away from windows and doors and avoid contact with anything that conducts electricity, which includes using telephones (corded and cordless) during storms. Cellular telephones are the safest to use during thunderstorms. Do not shower, bathe or wash dishes during thunderstorms. Water is an electrical conductor; you should avoid contact with plumbing. A house or other substantial building offers the best protection from lightning.

For more information on lightning safety and education, visit the National Weather Service Web site at <http://www.lightningsafety.noaa.gov>, and the Lightning Protection Institute Web site at <http://www.lightning.org>.



## OUTDOOR WARNING SIREN SIGNALS USED IN HAMILTON COUNTY, OHIO

**Question: When will the outdoor warning sirens sound in Hamilton County for severe weather?**

**Answer: The outdoor warning sirens will sound a five minute steady tone upon issuance by the National Weather Service (NWS) for Hamilton County if either of these two severe weather warnings are issued:**

### 1. a TORNADO WARNING or

### 2. a SEVERE THUNDERSTORM WARNING during a TORNADO WATCH

If you hear an outdoor warning siren, seek shelter immediately and tune to a local TV or radio station for weather information. If the weather is obviously calm and clear, a hazardous material release or similar emergency may be occurring in our area. In this case, turn on a TV or radio for important public service announcements.

Outdoor warning sirens are not used to give an ALL CLEAR signal. This information is given over TV and radio. Repeated sounding of the sirens indicates additional warnings are being issued. The outdoor warning siren signals are tested on the first Wednesday of each month at 12:00 noon. (For test purposes, each test signal sound will last for one minute.)

To ensure that you receive the most timely and current severe weather information, consider purchasing a tone alerting weather radio that will receive severe weather watches and warnings broadcasted directly from the National Weather Service (NWS) over their NOAA weather radio broadcast system. Indoor warning tone alerting weather radios augment the outdoor warning sirens to give you an integrated indoor and outdoor warning system to best protect you.

For any questions regarding the integrated indoor and outdoor warning system call the Hamilton County Emergency Management Agency (513) 263-8200 or the Golf Manor Fire Department 531-2022.

For more information on severe weather and disaster preparedness call the Golf Manor Fire Department or visit the web site of Ohio Committee for Severe Weather Awareness at [www.weathersafety.ohio.gov](http://www.weathersafety.ohio.gov)

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Village of Golf Manor, Ohio  
6450 Wiehe Road  
Cincinnati, OH 45237

**4th of July  
Parade!**  
Wednesday, July 4, 2007  
Parade starts at 11 am

### The Village of Golf Manor

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Brenda Dubose  
Kenneth Colvin  
Cindy Beringhaus  
David Bidnick  
Brian Doering  
Greg Brown  
Greg Doering

#### Police Officers

Steve Tilley  
Eddie Taylor  
Chris Campbell, Mike Mullen,  
Robert Heiland, Brian Kinamore,  
Michael Forest, Philip van Cleve,  
Casey Fox, Ron Wallace (part-time)  
Kristen Woche

#### Committees

Mayor  
Vice-Mayor  
Finance Chairperson  
Housing  
Finance  
Special Projects  
Streets & Infrastructure  
Clerk/Treasurer

Chief  
Lieutenant  
Patrol Officers

Police Clerk

#### 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](http://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.

#### VILLAGE TELEPHONE NUMBERS

**Police and Fire Emergency**  
911  
**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

#### WASTE COLLECTION & RECYCLING

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.

**Rumpke** 851-0122  
**CSI** 771-4200

"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.

**Design:** Ron Hirth  
rhirh@current.net

## Community Revitalization Update Golf Manor Welcomes Two New Businesses Mills Fence Company and Cuisine East West

**Mills Fence Company**, founded in 1970, moved to Wiehe Road at the old Imperial Adhesives site just last year. They supply quality fence materials along with expert installation to residents and business customers in the Cincinnati area. They also sell fencing materials to do-it-yourself customers, and repair existing fencing. Mills Fence Company is a member of the Better Business Bureau, American Fence Association, as well as the Home Builders Associations of Cincinnati and Northern Kentucky. Known for their excellent craftsmanship, the aluminum fence along the front of the park was constructed by Mills.

**Cuisine East West** is located at 2700 Losantiville at the east entrance to Golf Manor. Caroline Khoo, Russ Donaldson and Dennis Ferry founded Cuisine East West in May 2004, at first establishing themselves as personal chefs. Caroline is of Chinese ethnicity and from Singapore - hence the name, Cuisine East West - reflecting their ability to offer authentic Asian and Asian Fusion, as well as many other cuisines. Shortly after taking on new careers as chefs, they quickly realized that there was more demand for their services as caterers. That is when they began looking for a building to house a commissary to prepare food for delivery to clients.

