



The Walnut Hills Newsletter

Volume 14

Issue 7

July 2007

Next Meeting: Monday, September 10, 2007 at 7 PM

Upper Level Rock Kids Church 321 Edgar Ave.

It is summer time and we have no meetings in July or August!

Committees may meet at any time so call the committee chairperson listed below for details of any meetings.

This is Walnut Hills



— Police Report —

For 05/15/07 thru 06/11/07

Unarmed Robbery.....	00
Armed Robbery.....	00
Purse Grabbing.....	00
Residential Burglaries.....	12
Garage Burglaries.....	06
Commercial Burglaries.....	03
Grand Theft Auto.....	07
Thefts from Auto.....	08
Vandalism.....	13
Residential Arson	00
Commercial Arson	00

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 Snoko 258-2392

Park Committee Chairpersons

Harold and Ed Ayres 252-1067

Drug Hotline 333-3784

Bulk Waste 333-8774

Housing Inspection 333-3977

Truancy Hotline 542-3228

Abandoned vehicles 333-1038

A special Thanks to:

Walnut Hills Trivia (Sort of)

1) The spotlight at Nassau and Wyoming which is currently under investigation, will remain because of the nearby charter school that is operational and in session. There are approximately 3,500 cars that travel Wyoming and 782 on Nassau. Most traffic travels between noon and 7pm.

2) An image of the planned spray park has been posted on the web site at www.walnutHills.blogspot.com

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, 2007 to August 31, 2008

KENDALL Printing

122 Van Buren St - Dayton, OH 45402
1/2 BLOCK SOUTH OF 5TH ST. - CORNER OF VAN BUREN & WAYNE AVE
OPEN MON. - FRI. 8 AM to 7 PM
937-222-6996
Fax 937-222-6998
Email: typeset@kendallprinting.biz

What's Happening in your Neighborhood?

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

The Walnut Hills Playgroup

Each Wednesday 10:00 AM to noon at the Walnut Hills Park. Call Gary for details 253-1359.

Colorado Ave Baptist Church Chat N' Chew and Rummage Sale

Corner of Colorado and Heaton Avenues
Saturday July 14, 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

Also on the first Saturday of every month at 10:00 AM there is a prayer breakfast and on the third Saturday of every month at 3:00 PM there is Game Day for adults. So brush up on your cards and scrabble!

Southeast Festival

Walnut Hills Park
June 30th 10:00 AM – 8:00 PM
See attached flyer

Twin Towers Appalachian Festival

Saturday July 14th
10AM to 8PM at the East End Community Center, 624 Xenia Avenue. Live music, games for the children and a flea market if you wish to sell. Need more information, contact Diana Watkins at 254-8683.

YARD SALES DATES

September 8-9, 2007 Walnut Hills Yard Sales Event

ALLEY SWEEP

August 25, 2007 8 AM start at Church on the Rock, 321 Edgar Ave.

The June winner of the beautification award is Mark and Pat Sheets at 2502 Wayne Ave

Election Results

The officers of the WHA have all been re-elected and will serve another year.

Control of Dogs

No owner, keeper and/ or harbinger of any dog shall fail to keep it either physically confined upon the premises by a leash, tether, adequate fence, or secure enclosure to prevent escape, or under reasonable control of some person. **955.22 Ohio revised Code**

If the above is not observed and the dog attempts to bite, endanger a person or approach in a menacing fashion the dog is considered dangerous.

Walnut Hills Special Improvement District (SID)

Last November this concept was described in this newsletter and the association members agreed that it should be pursued. We ran into a bit of a snag when the Dayton Public School Board decided to add a tax levy to the ballot in May 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. In Ohio, many downtown business districts have set up SIDs (Dayton was the first in 1996, but no one has ever tried it in a residential neighborhood.) They do exist in other states like Washington and Colorado where districts have been transformed because the residents took responsibility for their own neighborhoods.

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 should generate over \$100,000 (assuming most people pay their real estate taxes) that could only be spent on improvements in Walnut Hills. 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 5 years 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. The first time a SID is implemented we need 60% of the property owners in Walnut Hills to approve the "Service Plan" which determines what the money will be used for.

Walnut Hills can use the money for almost anything, but whatever it is used for it must benefit all residents in the district. It cannot be spent on one location unless that location is available for all to use. For example, in other states residents have built recreation centers and have community festivals.

A group of us will be working on putting a service plan together; if you want to be part of this committee call Gary at 253-1359. The initial service plan will be broad in scope and description but the goals to be met will be more specific. The neighborhood association and its committees will determine how to complete the service plan.

The current idea is to have the neighborhood association administer the funds since we are a tax-exempt non-profit organization. This would allow the residents of Walnut Hills to submit ideas or concerns of need for services. If those ideas or needs help to fulfill the goals of the service plan, they may in fact happen. One idea already submitted was to contract with someone to plow the alleys if snowfall exceeds 4 inches. If the service plan goal is to make "Walnut Hills a desirable place to live" then this need would meet the goal of the service plan and if agreed upon by the association membership, this service would be provided.

The bad news is that this is going to cost every property owner \$250 over a 5 year period if they decide that they want the SID to pass, but this money can only be spent on the Walnut Hills neighborhood. This initiative will help stabilize and improve property values. With fewer vacant homes our neighborhood will be a desirable place to live. Then everyone can approve another 5 year levy to maintain progress.

The good news is far greater. If we approve the SID we will be the first neighborhood association in our state to do so. Once done, other neighborhoods in Dayton and across Ohio may follow our lead. So we aren't just taking care of Walnut Hills we are improving the city as a whole and helping other Ohio communities.

I hope to have a completed service plan before the end of August; it will be presented in this newsletter. I expect to have petitioners out and about in September and October 2007. This process is not a quick one. Real estate taxes are collected one year in arrears so money will not be available for almost two years depending on when the legal papers are recorded and filed. That gives us plenty of time to come up with ideas!