

# LANDEN NEWS

## *Official CSA News for Landen*

Fall 2007

Photo courtesy of Mary Hoot

### **NEW OFFICERS ELECTED:**

With the recent resignation of our Board President, the CSA Board, in accordance with our By-Laws, appointed a new President and Vice President to the Board. These individuals will serve in these positions until the next scheduled elections in April 2008.

#### ***Your current Officers and Trustees include:***

Gary Algie – PRESIDENT (*Hunters Point*)  
Murry Feldstein – VICE PRESIDENT (*Woodfield*)  
Lee Hamilton – TREASURER (*Montgomery Hills Condos*)  
Julie Farmer – SECRETARY (*CarriageGate*)

#### ***Board Members:***

Kathy Bowlin (*Pond Woods*)  
Bill Coffey (*Sailboat Pointe*)  
Kevin Downey (*Landen Cove*)  
Lynn Hand (*The Island Community*)  
Mary Hoot (*The Trails*)  
William Klum (*Strawberry Hill*)

*There is currently an open seat on the CSA Board. If you are interested in serving on the Board you can read more about it in this newsletter.*

### ***CSA Board Meetings:***

***October 23rd - Woodfield Rec***  
***November 27th - Woodfield Rec***  
***December 11th - Strawberry Hill***

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](mailto:smccowan@henkleschueler.com)**  
**Toll Free 24hours/7days**

### **MESSAGE FROM THE NEW PRESIDENT:**

Writing this letter is a tough assignment. At the last board meeting, Scott Brown resigned from the board and I was elected president to complete his term.

Despite my many years on the board, it will be very difficult to follow in Scott's place. He just might have been the best President the Landen CSA has ever had. Sometimes we would disagree, but he always held steady to what he believed in. The CSA Board hopes that he will continue giving us his sage advice.

In this edition of Landen News you will read more about the seat that is now open on the board. We need you to take an interest in your community and get involved. This would be a perfect opportunity for someone who has the interest but is not sure of wanting a two year term commitment.

As you peruse this newsletter, you will learn about the Lake Restoration final stages, the upcoming fiscal meeting in December and all the committee activities designed to upgrade and improve our wonderful community.

I inherit from Scott Brown a Landen community in a positive state of flux. So many changes for the betterment of Landen are happening. This newsletter for example; a new and very popular web site ([www.landencsa.com](http://www.landencsa.com)), instant news alerts to those residents who are registered for our e-news, convenient and public board meetings, etc... Most important however I see more homeowners making individual efforts to improve the beauty of Landen through their own home improvements and landscaping. I see them coming to meetings, serving on the lake, building and grounds, communication, design review, lobbying, election and other ad hoc committees with passion and enthusiasm.

The entire board looks forward to the continued support we are experiencing. We are proud to be a part of this community.

Sincerely,

*Gary Algie*

**DESIGN AND REVIEW BOARD**

Wow, Summer 2007 is already gone and autumn 2007 is here! It is amazing how fast time goes and how many projects are completed each summer. Thank you all for submitting your summer improvement applications and for helping to make Landen a great place to live.

As you plan your fall projects, please remember to submit your application, with as much information as possible, (i.e., photos, scaled plans, explanations, and when possible manufacturers product photos and information) to the Design and Review Board (DRB) early enough that it can go through the proper process in a timely manner and not delay your project. The DRB meets the second Tuesday of the month (through the winter months) the actual dates are posted on the website [www.landencsa.com](http://www.landencsa.com).

As we all begin to do our **Fall Cleanup** in our landscaping it is very important to make sure that we keep all leaves, grass clippings, etc... out of the curbs, storm sewers and creeks. These areas all drain directly into Landen Lake and we all need to do our part to minimize the negative impact this debris has on it.

During the month of October, Deerfield Township is once again doing their part to help with your Fall clean-up by providing free curbside pick-up of leaves, limbs and other brush. Brush needs to be at the curb in front of the residence. Acceptable items are shrubs, tree limbs and other types of brush. All limbs, etc. should be facing the same way, with the cut ends facing toward the street. This is a valuable service to our community and we thank them for their help!

Just a few reminders:

- \* Any exterior change or addition (decks, landscaping, painting, swingsets, roof color, etc.) needs to have an application submitted.
- \* There is a \$50 dollar application fee, which will be returned if application is submitted before work begins.
- \* Seasonal items should be properly stored for the winter months.
- \* Please be kind to your neighbors and don't violate the rules.

The Management Company is helping us keep Landen a great place to live by regularly driving through the neighborhoods and reminding homeowners of maintenance issues. If you have questions or need an application to make an exterior change to your property, contact Shannon McCowen, our Property Manager at Henkle Schueler, 866-775-1525 (toll free) to help you with the process or visit our website [www.landencsa.com](http://www.landencsa.com).