With limited resources, it took a while, but the new company settled on the 2700 Losantiville building, recognizing the need for major renovation. The structure, built in 1942 as a Gulf gas station, was for a long time an Angelo's Pizza, and most recently an auto detailing shop. According to Dennis and Russ, the current partners in the business, "We believe the building is much happier with the aromas and product we are producing in it now."

Please support these new businesses and welcome them to the community. Both have made major improvements to the existing properties, as they are certainly success stories for our economic development program.



Cuisine East West is located at 2700 Losantiville Avenue.



Mills Fence Company is located at 6315 Wiehe Road.

### Golf Manor Farmers Market Every Tuesday 3 PM to 7 PM Wiehe Road at Golf Manor Park

## About Cliff Dziech and Grandpa's Produce

by Farmer Cliff

I am an 'old' College Hill boy, born and raised on Lantana Ave. I was educated at College Hill Elementary School, Hughes High School, and UC. After graduation, our family started, and for twenty years, and farmed Ruoff Family Farm in Colerain Township where thousands of area school children (now adults) came to experience a real farm, pet the cows, pigs, and sheep, and even taste maple syrup.

After becoming a grandpa (hence Grandpa's Produce) and retiring from Gorman Heritage Farm in Evendale, where I was a farmer for many years, I have gone back to raising vegetables for sale at local markets. I grow a wide variety of veggies from tomatoes and potatoes to greens, okra, lettuce, onions, sweet corn, and even a little fruit. I almost forgot great green beans.

All my produce is grown by me in my own garden located 6 mi north and 1/2 mi west of College Hill on Pottinger Rd. It is all fresh picked just before coming to market. I love to sell my veggies in our local area where I believe that I am giving a little something back to the community where I grew up.

I am looking forward to meeting everyone in Golf Manor this summer.

## Fire Department Wins Wellness & Fitness Grant

Congratulations to the Golf Manor Fire Department for winning a Federal Assistance to Firefighters Grant in the amount of \$48,000. The terms of the grant require that the funds be used to enhance the department's wellness and fitness program. Each year in the United States, approximately one half of all line of duty firefighter deaths are the direct result of cardiovascular disease. The funds will provide desperately needed new exercise equipment, physicals, physical fitness training and wellness education.

## Golf Manor Seeks Assistance to Redevelop Commercial Center

Andy Dobson Hamilton County Regional Planning Commission

Conceptual site planning for redevelopment of the Village's commercial center is one key strategy being developed through Golf Manor's participation in Project Impact. By illustrating what is possible to build on several underused commercial properties, the Project Impact Steering Committee hopes to attract new development and investment to the community. Other strategies include a business owner survey, sponsoring a breakfast meeting for Village business leaders, assessment of the Village's development regulations and administration, and various marketing ideas.

Since beginning work in November 2006, Golf Manor's Project Impact identified a list of community strengths which include the Village's central location, access to major road corridors, traditional development pattern, inexpensive land, and engaged residents and elected leaders. These are the building blocks for redevelopment efforts in the Village. The primary goal is redevelopment of Golf Manor's commercial properties, attracting new investment, and building the tax base in order to ensure a healthy future for the community.

Implementation of these strategies will use Asset-Based Community Development principles — essentially building on the resources available within the community's population to carry out the ideas of this plan. By building the Village's own ability to carry out this plan, the effort can be sustainable and not reliant on outside assistance or funding.

Strategy development is scheduled to be completed and presented at a public workshop this summer.

## Concerned Citizens Update

Kristen Worcher, Police Clerk

The C.O.N.C.E.R.N.E.D. Citizens group has been extremely busy in 2007. The current membership list shows approximately ninety (90) active members. Anyone interested in becoming involved please contact President Janet Blannon (631-4802) or Vice-President Shirley Jones (631-5372). The current secretary is Billie Simpson and the Sergeant of Arms is Ron Wachenthaler. The founder of the group, Golf Manor Officer Eddie Taylor, attends each meeting to represent the Police Department, advises the members, and facilitates discussion.

On March 31, 2007, Bill Rudisell, a volunteer firefighter for the Village of Golf Manor, donated his time to teach first aid and CPR to the members of the group. At the conclusion of the training each member was certified by the American Red Cross in First Aid and CPR. Congratulations to all who participated in this event!

