



Summer 2007

Photo courtesy of Mary Hoot

**Current Landen Farm Community Services
Association Board Members and Officers:**

Scott Brown PRESIDENT (*Strawberry Hill*)
Gary Algie VICE PRES (*Hunters Point*)
Lee Hamilton TREASURER (*Montgomery Hills Condos*)
Julie Farmer SECRETARY (*CarriageGate*)
Kathy Bowlin (*Pond Woods*)
Bill Coffey (*Sailboat Pointe*)
Kevin Downey (*Landen Cove*)
Murry Feldstein (*Woodfield*)
Lynn Hand (*The Island Community*)
Mary Hoot (*The Trails*)
William Klum (*Strawberry Hill*)

CSA Board Meetings:

August 28th - Island Rec

September 25th - Island Rec

October 23rd - Woodfield Rec

November 27th - Woodfield Rec

December - date and location to be determined

Property Owners who want to be addressed must call Henkle Schueler Management office a week prior to the meeting. If you are unable to put in a request for the agenda, you may bring your concern before the board in a five minute presentation. Contact:

Henkle Schueler Property Management
Attn: Shannon McCowan
3000-G Henkle Drive, Lebanon, OH 45036
(866) 775-1525 smccowan@henkleschueler.com
Toll Free 24hours/7days

MESSAGE FROM THE PRESIDENT

In this issue of Landen News, we are pleased to report on the significant progress that has been made with the restoration of Landen Lake, and to tell you of the action steps the Landen CSA Board is taking to complete this important project.

After the last lake restoration that was completed in the late 1980's, the Landen CSA Board established reserves that were set aside every year in anticipation for having to do another restoration sometime around 2006/2007. Approximately \$175,000 was set aside every year and earmarked for this future restoration.

Meanwhile in 2005 we, like many communities with lakes, experienced a serious algae bloom. We began in 2005 and again in 2006 to use chemical treatments to control the algae growth, and in accordance with the past CSA Board's reserve plan, we started the planned restoration process. The Landen CSA Board obtained necessary governmental approvals, including from the EPA, and had the lake tested and mapped to determine how much silt needed to be removed. We were told by an engineer that the mapping study showed the amount of silt was estimated to be about 80,000 cubic yards. This was received as good news, as it was consistent with the amount previously removed and with the amount of money we had been reserving.

After going through the competitive bid process, the Joe Dirt Company was selected to do the work because they had the lowest and best bid for the scope of work we planned on doing. We also did a comprehensive search of available sites to relocate the dirt, and selected a site in Lebanon known as Mason Farms. The cost was roughly \$1 million to remove and haul away the silt to Mason Farms, and this was in line with the reserves that had been put away for the lake restoration project. With the studies, governmental approvals and bids in hand, we began the lake restoration project earlier this year.

Through June, 2007, over 90,000 cubic yards of dirt had been removed from the Lake and transported to Mason Farms. After the water had been drained and the work begun, it became apparent that much more silt was present and the CSA Board was told that the original engineer's projection of the amount of silt was greatly underestimated. Because the areas in the lake around Columbia Dr. and in Cornett's Cove was where the vast majority of the sediment had accumulated and the algae bloom began, Joe Dirt continued to concentrate its restoration efforts there. At this point Joe Dirt, the engineering and water experts and Lake Committee then advised the CSA Board that the project as Joe Dirt had currently completed should be adequate to help avoid a future algae bloom and that the Lake could accommodate boating and fishing once again. However, if we had stopped the restoration work at this point a large amount of sediment, principally in the center of the Lake, would remain.

Visit
www.landencsa.com
for updates on the Landen
Lake Restoration Project.

Continued on pg. 4

LAKE COMMITTEE REPORT

The Landen Lake Restoration Project continues to move forward. Our contractor, Joe Dirt, has been very busy doing the necessary prep work at our new sediment disposal site in Hamilton Twp. and simultaneously readying Landen Lake for Phase II of the sediment removal.

Over the last few weeks the project team has been working to de-water the upper sections of the lake in order to begin removing and hauling the remaining sediment. During a few dry days in late July, an additional 7,000 yards of sediment was removed, but once again rain hampered our efforts to continue moving forward and we are once again working on dewatering the lake to allow for the trucks to begin hauling out the sediment.

While a pump is used to remove water from some areas, the majority of the water is removed using the large drain valve located at the bottom of the overflow structure near Landen Drive. Unfortunately, in early July, there was an incident where too much water was removed from the lower section of the lake where the majority of the fish have resided throughout the project. As a result many fish died. Management is currently investigating the cause of the excessive drainage and implementing improved procedures for preventing future occurrences. In addition, a fish inventory will be performed at the end of the restoration project to determine the impact to the fish population and all responsible parties will be involved in the implementation of a habitat restoration plan.

