



# Homeowners Association

Newsletter for Residents & Friends of Village on the Green

August 2009

## Editor's Note:

If you have any suggestions or comments or wish to place an advertisement in the Village newsletter, you can contact Barb Freudemann at 899-4269 or email her at [whoopsi54@yahoo.com](mailto:whoopsi54@yahoo.com). You may also contact Roy Wergers at 616-4327 or [roykando@aol.com](mailto:roykando@aol.com).

You can submit an editorial for the newsletter. It will need to pass the Board's review before publishing. Be sure to include your name, address and telephone number with your editorial.

## **Welcome:**

Welcome to our new residents!  
Patricia Harrington - 7815 Wild Turkey Walk  
Ryan Toerner - 7797 Wilderness Way  
Tina Swager - 7723 Squirrel Run  
Eric Schatzle - 794 Owls Nest  
Jeanette Tedesco—7516 Firefly Place  
Ronald Weigand—1073 Elk Run  
Victor Vasquez & Yvonne Bramble—7638 Sandstone

If any new residents were missed, please let us know. We will recognize you in the next edition.

## The Prez Sez:

**By: Roy Wergers**

This was certainly a changing year here at VOG. When the Winter finally let loose, many new faces appeared in the Village. I had a chance to meet and chat with a lot of the new gang.

The four letter word (RAIN) we heard so often in the Village has kept us living up to our name. It is August and Village on the Green is still indeed green.

All the trustees were kept busy with Village issues this year. Crystal Lake had sprung a leak in the overflow line and was loosing one inch of water per day. It is finally fixed. Maintenance Committee chair Dan Kallmyer and other Trustees were scrambling to find a fix. After bids and advice from four excavating companies and the Warren County water and Soil Division, resident Pete Kellum gave us a new idea and presto, it worked and the leak is now fixed.

Falling trees, Common Area cleanup, burnt up motors, remodeling of the Club House and resurfacing the pool are just a few of the challenges that faced the Trustees.

Overall, the year has been going too fast. There are still some good days left to stroll through the walking paths and meet new neighbors and friends. Stop by the lake with your favorite beverage and a chunk of cheese or sausage and enjoy the beauty of the water fowl. If you're lucky, Michael, our resident swan, will stop and communicate (hiss at - Ed.) with you.

Be sure to check the Village website from time to time. [www.villageonthegreen.com](http://www.villageonthegreen.com)

I get around to many communities, villages, and condo associations. Here at Village on the Green we're second to none. Call it bragging, but its true.

See you at the next social event. Check the web site for dates.

Roy Wergers  
President 2009

[www.villageonthegreen.com](http://www.villageonthegreen.com)

## Maintenance Committee

The following are updates on the maintenance projects



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## Maintenance Committee

The following are updates on the 2009 maintenance projects:

### Exercise Room

1. Replace rubber floor (done)
2. Paint walls (done)
3. Repairs to paint on equipment (Not done)
4. Replace TV (Done)

We now have cable TV in the Exercise Room and cable outlets in the upper level for future renters of Town Hall. A new telephone company is being set up to take over service at Town Hall. (It will be hooked into the 911 system as well. With this new service we are cutting the cost of our current phone provider.

Note: Children under 18 must have apparent with them in the exercise room. It has been reported that kids under that age are "Hanging out" in the room and this is not acceptable.

### Upper Level:

1. Paint Restroom
2. Remove wallpaper and paint hall and meeting room
3. Replace wall decorations
4. Replace window treatments
5. Replace exit lights

Target date for completion: December 2009

A decorating committee has been formed to pick color schemes for those areas. If you are interested in decorating and would like to provide your input, please contact Julie Haley at 513-519-0835 or email her at [imjules3@roadrunner.com](mailto:imjules3@roadrunner.com).

### Playground

1. Additional rubber mulch (Done)
2. Sand in volleyball court dragged (Done)
3. Spread topsoil in low bare spots around Town Hall (Done)

## Gazebo/Pond Areas

1. Replace railings and spindles in Gazebo (In progress)
2. Install timer for fountain pump (Done)
3. Clean up electrical area for the lake pumps (In progress)
4. Spread gravel around to cover up the pumping station (Not done yet)
5. Repair broken seal at overflow box on large pond (Done)
6. Repair irrigation pump (Done)
7. Remount electrical boxes at large pond (Done)
8. Enclose electrical boxes-Safety and aesthetics issue (In process)
9. Clear out weeds and brush in the area near electrical boxes on large pond (Done)
10. Clear overgrown area behind houses on Wood Duck Ct. (Done)
11. Remove dead willow trees in area west of VOG Parkway along entrance way (Not done yet)
12. Clean out overgrowth between the first roundabout and large pond (Done)

## Miscellaneous

1. Treat Salt Run (Squirrel Run) buildings for termites (Done)
2. Clear overgrown area behind houses on Wood Duck Ct. (Done)
3. Implement pruning plan for the fist roundabout (Not done)
4. Replace the clock on the front of the Town Hall (Done)
5. Have VOG logo attached to the other clock face (In process)
6. Pool resurfacing (Bid discussions underway)