During the months of April and May, items were collected to send in care packages to Corporal Jeffery Ledour of Unit 77072. His unit is currently stationed overseas. Please join us in wishing for his safe return.

In the upcoming summer months, C.O.N.C.E.R.N.E.D. Citizens will be busier than in the past. The group is looking for interested residents to lend a helping hand to clean up Volunteer Park in the Village of Golf Manor and the adjoining industrial property. The date and time are to be announced during upcoming meetings. Lieutenant Eric Lett, of the Golf Manor Fire Department, has asked members of C.O.N.C.E.R.N.E.D. Citizens to participate in the coordination of the annual Fourth of July Parade. Interested individuals should call Lt. Lett (531-2022) for more information.

The Walking Club is still looking for interested participants. Each day a group of "walkers" will meet to walk. The goal of this group is very simple: get to know your neighbors and community while exercising. You may obtain more information by contacting a group member.

C.O.N.C.E.R.N.E.D. Citizens meet the fourth Tuesday of each month at 7:00 P.M. in the Village Hall. They look forward to seeing you there!

### Facts About Golf Manor:

Incorporated in 1947 • Ten 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.

# Golf Manor and the First Suburbs Consortium of Southwest Ohio

In addition to Project Impact, Golf Manor has joined the regional revitalization effort by participating in the First Suburbs Consortium of Southwest Ohio (FSC-SW). The benefits to the Village include opportunities to meet with county officials, share ideas with leaders of other FSC communities, and learn about new development ideas, grants, and legislative tools from experts within the government and private sector.

FSC-SW is an association of elected and appointed officials representing mature built-out communities in Hamilton County. The Consortium advocates:

- \* public polices that do not create disposable communities
- \* balanced investments in new and existing infrastructure,
- \* maintenance and enhancement of the tax base, and
- \* creation of redevelopment opportunities.

FSC-SW has 19 member communities (including Golf Manor) representing over 150,000 Hamilton County residents. Together, the members, officers, and project committees are working toward revitalization and reinvestment in older suburban communities across Hamilton County.

## From the Desk of Police Chief Tilley

In September 2006, the Golf Manor Police Department submitted an application for the Commercial Equipment Direct Assistance Program (CEDAP), a Grant offered by the Department of Homeland Security. The CEDAP Grant provides equipment and necessary training to public safety agencies in smaller jurisdictions and certain metropolitan areas.

On April 17, 2007, the Golf Manor Police Department received an announcement from the Department of Homeland Security awarding the ThermoVision Scout ZX infrared camera, and training for this state-of-the-art equipment, including travel expenses. The ThermoVision Scout ZX will give our officers an increased ability to see in low light or dark situations by using thermal imaging technology. The Scout ZX is scheduled to arrive in Golf Manor mid-June.

## New Housing Planner for Hamilton County's First Suburbs

By Elizabeth Brown, Director of HOME (Spring 2007 Renovation Newsletter, Regional Planning Commission)

Through a grant from United Way, Housing Opportunities Made Equal (HOME) and the Hamilton County Regional Planning Commission (HCRPC) have hired City Planner JoAnna Brown in January 2007 to staff a three-year Workforce Housing Program to assess housing conditions and needs in three first suburb communities: Elmwood Place, Silverton, and Golf Manor. Ms. Brown will prepare a housing plan for each of these communities (one per year starting with Elmwood Place) that includes recommendations and tools for improving, redeveloping, and/or creating workforce housing. Workforce housing refers to single-family homes, townhouses, condominiums, starter homes, and/or apartments that are affordable to area workers, such as retail and restaurant workers, teachers, firefighters, factory workers, etc. The ultimate outcome of the housing plans is to define opportunities for working families to live affordably within the County by expanding housing options for both homeowners and renters. While Ms. Brown will be working with the above three first suburbs communities on housing plans, she will also be assembling information regarding programs, funding, and marketing aimed at housing stock revitalization that will be beneficial to all first suburbs. Ms. Brown is a Cincinnati native who has been a planner with the City of Cincinnati for the last seven years. She recently left that position to continue her academic studies in pursuit of a doctoral degree in Regional Planning at the University of Cincinnati with a focus on housing.