*Julie Farmer, Chair  
Jim Baker, Ralph Elliott, Robert Geisse,  
Mary Hoot, William Klum*



**BUILDING AND GROUNDS COMMITTEE**

For most of this year, the B/G had planned to re-landscape many of the neighborhood entrances throughout Landen, beginning Fall 2007. These plans had to be changed due to this year's extreme weather – starting with the ice storm and ending with the severe drought through summer. The toll this weather took on the Simpson Trace islands caused us to revisit this project. The B/G worked with a landscape designer who recommended hardy drought tolerant plants to add to these islands. The labor was provided by the B/G volunteer committee and in early September, the three middle islands had over 100 plants added to them. These plants will provide color and year round interest. We hope to revisit the neighborhood entrance project in the future.

The other projects that the Building & Grounds continues to work on include;

Improving the maintenance standards throughout Landen that are used in the upkeep of our Common Areas,

Working on a Long Range Comprehensive Vision Plan for our community

Miscellaneous other small projects that should make a difference in the appearance of our community.

*Lynn Hand – Chair  
Tony Baker – Asst. Chair  
Cam Baker, Patrick Cain, Murry Feldstein, Leslie Dagenbach*

***The Gazebo On Landen Lake Has Been Temporarily Closed.***

It recently came to the attention of the CSA Board, some movement and shifting of the Gazebo, so the Board authorized management to hire structural engineers to complete inspections of the structure to determine if there is a safety issue.

The preliminary inspections cited concerns over the structural integrity of the Gazebo, so the CSA Board has decided to close it until further notice.

After all reports are back, the CSA Board will decide what work needs to be done on the Gazebo to ensure that it is safe for future use. If it is determined that the gazebo must be removed, the CSA Board will solicit designs and bids for a new structure to replace it.

We will keep you informed of the CSA Board's decision via our web site and future issues of this newsletter.

Sincerely,  
CSA Board

**CSA BOARD POSITION OPEN**

Due to the resignation of one our board members, a seat on the Landen Community Services Association (CSA) has become available. The CSA Board is comprised of 11 members of the community that are elected each April to serve a two-year term. In the case of resignation, the CSA Board will appoint a replacement to fill the vacant chair for the remainder of the term. The appointment expiration for current seat expires April, 2009. CSA meetings are held each month on the fourth Tuesday at 6PM, and assemblies are held at various Recreation Association clubhouses within Landen. Attendance at these meetings is required by members of the board.

If you are interested in running for this open seat, the deadline for announcing your intent and submitting a completed bio form to Management offices is November 12th, 2007. Interested individuals will then be asked to introduce themselves at the monthly CSA meeting held on Tuesday, November 27, 2007, in the Woodfield Recreation Clubhouse. A decision by the board will be made that night in Executive Session and the appointee announced via website the next day.

Only persons who are in good standing within the community with their dues paid in full will be considered for the board.

For more information please go to our web site [www.landencsa.com](http://www.landencsa.com)



**COMMUNICATIONS COMMITTEE REPORT**

The Communications Committee has completed the newsletter schedule for 2007. We hope that you enjoyed having the news of Landen delivered to your door.

In 2008 we are planning 3 paper issues of Landen News as well as an informational brochure about Landen which will help those buying and selling homes in our community. You will be able to print directly from our website [www.landencsa.com](http://www.landencsa.com)

The Communications Committee had a meeting on September 21 and welcomed Janet Fleigel into our group. She has found new writers for recreation associations not represented and will be collecting information from all recreation associations. She will continue to take photos for Landen News as she has done in the past. We are looking forward to her fresh ideas and really appreciate her willingness to help.

The web site statistics continue to astound us! We are pleased that realtors have been using the site to inform clients and we are increasing registrations. Landen residents have been using the web site for lake restoration updates and to find out about Recreation Association news. Our web site is one year old and has phenomenal "stats".compared to other long established web sites. It has exceeded our expectations. As of October 2007 there were 48,212 total hits since one year ago! Avg 132 per day . We hope that you will also find this site useful.

If you have not yet registered to automatically receive e-mail updates and news important to our community, please do so now. You can go to [www.landencsa.com](http://www.landencsa.com) to register on this secure site. It takes only a few minutes of your time.

One of the unique and unifying concepts of the Landen community was the organization of our recreation associations. The Communications Committee is pleased to introduce the reporters from each recreation association and express our gratitude for their commitment in joining us in 2008. It's going to be a great year!