## **Maintenance Committee Members:**

Dan Kallmyer- Board Liaison	Steve Blackburn	
Judy Green	Jean Hoskins	Don Tedrick
Garry Clark	Archie Horn	John Fryant

[www.villageonthegreen.com](http://www.villageonthegreen.com)

Rob Silber

Roy Wengers

Pete Kellum



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Newsletter for Residents & Friends of Village on the Green

## Finance Committee

No report

### **Finance Committee Members:**

Ken Hastings - Chair Pro-tem/Board Liaison  
Patty Blackburn - Secretary      Eileen Meeres  
Rob Slone      Bob Tindall      Samue Chapman

## Social Committee:

### **Events for 2009:**

- Sept. 13 - Children's Fishing Tournament  
(Sun.)      Time: 2:00 -4:00 p.m.  
                 Location: Crystal Lake
- Oct. 10 - Oktoberfest  
(Sat.)      Time: 7:00- 10:00 p.m.  
                 Location: Around pool area
- Oct.31 - Halloween at Town Hall  
(Sat.)      During Trick or Treat
- Nov. 21 - Decorating of Town Hall  
(Sat.)      Time:6:30 p.m.  
                 All welcome!
- Dec 1 - Start of the Annual Food drive  
                 For the needy
- Dec. 12 - Christmas Party  
                 Time 6:00 - 9:30 p.m.  
                 Location: Town Hall

**Note:** Please visit the VOG website for up-to-date information on Social Committee activities.

If you need a new mailbox, we will install one for \$38. Need your post painted? Just add \$7.00 for a total of \$45. If interested, please call Roy Wergers at 616-4327.

**SAVE YOUR ALUMINUM CANS...** Drop them off the **2nd Friday** of the month at the far end of the Town Hall parking lot by the tennis courts. Call 616-4327 if you need help.

### **Scrapbooking:**

Interested in scrapbooking? Scrapbooking sessions are the first Saturday of each month from 6-10 p.m. at Town Hall (lower level). If you are interested in getting together with this group, contact Barb Mirlisena at barb7805@adelphia.net or 513-200-5078.

### **Town Hall Book Exchange:**

There are two bookcases in the lower level outside the exercise room. Feel free to borrow or donate a book, magazine or video. Please return to the library when finished with them.

### **Social Committee Members:**

Roy Wergers - Board Liaison  
Bonnie Wergers      Bee Esler  
Barb Skelton      Linda Gale      Eileen Meeres  
Patty Blackburn      Joan Lee      Peter Kellum  
Shirley Chenault      Julie Haley      Brenda Kellum

### **Neighborhood Watch:**

The VOG Neighborhood Watch Committee conducted our annual Block Captains meeting on Tuesday, May 19th 6:30 PM at our Town Hall. This meeting was followed by an "Emergency Preparedness" program given by Sgt. Elliott for all residents at 7:00. Thanks to all the Block Captains that attended.

The fall program will be a resident-focused meeting called "Home Alone." This meeting will address issues faced and precautions to be taken when children and teenagers are left home alone. This program will be conducted by Sgt Elliott, our Liaison with the HTPD. I am sure she will give her normal informative yet entertaining presentation. This program is geared for the whole family. The meeting date is not scheduled yet, so watch for signs and email notification.



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## **Neighborhood Watch Committee Members:**

Paul Johnson - Chair  
Kathy Hastings - Secretary/Treasurer  
Lynne Busemeyer Traci McReynolds  
Sgt. Lisa Elliott - HTPD

## **Design Review/Preservation Committee:**

Design Review Applications have been coming in steadily since the warm weather has arrived. If you are considering an improvement to the outside of your home, the committee would like to see an application filled out and submitted. A plot plan should be attached to the application. If you do not have a plot plan, stop by the Hamilton Township Administration Building on S.R. 48 for a copy—there is a minimal charge. Draw your improvement on the plot plan and send it and your application to the committee chair, Barb Freudemann, or put it in our drop box in the lower level of the Town Hall (near the bookshelves). You can email them as well ([whoopsi 54@yahoo.com](mailto:whoopsi54@yahoo.com) or [roykando@aol.com](mailto:roykando@aol.com)). Our goal is to pick these up once or twice a week and get them back to you within 48 hours. If you mail applications, please allow a couple of extra days for delivery. Your project should not be started until you have a copy of the signed application in your hands. You can pick up applications and a Design Review Guidelines" in a wall pocket mounted close to the drop box. Questions about the application or whether to submit one can be directed to any of the committee members.

Just a reminder... if any digging will be required for your improvement, you must call "Before You Dig" for approval. Their number is 1-800-362-2764. Any improvement that will become a permanent part of your home (concrete patio, deck, fence) requires a building permit. The number to call for permits is 925-1291.

## **Design Review/Preservation Committee Members:**

Steve Blackburn - Board  
Barb Freudemann - Chair Roy Wergers  
Jo Ann Parker Julie Haley Gary Louis

## **Wildlife Committee:**

Michael the Swan needs new feeding friends. All is well with Michael and his duck friends. The committee needs two (2) new faces to feed him once a week. If you would like to give it a try, you might enjoy it! If interested, contact Julie Haley at 513-519-0835 or email her at [imjules3@roadrunner.com](mailto:imjules3@roadrunner.com).