## Public Policies & Housing Creating the Most Livable Communities

(Spring 2007 Renovation Newsletter, Hamilton County Regional Planning Commission)

By virtue of their compact neighborhoods, access to transportation, affordable housing, and historical legacies, first suburbs have what it takes to be considered "livable communities" as defined by the Arizona State University Herberger Center for Design Excellence. The American Institute for Architects suggests the following principles as basic to the livable community:

### 1. Design on a Human Scale

Compact, pedestrian-friendly communities allow residents to walk to shops, services, cultural resources, and jobs and can reduce traffic congestion and benefit people's health.

### 2. Provide Choices

People want variety in housing, shopping, recreation, transportation, and employment. Variety creates lively neighborhoods and accommodates residents in different stages of their lives.

### 3. Encourage Mixed-Use Development

Integrating different land uses and varied building types creates vibrant, pedestrian-friendly and diverse communities.

### 4. Preserve Urban Centers

Restoring, revitalizing, and infilling urban centers takes advantage of existing streets, services and buildings and avoids the need for new infrastructure. This helps to curb sprawl and promote stability for city neighborhoods.

### 5. Vary Transportation Options

Giving people the option of walking, biking and using public transit, in addition to driving, reduces traffic congestion, protects the environment and encourages physical activity.

### 6. Build Vibrant Public Spaces

Citizens need welcoming, well-defined public places to stimulate face-to-face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.

### 7. Create a Neighborhood Identity

A "sense of place" gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.

### 8. Protect Environmental Resources

A well-designed balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution, and protects property values.

### 9. Conserve Landscapes

Open space, farms, and wildlife habitat are essential for environmental, recreational, and cultural reasons.

### 10. Design Matters

Design excellence is the foundation of successful and healthy communities.



Golf Manor residents are encouraged to make their homes safer by taking advantage of this free program. The average home has 60 - 100 pounds of hazardous waste stored in the basement, garage, or under the sink. Improper storage or disposal can cause accidental poisonings and environmental damage.

**Environmental Enterprises, Inc.**  
4650 Spring Grove Avenue  
Cincinnati, OH 45232  
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**Thursdays** - 9:00 a.m. - 1:00 p.m.  
**Saturdays** - 9:00 a.m. - 1:00 p.m.  
(Bring proof of Hamilton County residency)  
Closed September 1<sup>st</sup>

Questions? Call 513-946-7700 or email [susan.schumacher@hamilton-co.org](mailto:susan.schumacher@hamilton-co.org).

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## FREE Computer Recycling Collection Event Scheduled

For Hamilton County Residents

The Hamilton County Solid Waste Management District will be collecting obsolete computer equipment from Hamilton County residents from May 15th through December 28th, at Technology Recycling Group (TRG) located at 5139 Kieley Pl., St. Bernard, OH, 45217.

Residents interested in participating in this FREE program can drop-off their unwanted equipment Monday through Friday from 8:00 a.m. to 5:00 p.m. The site will be closed on major holidays including Memorial Day, 4th of July, Thanksgiving, Christmas Eve, and Christmas Day. Residents must also bring proof of residency, such as a driver's license or utility bill, in order to participate.

Acceptable items include: monitors, CPUs, hard drives, mice, keyboards, lap tops, docking stations, back-up batteries, power cords, speakers, modems, external hard drives, memory chips, storage chips, cellular phones, printers, scanners, and desk top fax machines.

For more information, please call 946-7766 or visit [www.hamiltoncountycycles.org](http://www.hamiltoncountycycles.org).

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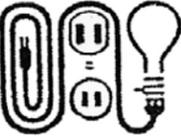
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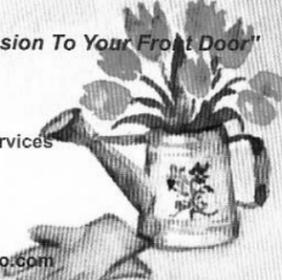
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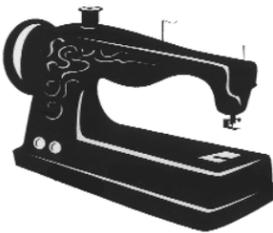
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TOLL FREE  
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[info@taxxexpress.com](mailto:info@taxxexpress.com)

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.

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 Golf Manor Park**

**Vendor: Farmer Cliff Dziech of  
 Grandpa's Produce**

**Produce: Fresh vegetables and  
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## 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 of 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 Building Permits & Information**  
 888-433-4642

**Commercial Building Permits & Information**  
 513-946-4550

**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.

## 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.

# Your ad could be here.

**To advertise email to [golfmanor@att.net](mailto:golfmanor@att.net) or  
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