In addition to removing the sediment from the lake, the CSA is also working on the following lake projects:

Valve Installation: The CSA has approved the installation of a new 12” valve at 4’ below normal pool stage. This new valve will help us maintain lower water levels in the lake, when needed, for maintenance work and to help prevent accidental excessive drainage

Secondary Inlets: The CSA has approved restoration work to be completed in the 4 main secondary inlets to the lake. This work will include removing the plant growth and restoring the rip rap in these areas. This will add to the attractiveness of these areas as well as cut down on erosion. We are working with Joe Dirt on this project to arrange a schedule for completion.

Weeds in the Lake Bed: Many residents have asked what we plan to do about the weeds that are growing in the lake bed. Most of these plants will be removed when the sediment is exported. Of the plants that remain, we have been told by aquatic experts that the majority of these plants will die when the water fills the lake because they can not live under water. In addition, we have contacted three landscaping companies to provide bids on cutting and removing the large weeds in the areas of the lake that are not going to be excavated. The goal is not to spray, but to physically remove the larger weeds that can potentially be an impediment to boating once the lake is re-filled.

Boat Launch: The CSA has approved the redesign of the boat launch ramp to make it more attractive and easier to use. In addition, the “T” dock currently located near the dam, will be reconfigured and moved along side of the new boat ramp. This will allow it to be more useful to both those wanting to fish from it as well as assist in the loading and unloading of boats. This work will be scheduled toward the end of the restoration project.

Pathways: Some of the pathways near the lake have been damaged as a result of the restoration work. The CSA has approved funding, with additional assistance from the contractors involved, to repair these damaged pathways once the restoration work is complete.

COMMUNICATIONS COMMITTEE REPORT

Rumors, Rumors, Rumors...Don't you just hate it when someone tells you something that they heard from a friend that they heard from someone they know who supposedly knows someone that knows something,, etc...and it all turns out to be false? Rumors are almost never true and usually more harmful than helpful.

Our point is this, there are many projects going on around Landen, including the Landen Lake Restoration. When you want current and accurate information about something in Landen, the Landen CSA provides many reliable sources you can turn to:

- **The Landen News:** You are reading it now. Produced 4-6 times per year for the residents of Landen, we cover a number of issues concerning our community.
- **www.Landencsa.com:** The most comprehensive and up to date information can be found on our web site 24/7. If you can't find what you are looking for you can even email us a question and someone will respond. We encourage you to register your email address with us on our site and we will email you notices of issues concerning Landen.
- **Monthly CSA Board Meetings:** On the fourth Tuesday of every month, at 6pm, the Landen CSA Board of Trustees holds a meeting that is open to all residents of Landen. The meetings are located at various Recreation Centers throughout the community so that they are convenient for everyone. At every meeting there is time allowed for any resident who wishes to address the board with questions, concerns, ideas, etc...
- **Henkle Schueler Property Management:** If any of the above resources fails to answer your questions, call our property manager at 1-866-775-1525. They are here to help you.

The Landen CSA, comprised completely of volunteers from our community, is working hard to make Landen a great place to live. We appreciate those that want to get involved in their community and we strive to keep our lines of communications open with those that are interested. Please, utilize all the various outlets that we provide to find out more about your community or to give us feedback. Don't rely on hearsay and rumors.

Sincerely,

Landen CSA Communications Committee
 Mary Hoot, Murry Feldstein

President's message continued

After the CSA board heard from many home owners who were very interested in the board finding a way to continue the restoration project to remove additional sediment, the board agreed to explore any new options that might be available. Our goal was to find a new place to relocate the sediment, since our original site was at capacity, and to find a way to fund it without raising dues to our homeowners. Finding a site that was close was paramount because a large portion of the cost is in transportation expense and the closer the site, the more sediment that could be removed for the money.

As you have likely read in the papers, the Landen CSA Board approached Deerfield Township in a special meeting, asking for financial assistance and/or assistance with Township land. We have subsequently heard from the Township, however, that it would not offer any financial assistance or land for the placement of additional sediment

Hamilton Township, just to the north of us, however, has expressed great interest in the silt and has created a win win situation for both our community and theirs. Hamilton Township plans on building baseball fields, and it eagerly wants our dirt to help level their new playing fields. At the same time, we have been able to negotiate with Joe Dirt several options with respect to payment for additional silt removal. As a result of these negotiations, Joe Dirt has agreed to complete all of the work this summer, but accept payments for the removal of the additional silt in payments of approximately \$175,000 per year, beginning in 2008.