## **Wildlife Committee Members:**

Julie Haley - Board Liaison Don Tedrick  
Marilyn Greenwood - Chair Bonnie Wergers  
Joan Lee

## **Website:**

If you have any questions, issues or comments, please feel free to email me at [rgsilber1201@yahoo.com](mailto:rgsilber1201@yahoo.com) or call me at 678-6603 between the hours of 7:00 - 9:00 p.m.

If you have web skills that you feel could benefit this committee of one, please email or give me a call.

## **Website Committee Members:**

Rob Silber—Webmaster

## **Newsletter:**

We have a new newsletter format...hope you enjoy the new look. The committee also has a new member, John Fryant, who will be the new publisher/editor. Thanks go to John for taking on this task. He will have some fresh ideas to offer, along with some of the old standby ideas from the previous editor. Remember that the newsletter will no longer be delivered door-to-door.



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Copies will be available at Town Hall in a file pocket across from the bookstands. Or in the **Take one Stand** on Village Green Parkway as you enter the Village and on the VOG website.

## Newsletter Committee Members:

John Fryant - Editor

Barb Freudemann - Assistant Editor

## Resident Issues:

It seemed important to put this in the newsletter again. If you have any concerns about anything in the Village, your first course of action would be to call or email David Brock at Towne Properties (provide your phone number or email address). His email address is: [davidb@tp1.com](mailto:davidb@tp1.com) and phone number is 489-4059. If the issue does not get resolved in a reasonable length of time, contact your trustee and they will work with you to get it resolved.

## VOG Board of Trustees:

Roy Wergers	Raintree Village
Steve Blackburn	Beargrass
Ken Hastings	Greentree Village
Dan Kallmyer	Crystal Cove
Barb Freudemann	Salt Run
Julie Haley	Greentree Village
Rob Silber	Greentree Village

## Clubhouse Rental:

The first step for renting Town Hall is calling Towne Properties (489-4059). If you are current on all of your fees, they will put you on the calendar, send you paperwork to be completed, and provide cost information.

The next step is to contact the Clubhouse Coordinator, Zahra Murphy, at 833-9237. She can answer any

questions about the facility and inform you of your responsibilities. She is also the "keeper of the key" to the hall. After your event, she will inspect the hall for possible damages and if none are found, you will get your deposit back from Towne Properties.

## Pet Policy

Our docs state we can have up to three pets in our homes, but they need to be on a leash if outside and not left alone to bark. The pooper scooper rule is also in place, which means you need to **pick up after your pet** and **dispose of the droppings in a closed container** and not the storm sewers or common areas. Thank you to all who comply with this rule.

## Crystal Lake

This lake is a *catch and release* lake, with the exception of blue gills. You must carry your green ID tag with you when you go fishing. Guests are permitted to fish at the lake as long as a VOG resident is present with their green ID tag. Children under age 14 are not permitted to fish without an adult present. If you should notice someone fishing who does not have a green ID tag, you should ask them to leave or call Hamilton Township Police at 925-2525.

## Green Recreation Permit Tags

Every VOG resident should have a green ID tag and it should have a number on it that identifies them as a resident. Do not share these with guests or friends. Residents should bring these tags with them when using the amenities in the Village—i.e., pool, tennis court, fishing, volleyball and any VOG social gathering.

If you misplace or lose your ID tag, contact Towne Properties (489-4059) for a new one. The cost to replace a tag is \$25.00.



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## 2009 HOA Meeting Dates

Bimonthly HOA meetings are held at Town Hall and are scheduled for the following dates:

**Monday, September 28**

**Monday, November 23**

All meetings start at 7:00 p.m.

This meeting is a good place to meet your neighbors, learn what is going on in the Village, share your ideas, meet your trustees and voice any concerns. Hope to see you at the next one!

## Welcome Book Update

When you became a Village on the Green resident, you should have received a copy of this document. It gives helpful information on local resources, our amenities, Board of Trustees, key and recreation ID tag replacement, and so on. If you would like a hard copy of the updated version, please contact Roy Wergers at 616-4327 or Barb Freudemann at 899-4269. The Welcome Book is now available on the VOG website.

## STOP Signs

There have been many complaints about folks who run the stop signs at the Village. The streets, especially this time of year, are full of strollers, children, walkers, runners, animals, etc. Safety is our main concern here—think SAFETY. Hamilton Township Police are doing their part by writing more tickets. Remember: If you stop, there is no charge. If you do NOT stop, it could cost you \$ 138.00. Hope you make the right choice.

## Food Ads

Another concern is the unwanted food ads delivered to our homes. Every week, most of these ads remain in our driveways or wind up in the street. We are told by the township that the Village cannot ban this delivery. However, if you do not use these ads, you can call 513-696 4530 and leave your name and address on voice-mail to have your delivery stopped. This will go a long way in keeping our Village lookin' good.

Until next time . . . .