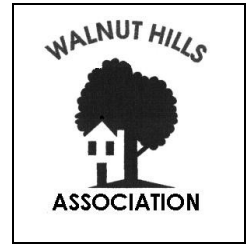


"The mission of the Walnut Hills Association is to dedicate our neighborhood efforts to ensure safety, security and knowledge for all our residents!"



The Walnut Hills Newsletter

Volume 13

Issue 11

November 2006

Next Meeting: Monday, November 13, 2006 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.

Computer Raffle

This year's raffle will be for a personal computer. We are looking at the availability of different systems. Once purchased, a full description will be included in the December newsletter. The computer system should be valued somewhere in the region of \$450 - \$500. The tickets are \$1 each or 6 for \$5 and are available from the Association officers listed and the committee chairpersons. The drawing is scheduled to be held on Monday, January 8th, 2007 at the neighborhood meeting.

Walnut Hills Trivia

The 1892 City plat map shows that much of Walnut Hills was already platted by that time. Ohmer Park from Phillips Ave to Pursell and a little beyond had been platted into 700 lots. Walnut Hills from Edgar Ave to the Wayne/Wyoming junction was platted much like it is today. The area between Edgar and Illinois was platted into half block sized lots while a vast section from Illinois to Phillips remained unplatted except for a small section in the middle of it all which is known as Tip Top.

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.montcnty.org/Sheriff/index.html>

- 11/17/06 1022 Arbor Ave. (\$40,000 Min. Bid), 1818 Wyoming Ave (\$16,000 m.b.)
1201 Phillips Ave (\$40,000 m.b.)
- 12/08/06 836 Wyoming Ave (\$30,000 m.b.), 1405 Phillips Ave (\$36,000 m.b.),

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

— Police Report — For 9/11/06 thru 10/09/06

Unarmed Robbery.....	01
Armed Robbery.....	00
Purse Grabbing.....	00
Residential Burglaries.....	01
Garage Burglaries.....	00
Commercial Burglaries.....	00
Grand Theft Auto.....	02
Thefts from Auto.....	04
Vandalism.....	15
Residential 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. OPEN

Housing Committee Chairperson

Beverly Dunnington 253-6266

Fund Raising Committee Chairperson

Chad Snoko 258-2392

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

A special Thanks to:

KENDALL Printing

122 Van Buren St - Dayton, OH 45402
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What's Happening in your Neighborhood?

For more up-to-date info go to
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 Christmas Bazaar and Rummage Sale

Corner of Colorado and Heaton Avenues
Saturday November 11th, 2006. 9:00 AM to 3:00 PM
New and Used Goods Sale and Free will luncheon. Donations of salable items accepted. Call 256-1051 (11:00AM-2:00 PM)

East Dayton Vikings Youth Football Events

These are held at the Dayton Gym Club
Awards Banquet Sunday, November 5, 2006 TBA
Call Nancy for details and cost 259-0269

Fund Raising Committee Meeting

Thursday November 30th 6:30 PM at East Branch Library

Annual Thanksgiving Dinner

The "Free" Thanksgiving Dinner is open to residents of Walnut Hills and will be on Tuesday, November 21st from 6:30-8:30 PM. We are planning a great evening of food and getting our community together at this special time of year. Home delivered meals are available for the elderly and physically disabled of the W.H. Area requests but must be received by Sunday, November 19th. If you would like to volunteer, make a donation or arrange for a meal to be delivered please call 254-7522.

Rock Kids Church is a part of Church On the Rock located at 321 Edgar Ave., between Wayne and Wyoming Ave.

Leaf Collection

This year leaf collections will be November 20th to December 1st and December 25th to 29th.

If anyone would like to compile this newsletter every month let me know. I can provide much of the material to make the job easier. Unfortunately, with 5 neighborhood related meetings a month, a weekly playgroup, a 3 year old to entertain, a major home renovation, the web page and this newsletter to attend to I have run out of time and find it difficult to produce this on a regular basis.

Special Investment Districts

PLEASE READ THIS

I am looking into the details of establishing Walnut Hills as a "Special Investment District" or a "Community Investment District" after reading an article on page 180 of the October edition of *Better Homes and Gardens* magazine. From what I can tell, no one has attempted to establish a residential investment district in Dayton and possibly in Ohio. Downtown Dayton and Canton have Business Investment Districts and the Dayton one is affiliated with the Downtown Dayton Partnership.

Effectively, we agree to impose a special tax on ourselves. I am thinking along the lines of \$50 per structure per year. The money is collected by the county as part of your real estate tax bill and put into its own separate fund. The money can ONLY be spent in Walnut Hills for the Walnut Hills community. It can be used to support the park, improve sidewalks and alleys and even for festivals within the neighborhood. I would like to find out if the money can be used to increase police presence and to demolish vacant nuisance structures. Although the city or county has custody of the funds, they do not decide how it is spent or who gets it. The residents have that authority through a board of trustees.

In order for the tax to take effect, a petition must be signed by 60% of the property owners within the proposed district agreeing to the tax. The tax is in effect for 5 years and to renew it the petition process must be repeated.

I don't have all the details yet and I am trying to get copies of the Downtown Dayton paperwork to use as a model. If we run with this concept it will still take two years before anything happens because real estate taxes are collected one year in arrears and it will take a few months to get the petition and paperwork finalized. Realize this, though, if there are 2000 structures in the neighborhood the tax would raise \$100,000 that can only be spent in Walnut Hills. If you have attended the neighborhood meetings in the last few months then you would have heard me say on several occasions that the time has come where we have to take care of ourselves. The city does not have the money to support the services that they should provide and Walnut Hills is nowhere on their radar screen. Although it will cost all of us, this is one tool that we can use to make our neighborhood the best one in Dayton to live in. If we don't use it then we are paying a higher price individually through crime, vandalism and reduced property values. I would rather attempt this and fail, then not attempt it at all. We can blaze a trail for other neighborhoods to follow.

Wayne and Wyoming Development Meeting

There will be a public meeting on Monday November 13th at 6 pm at the Southeast Dayton Priority Board Offices located at 2160 East Fifth Street to discuss the proposed development of the new Kroger store in Twin Towers neighborhood. A representative from Midland Atlantic Development will be present to answer questions.

Neighborhood Cookbook Idea

We are considering putting a neighborhood cookbook together as a fund raising vehicle for next year. Besides recipes it will be filled with the old trivia captions from the newsletters and possibly old photos taken in the neighborhood. If you would like to contribute your favorite recipe or have additional ideas for this project, contact Chad Snoke at 258-2392.