- |                   |                 |
|-------------------|-----------------|
| CarriageGate:     | Tracie Watkins  |
| Creekwoods:       | Jenn Parrett    |
| Montgomery Hills: | Colleen Fantini |
| Pine Ridge:       | Janet Fliegel   |
| Sailboat Pointe:  | Angie Dittman   |
| Strawberry Hill:  | Kathy Abrell    |
| The Island:       | Lynn Hand       |
| Woodfield:        | P J Wolf        |

**The Trails: still needs representation. If interested, please contact Janet Fliegel ([fliegel@fuse.net](mailto:fliegel@fuse.net))**

*Mary Hoot chair  
Murry Feldstein, Janet Fliegel*

### ISLAND RECREATION ASSOCIATION

Since the April election, much has been accomplished much at IRA. We are pleased to state that the decision to contract with Cincinnati Pool Management was a great success! For the last three summers, IRA pool had a total of 27 health department violations and I am very pleased to state that this year, we had zero! Many of you have told the Board how happy you are with CPM thank you for your support.

A new deck was built in July, replacing the 30 year old, deteriorated deck that had to be closed off as it was no longer secure for use. In 2004, the dock was rebuilt with that company charging IRA \$11,094. That work failed within two years, leaving the dock sagging down and looking pretty sad. The dock was, once again, repaired and is now structurally sound. These two projects combined totaled \$32,000.

In August, the Board approved the formation of the IRA Maintenance Committee which consists of three members: Kevin Downey, Mike Sullivan and Peter Schwartz. This committee will assist the Board in identifying needed repairs and ongoing maintenance issues at IRA.

In September, the patio area was rehabbed. We hired Bill Enfinger Landscape to remove the old rotten wood and build what you see there now: A lovely patio edged with stone columns and bench seating. This area is now secure and ready for enjoyment by those renting the clubhouse or those just walking by. Cost of this project: \$5,600.

The clubhouse siding is being addressed next. Sections of the siding are rotted and are scheduled for replacement. This work will begin shortly. The roof needs some attention also and will be taken care of at the same time as the siding. The Board has approved \$5,000 for these repairs.

The Island Rec facilities are thirty years old, and as any homeowners know, maintaining property is an ongoing process - or at least it should be. This Board is now having to perform many repairs because of the very poor condition of the property. Please be assured that this Board takes our fiduciary responsibility very seriously. Nothing is being done that is unnecessary or frivolous these are not cosmetic changes taking place, these are structural repairs done for the safety (and enjoyment) of our resident owners and the fact that the property is improving in appearance, is just an added bonus.

*Lynn Hand President, John Howell Vice President, Dan Burke Treasurer, Fran Uecker Secretary, Members at Large: Jim Osterwisch, Rich Heaton.*

### WOODFIELD RECREATION ASSOCIATION

Have you checked out our website lately? The URL is below and the board is doing a good job trying to keep information updated and sending out emails to residents about any pressing news, like for example, Beer Tasting, which was in October. A small, intimate crowd tried several different varieties of beer and learned a little bit about the differences in pale ales, stouts, weiss, ambers, honey wheats and all the combinations of flavors! There sure is a lot to know about barley pop! Thanks to everyone who helped organize this social.

The annual Halloween Party is October 28th from 2-3 at the clubhouse. Bring your ghouls, goblins, pirates and princesses and don't forget your camera for all the Kodak moments!

I've been seeing many contractors in the neighborhood. Lots of residents doing some major renovations, remodeling, painting, landscaping and improving the values of not only your homes, but also of the neighborhood. Please understand and don't get caught after a project! Notify the property management company and apply for the proper permits and get the appropriate approval for your upgrades. You don't want to go through the expense and excitement of a project only to get a letter from the management company! If you have any questions or concerns, visit the website [www.landencsa.com](http://www.landencsa.com), look under Design Review Board for more information.

November is an election month. If you need info on anything election related, go to the Warren County Board of Elections <http://www.co.warren.oh.us>.

Anything else going on? Let me know!

As we transition from fall to winter sports seasons, here are some insightful words from legendary Coach Lou Holtz: *"Ability is what you're capable of doing. Motivation determines what you do. Attitude determines how well you do it."*

*You're never as good as everyone tells you when you win, and you're never as bad as they say when you lose.*  
[www.woodfieldrecreation.com](http://www.woodfieldrecreation.com), 513-588-8013,  
email: [Landen\\_Woodfield@yahoo.com](mailto:Landen_Woodfield@yahoo.com)

*PJ Wolf, 513-677-WOLF [pj.wolf@yahoo.com](mailto:pj.wolf@yahoo.com)*

## LANDEN LAKE RESTORATION UPDATE

After many months of hard work, the CSA Board is proud to announce the near completion of the Landen Lake Restoration Project. By the time this news letter reaches your door all but a few minor issues should be completed and if Mother Nature decides to cooperate and bring us some much needed rain, we should soon have our lake back.