The CSA Board regarded these new developments with Hamilton Township and Joe Dirt as being very positive. At the Landen CSA Board meeting on Tuesday, June 26, 2007, the CSA Board approved the removal of an additional 45,000 yards, up to a maximum cost of \$750,000. That cost will be spread out in payments to Joe Dirt over 4 years, and the monies will be taken from the reserve funds that we have already established for each year. With this option, we are told that we should achieve a consistent water level in the middle of the lake of approximately 5 feet which the experts tell us should be ideal for retarding algae growth and improve both the fishing and boating

The Landen Lake Restoration project has been a very large and challenging project, but we are nearing its end and soon will get to enjoy the reopening of Landen Lake. We appreciate your continued patience, understanding and support.

Sincerely,

Scott Brown



ISLAND RECREATION ASSOCIATION

The annual meeting and election of the Island Rec Association was held on April 30, 2007 which resulted in the seating of two new Board members: Jim McCorkle of Woodbridge and Rich Heaton of The Island Community. There was a very good attendance of IRA members, which is always great to see. The new Board unanimously decided that there are four projects needing prompt attention this year: Continue replacing the deteriorated siding on the clubhouse, replace the long footbridge, replace the side deck, and repair the dock. We recognize that there are many other maintenance issues that need our attention and we will be looking into those as the year goes on. The tennis court repair was performed in May. We have hired a new, professional pool company, Cincinnati Pool Management. CPM takes care of most, if not all, of the Landen pools. They do an excellent job, cleaning the pool every morning, doing required/needed maintenance on a regular basis, and cleaning the pool bathrooms daily. Please come over to the pool, bring your families, come play tennis, attend the great parties and just enjoy what will be a great year for your IRA facilities!

NOTE: It has come to light that many IRA members do not have pool keys. If you need a pool key, please contact Barb Reeves of Advantage Property Mgt, 984-4114, she will see that you get one right away. If you would like to rent the clubhouse (IRA members only), please contact Jim McCorkle, 697-8297.

Board Members: Lynn Hand, John Howell, Dan Burke, Fran Uecker, Jim McCorkle, Jim Osterwisch, Rich Heaton

MONTGOMERY HILLS RECREATION ASSOCIATION

Not too long ago I wrote saying so long to the long cold, dark, rainy season. Now there are many of us who would take some of that weather back. My grass looks much like the dust bowl of the depression. Don't forget the pool pass program initiated last year. Pool passes are to be worn when at the pool. The reason for the pool passes was to guarantee that the residents of Montgomery Hills were able to utilize the pool, the tables and lounge chairs. If you still need pool passes, please call Sharon Hendricks at Towne Properties, 489-4059 to give her your information.

Please drive carefully this summer. Our subdivision while generally peaceful has the dubious distinction of being a convenient cut through for others avoiding the light at the corner Montgomery and Columbia Roads. For the safety of our children, please reinforce the need to be careful if near the street, as many of the non-resident using us as a bypass are not very respectful of speed limits. Have a safe and restful summer.

Mary Thiel

WOODFIELD RECREATION ASSOCIATION

How many parents know the exact number of days until school resumes? We're barely unpacked from vacations and the back to school rush is on!

It's been a great summer so far! There have been many developments and the neighborhood is really coming together as a strong community with several ways to keep the lines of communications open.

Diana Miller, who served as our Neighborhood Block Watch Captain over the past several years and was instrumental in putting our W/HP network together, has graciously requested that someone else take the reigns. On behalf of the entire community, we sincerely thank Diana for her wonderful leadership!

Barrett Cohen, who moved to Woodfield 2 years ago with his wife Natalie, will take over the reigns for Diana. Barrett has great experience to take this position. He is currently employed with the Hamilton County Communications Center, which is the 9-1-1 Center for all of Hamilton County, dispatching police, fire and rescue for 44 departments in and around the county. He has served Hamilton County for about 9 years now and is also a training officer who handles many PR events with the communications center. One of the PR events he handles is the block watch group, which gives him the most joy. People volunteer their own personal time to see to it that their neighborhood is crime free and a great place to raise a family. Barrett has the background to hit the ground running here in Woodfield!

In the coming weeks, our new Block Watch Captain will be organizing a meeting that will take place at the clubhouse and specifically will address crime in our neighborhood. The Warren County Sheriffs Office to be present as well. This would be a great opportunity to share your concerns.

If you have any questions at all, please feel free to send an email to barrettcohen@ajcohenmemorial.org

The Block Watch Program will get a lot of attention because of the recent thefts and vandalism that have occurred so far this summer. On the night of June 26th, our clubhouse and sign was spray painted with graffiti and several bikes and scooters have recently been taken from the pool and from homes. If you are not on the neighborhood email distribution, I highly encourage you to sign up. A few email notices from the board were sent recently to inform us of the progress in the investigations. Contact the board or myself at the addresses above to get on the list or if you have any information about any crimes within W/HP..

