



The Walnut Hills Newsletter

Volume 16

Issue 1

January 2009

**Next Meeting: Monday, January 12, 2009 at 7 PM
Upper Level, Church on the Rock, 321 Edgar Ave.**

Meeting agenda: Minutes, Treasurer's report, Police report, Priority Board report, Presidents report, Committee reports, Announcements, Comments, Break into committee meetings. **Refreshments served at 6:30 PM**

Walnut Hills Special Improvement District (SID) Update

Last year the SID concept was introduced and the WHA members decided to pursue this initiative. We ran into a bit of a snag when the Dayton Public School Board proposed a school levy, but that is over and we are back on track with the process.

The State of Ohio allows special improvement districts to be established that impose a tax on the owners of property within the district. The tax can ONLY be spent on improvements within that community. The tax is collected by the county as part of the real estate tax collection process and placed in a special account. Without calculating some kind of complicated formula, we decided that \$50 per year per building would be a good starting point. With 2,500 structures in Walnut Hills this would generate over \$100,000 that would only be spent on improvements within our neighborhood. The state allows for a levy lasting up to 10 years. We are using the Downtown Dayton example as a model and planning on a 5 year levy. At the end of the five year period, we can either renew through the petition process or let it go.

In order for the tax to be imposed, 60% of the property owners within Walnut Hills must sign a petition agreeing to the tax. These signatures are again needed to approve the "Service Plan" which determines what the money will be used for.

(cont. pg.2)

Walnut Hills Trivia

In August 1862 Samuel Edgar "furnished" eleven men as recruits to serve for three years in Company A of the 93rd Ohio Volunteer Infantry Regiment. This means that he paid something like \$1100 per man to equip and provide for each one for the three year term. This act, coupled with several food and provisions drives to provide for the families of soldiers away at war in 1862 and 1863 secured him a Brevet Generalship for his contribution to the war effort. You can learn more about the 93rd O.V.I. at <http://www.ohiocivilwar.com/cw93.html>.

2008-2009 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, 2008 to August 31, 2009

~Police Report ~

No police report this month. Officer Bozarth has been assigned to work with Walnut Hills on a new neighborhood initiative implemented by the new police chief. She should be able to provide information at our January meeting.

\$7000 REWARD

FOR INFORMATION LEADING TO THE CONVICTION OF THE PERSON(S) RESPONSIBLE FOR THE ARSON AT 260 INDIANA AVENUE ON JULY 16TH 2007 Call 222-STOP if you have any information regarding this crime.

Useful Phone Numbers

Priority Board Office 333-7373
Connie Nisonger Coordinator
333-7380
Walnut Hills Association Officers
President Gary Leitzell 253-1359
Vice Pres. Bob Lipps 256-8394
Secretary Ella Smith 256-3855
Treasurer Gamaliel Hartley 256-3121
S.E.P.B. Rep. Mike Schommer 256-2516

Park Committee Chairpersons
Harold and Ed Ayres 252-1067
Residential Committee Contact
Jim Weir 259-0770

Drug Hotline 333-3784
Bulk Waste 333-8774
Housing Inspection 333-3977
Truancy Hotline 542-3228
Abandoned vehicles 333-1038

A Special Thanks to:

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What's Happening in Your Neighborhood?

For more up-to-date info go to
www.walnut hills.blogspot.com

Colorado Ave Baptist Church

Chat N' Chew and Rummage Sale

Corner of Colorado and Heaton Avenues
Saturday, Jan. 10, 2009, 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.

Also, on the first Saturday of every month at 10:00 AM there is a prayer breakfast. Wednesdays at 5:30 PM is Youth Bible Study.

Cleveland School Events

- **Zumba Class:** Thursdays, 4:00 – 5:00 PM
Cleveland School Gym \$2 (adults)
- **Martial Arts:** K-8th grade, Tues. and Thursdays 4:00 -5:00 PM
- **Family Fun Night:** Third Friday of every month, 6:00 to 8:00 PM. Open Gym and board games for all ages.
- **Chili Cook – Off:** March 9, 2009

Neighborhood Yard Sale

May 15 – 17, 2009

VOTED BEST BURGER IN
DAYTON BY THE LEDBELLY
BOYS OF THE DAYTON DAILY NEWS



836 Watervliet Ave.
258-1222
www.slyderstavern.com

Leitzell Announces Run for Dayton Mayor

Gary Leitzell, WHA President, has announced his run for the mayor of Dayton. Gary, an independent, is the first candidate to publicly challenge incumbent Mayor Rhine McLin. He needs the signatures of 500 local voters to get on the ballot. The announcement was made on his Web site, thisoldcrackhouse.blogspot.com/, named for the old farmhouse and one-time crack house he is renovating on Volkenand Ave.

(cont. from pg.1: SID Update)

As of Dec. 29, ninety-seven property owners have been contacted. 82% of the property owners favor the tax and view it as an investment in our neighborhood.

Those opposed are either elderly on fixed incomes or are opposed to paying additional taxes for any reason.

The City Commission and Planning Department backs this initiative 100%. It would increase the desirability of living in the Walnut Hills neighborhood. Basically, we would be generating some \$100,000.00 a year that could only be used for improvements in our neighborhood. That means fewer vacant properties and rental rates that reflect the current market. Considering the unstable economic climate, it makes sense to take care of and fund our own initiatives.

Kroger Drops Plan to Build Wayne & Wyoming Store

The Kroger Company has decided to back away from the supermarket project for financial reasons. City officials have been working for four years to option properties so that Kroger could have a 12.25-acre parcel of land for the 76,000-square-foot-store, which was to replace its existing Wayne Ave. location. The project, proposed by Kroger and Midland Atlantic Development of Cincinnati, also was to include a gas station and other retail buildings.

Officials have options for 87 of the 89 parcels and were working through legal issues to get the final two properties. Officials plan to meet with property owners to offer owners an upfront payment of 3 percent of the purchase price to extend the options through 2009 in hopes of finding a new developer. If all 65 owners were to extend their options, the upfront payment would be \$130,000.

Kroger spokeswoman Rachael Betzler said the company is absolutely committed to maintaining its existing store at 1555 Wayne Ave.

Below is a list of bus stops in Walnut Hills that the RTA is planning on removing due to lack of use:

Wayne/Waldo southbound – 3, Wayne/Stewart southbound – 3, Wayne/2426 Wayne southbound – 3, Wyoming/Gunckel eastbound – 7, Wyoming/Missouri eastbound – 7, Wyoming/Indiana eastbound – 7, Wyoming/Pritz eastbound – 7, Phillips/Argyle southbound – 7, Phillips/Muncie southbound – 7, Arbor/Muncie northbound – 7, Arbor/Argyle northbound – 7, Wyoming/Indiana westbound – 7, Wyoming/Steele westbound – 7.

Contact Hank Sokolnicki at (937) 425-8358 or e-mail at hsokolnicki@greaterdayton.rta.org. If you have any problems with these removals.

CONGRATULATIONS Bull House!

The Jonah Bull House, 2233 Wayne Ave., was officially listed in the National Register on Dec. 19, 2008. The house is an Italianate-style structure that was built in 1872. It is an example of the substantial "suburban" homes built outside Dayton city limits in the 19th century, before streetcars and automobiles made suburban living widespread.