



# The Walnut Hills Newsletter

Volume 14

Issue 2

February 2007

## Next Meeting: Monday, February 12, 2007 at 7 PM Upper Level Rock Kids Church 321 Edgar Ave.

**Meeting agenda:** Minutes, Treasurer's report, Police report, Priority Board report, Presidents report, Housing Committee report, Fund Raising Committee report, Announcements, Comments, Adjourn.

**Housing Committee meets at 6:30 at the same location.**

## — Police Report —

*For 11/13/06 thru 12/13/06*

Unarmed Robbery.....	03
Armed Robbery.....	00
Purse Grabbing.....	00
Residential Burglaries.....	03
Garage Burglaries.....	03
Commercial Burglaries.....	00
Grand Theft Auto.....	05
Thefts from Auto.....	05
Vandalism.....	08
Residential Arson .....	01
Commercial Arson .....	01



## Yard Sale Dates Confirmed



The Walnut Hills Association will be sponsoring two yard sale events this year. The dates are May 12-13 and September 8-9. We have chosen to go to a two day format due to the scale of last year's event. The dates were chosen to coincide with the schedule of the Rummage Sale and Lunch at Colorado Ave. Baptist Church which is held every two months. We will follow last year's procedure but are looking into providing uniform yard signs that can be posted the week of the events to increase awareness.

## Useful Phone Numbers

**Priority Board Office** 333-7373

Ken Marcellus Community adviser  
333-7381

### Walnut Hills Association Officers

President	Gary Leitzell	253-1359
Vice Pres.	Lela Estes	254-4657
Secretary	Ella Smith	256-3855
Treasurer	Gamaliel Hartley	256-3121
S.E.P.B. Rep.	Mike Schommer	256-2516

### Housing Committee Chairperson

Beverly Dunnington 253-6266

### Fund Raising Committee Chairperson

Chad Snoke 258-2392

**Drug Hotline** 333-3784

**Bulk Waste** 333-8774

**Housing Inspection** 333-3977

**Truancy Hotline** 542-3228

**Abandoned vehicles** 333-1038

## Walnut Hills Trivia

Cleveland School is built on land that formed the northeast corner of the Nicholas Ohmer fruit farm named "Floral Hill". In the 1895 plat map Cleveland Avenue is named Lake Street and the New Cleveland School sits on 37 platted lots, three alleys and Beck and Gregg Streets. According to one version of the 1895 map it also sits on a site occupied by a school building. The original Cleveland Grade School that was demolished recently was erected in 1918.

### Sheriff Sale Houses

These properties are listed for Sheriff Sale on the given date. If you know someone looking for a bargain property in Walnut Hills then let them know. This information is available at

<http://www.montecny.org/Sheriff/index.html>

02/02/2007 1346 Epworth Avenue(m.b. \$42,000)

02/16/2007 112 Virginia Avenue (m.b. \$46,000), 509 Beckman Street, (m.b. \$32,000.)

03/02/2007 1037 Holly Avenue (m.b. \$48,000)

### 2006-2007 Dues are needed for our Programs!

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

Please mail \$2.00 to the Treasurer:  
Gamaliel Hartley  
126 Glencoe Avenue  
Dayton, Ohio 45410 (or any officer)

Tax deductible donations accepted.

Membership from September 1, 2006 to August 31, 2007

### A special Thanks to:

# KENDALL

  

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## *What's Happening in your Neighborhood?*

For more up-to-date info go to  
[www.walnut hills.blogspot.com](http://www.walnut hills.blogspot.com)

### **The Walnut Hills Playgroup**

Wednesday 10:00 AM to Noon at the Colorado Ave Baptist Church, Lower Level. Call Gary if interested 253-1359 in case of cancellation.

### **Colorado Ave Baptist Church Chat N' Chew and Rummage Sale**

Corner of Colorado and Heaton Avenues  
Saturday March 10, 2007. 10:00 AM to 2:00 PM  
New and Used Goods Sale plus Free will luncheon (11:00AM-1:00 PM). Donations of salable items accepted. Call 256-1051

### **2<sup>nd</sup> Annual Walnut Hills vs Belmont Chili Cook-Off**

Monday March 12<sup>th</sup>, 2007 at 6:30 PM  
Church on the Rock 321 Edgar Ave.