To compliment the communications efforts, Summer Wilson, on Longbow Pl, has started a Yahoo group for the neighbors. Many neighbors have joined, posted pictures of their families and this is another excellent way to meet and greet, via virtual reality. If you are not on the neighborhood email list, (did I say that already? Hint hint) you missed the invitation to join the yahoo group. You can sign up by emailing: Landen_Woodfield@yahoo.com, then a link will get sent back to you to sign up, post pictures, introduce yourself to the neighbors, find babysitters, network, and find new friends in the neighborhood. It's a great idea, thanks for this, Summer!

Brian and Julie Webb, along with big sissy Lilly, on Ripple Way welcomed baby George in June. Congratulations!

The swim season is having great successes! Landen Stingray swimmers are working hard and accomplishing personal best records. Jake Stylski broke the 5-6 Boys Backstroke record which was on the books for 14 years! Ian Wooley, in the 11-12 Boys age group, has not only broken team records, but he has league records to add to his young career. Fantastic! Continued success in the pool to you and all the swimmers!

oodfield/Hunters Point
www.woodfieldrecreation.com, 513-588-8013



MEET JOE DIRT

For most of the year, residents who have turned off Columbia Road onto Simpson's Trace have observed a beehive of activity on that end of Landen Lake. Joe Dirt's bulldozers, power shovels and huge dump trucks and the men that drive them have been making the dust fly, swarming all over the place removing tons of silt that have accumulated over many, many years, from the lake bottom.

The company really is aptly named 'Joe Dirt' but it has nothing to do with the movie character played by David Spade, but they sure have moved a mountain of dirt—more than 97,000 cubic yards of silt are expected to have been removed from the bed of Landen Lake by the time this current newsletter is printed. Is there really a 'Joe Dirt'? Yes, but his actual last name is 'Fitch'

Joe and company were contracted by our Landen CSA Board to scrape and remove several years' accumulation of silt, leaves and other debris from selected portions of our lake to bring it back to its original depth.

Mr. Fitch got his start in 2003 when he contracted to move 18,000 cubic yards of earth to accommodate the construction of a WalMart store. According to Mr. Fitch, the company has built their considerable success through a network of site needs and has streamlined the process of handling material, providing a lower cost to his customers.

Also in 2003, the company performed its first excavation to remove the silt (Mr. Fitch calls it 'remediation') from a pond in a project for the largest sales volume company in Ohio, Cardinal Industries. From there, they went on to remediate the pond at Mount Carmel East Hospital in Columbus, Ohio.

Joe and company are still at work on Simpson's Trace, so please be cautious of the heavy equipment and traffic and the steady stream of trucks there and on Columbia Road going to and from the site. A more comprehensive report and time-line for expected lake re-opening appears elsewhere in this newsletter. Meantime, a huge round of applause please for our CSA Lake Committee, Henkle Schueler Management and Joe Dirt and his crew for a great job! We look forward to many great seasons on and around Landen Lake.



LANDEN NEWS

PRESORTED
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CLEANING VINYL SIDING... and getting rid of ugly mildew!!

The best way to clean vinyl siding is to first rinse it down with a regular garden hose equipped with a nozzle. Set the nozzle to a medium misting spray. Never use a forceful direct stream of water, as it can penetrate behind the vinyl siding. There are many homes covered with vinyl siding that do not have waterproof membranes that cover the frame walls. The wood sheathing and framing lumber can get wet easily if you direct water at the edges of vinyl siding, seams where two pieces of siding overlap, at inside and outside corners and next to windows and doors.

Regular dish washing soap will do a fantastic job of cleaning vinyl siding. Squeeze a generous amount in a bucket, and add warm water to make a frothy mix of soapy water. I like to pour this water into a hand-pump garden sprayer to apply it onto the vinyl siding once it has been rinsed with clear water. Always work on a section of siding from bottom to top, and always work in the shade. You never want the soapy water to dry on the siding before it can be rinsed off. I prefer to clean an area about six to seven feet wide at a time.

Purchase a soft brush from a recreational vehicle (RV) dealership. They sell special brushes used on long poles to

clean the sides of RVs. These brushes are superb tools to use on dirty vinyl siding. Once the vinyl siding has been coated with soapy water, dip the brush in the soapy water and use side-to-side motions to remove dirt.

Start cleaning from the bottom and go up as far as you can reach. Immediately rinse the area you cleaned. Proceed up the wall until you get to the top alternately washing and rinsing. As you get higher, always make sure you rinse all dirt all the way down the siding to the ground.

Never use chlorine bleach as an additive to your soapy water solution. Chlorine bleach is a deadly toxin for any and all vegetation around your home. The chlorine ions soak into the ground and kill the roots of the plants, grass, trees and bushes.

If you feel compelled to use a bleach to help kill the mildew, use oxygen bleach. Oxygen bleach is non-toxic, has no odor and it injects oxygen into the soil.

For more information and hundreds of helpful videos about caring for your home, visit www.AsktheBuilder.com.

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