## **YARD SALES DATES**

**May 12-13, 2007 Walnut Hills Yard Sales Event**

**September 8-9, 2007 Walnut Hills Yard Sales Event**

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### **Fund Raising Committee Meeting**

Thursday January 25<sup>th</sup>, 2007 6:30 PM at East Branch Library on Wyoming Ave.

## **The Chili Challenge is on!**

Last March the Belmont Neighborhood Association challenged us to a chili cook off. Of the 4 entries, Walnut Hills had 3 of them and managed to take 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place! This year we are reciprocating the challenge and it will take place in lieu of our regular March meeting and will be at the regular location at 321 Edgar Avenue starting at 6:30 PM. Anyone can enter. There will be prizes for the winners. Be sure to check next month's newsletter for any updates. Call **Gary** if you plan to enter at **253-1359** so that we can anticipate the level of participation and ensure adequate space in the room that we plan to use.

Oh, if you are reading this and live in Belmont here's a taunt;

"We make better chili than you. Nyah, nyah, nyah, nyah nyaaaaah!"

***If you don't live in the Walnut Hills area and would like to receive this newsletter every month you can view it online via [www.walnut hills.blogspot.com](http://www.walnut hills.blogspot.com) or email [garyleitzell@aol.com](mailto:garyleitzell@aol.com) to get on the email list and receive it before it is even printed.***

## **New Residential Property Disclosure Law Takes Effect January 1<sup>st</sup>**

According to [www.cityofdayton.org](http://www.cityofdayton.org), effective, January 1, 2007, all residential property transfers or sales within the city of Dayton will be required to include a "disclosure of open violation" notice. The City Commission approved the Ordinance recently to ensure that code violations are resolved or acknowledged before a property changes hands. The new law requires both the buyer and seller of any residential property to file a Certificate of Disclosure with the Housing Inspection Division. This disclosure form must be filed with the Housing Inspection Division regardless of whether or not there are any outstanding violation notices on the property.

"Too often a homebuyer will acquire a home without realizing there are outstanding code violations connected with the property," said John Baker, Manager of Housing Inspection for the City of Dayton. "This new Ordinance will help ensure that properties in need of repairs get fixed before they are sold or transferred to another individual. It's just another way we can help enhance the quality and vitality of our neighborhoods."

Any open violation notices must be disclosed so that they can be corrected prior to the sale or it confirms that the buyer is agreeing to make the listed repairs.

Beginning in January, the Certificate of Disclosure form can be found on the city of Dayton's website ([www.cityofdayton.org](http://www.cityofdayton.org)), in the Building Services Department at 371 West Second Street, at the Priority Board, and in the public libraries in the city of Dayton.

## **New Members Needed**

There are 2,500 households in the Walnut Hills neighborhood. We are working hard to build and improve the neighborhood participation. It only costs \$2.00 a year to become a member. Please join and become an active resident of our community!

## **Congratulations Detective Bo Bilinski!**

On Monday, January 8th, the Walnut Hills Community Association conducted the drawing for this year's Winter Raffle. We're proud to announce the winner of the laptop computer was Detective Bo Bilinski of the Dayton Police Department! We'd like to thank everyone who purchased and helped to sell tickets and we look forward to next year's raffle!

## **Welcome New Neighbors**

Extend a hearty welcome to our new neighbors at 20 Gebhart Ave. and at 148 Virginia Ave. Be certain to introduce yourself and your family to these kind folks and share your neighborhood pride. If you know of others new to the area, please contact Beverly Dunnington at 253-6266 so that they can receive their Welcome Basket.

Newsletter distributors are needed for Arbor and Pursell Avenues. This area hasn't been receiving newsletters for some time and as a result, missed out on the yard sale event. Call Gary at 253-1359 or Mike at 256-2516 to volunteer to deliver to your block.