Over the last couple of weeks a number of smaller outstanding issues with regard to the lake project have been addressed as well as a bit of fine tuning to the work already completed.

**Shorelines:** We have addressed the concern with the shallow shoreline from Cove 4 past the Gazebo. We were able to cut quite a bit and increase the slope to the desired depths. There were a couple of spots that are a little shallow due to the fact that the hard bottom was reached.

**Cove 4:** We were able to cut another 12" out of this cove in order to increase the water depth to a consistent 4'.

**Columbia Road Inlet:** A small piece of equipment was used to go down into this area and address the shorelines on either side of inlet as well as knocking down some of the high spots.

**Overflow Structure:** The new valve has been installed. This valve will allow us to lower the water level by 4' without having to constantly monitor it so that future maintenance can be done on the lake as needed.

**Secondary Inlets:** The work on the secondary inlets is complete. The work included removing the old rock and sediment, installing new geo cloth to prevent weeds from growing through and layering in new rocks to control erosion.

**Boat Launch Area:** A new, wider, asphalt circular drive has been put in and the new ramp installed. The dock has been relocated along side of the new ramp to make it easier to off load your boats and to bring us into compliance with the Ohio Department of Natural Resources, Dam Division. Cleanup and landscaping will soon follow.

Interesting Restoration Facts:

Total Yards of Sediment Removed: Approximately 140,000 cubic yards

Total Working Days: 135

Total man Hours (equipment operators & truckers): 16,550 hours

Total Truck Loads Hauled: 12,000

Total Cost of Project: \$1,844,000

We would like to thank the many individuals who have given their time and expertise in seeing this project through. We would also like to thank the Landen Community for general input that was received, and for the patience that was shown during this long and difficult project. Looking Forward To Seeing You on the Lake Next Spring!

LET IT RAIN!

Sincerely,  
Landen CSA

## A LANDEN HISTORY MINUTE

In the early days travel through the Landen area was by foot or horseback generally following the Indian trails. Once the Montgomery, Hopkinsville and Wilmington Pike was built from Cincinnati through Landen to Wilmington and points east which we know as Montgomery Road, 3 C Highway, or Highway 22 & 3 many travelers passed through Landen by stagecoach. Once through Landen the highway turned east winding down the hill to the river. There was no highway bridge and for years James Foster who built a store at the bottom of the hill (which is still standing) ferried travelers and farmers coming to nearby mills across the river at a shallow point down River Road. Eventually a toll bridge was built and other bridges through the years but navigating the steep hills to and from the river was a problem especially during the winter and flooding was even a bigger problem. When the 1913 flood washed out all the Little Miami River bridges in the area including Kings Mills, Fosters, and Loveland it caused great hardship for those who depended on the highway. In October 1936 the state of Ohio solved those problems by building a viaduct over the river and the town of Foster. Standing 75 feet above the river, the viaduct used 9000 cubic yards of concrete and 1,200,000 pounds of reinforcing steel, took 90,000 man hours to complete, and cost a half a million dollars. Six spans, varying in length from 155 to 175 feet, support the viaduct with the deepest concrete pier securely anchored 27 feet below the water level. Completed in October 1938 this project was one and one quarter miles in length including the approaches and was unique as it spanned three forms of transportation – water, rail, and motor. The view of the river from the viaduct is awesome and equally awesome is the view of this magnificent 69 year old structure from the river but the daily value to the Landen community has been priceless.

Dr. Karen Dinsmore





# LANDEN NEWS



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## ***LIGHT UP LANDEN! ANNUAL HOLIDAY CONTEST!***

The holidays are just around the corner (where did the year go?!) and soon we will be digging around in our attics, dragging out our lights, wreaths and holiday cheer. Once again, our judges will be out searching Landen for the most beautiful and creative holiday displays. Judging will take place during the week of December 15th. The categories below will help you to know what the judges are looking for, so round up your neighbors and decorate your street, hang lights in your trees and bushes, and put out that beautiful yard display! All winners will be featured on the Landen CSA website with a prize being awarded to the home judged Best Overall.



### ***DECORATION CATEGORIES FOR 2007***

*Best Overall Decorations*  
*Best Traditional Display*  
*Best Yard Display*  
*Most Festive Street*  
*Best Artistic Use of Lights*

## ***FALL CLEAN UP WEEK IN LANDEN!***

The last week of October is Fall Clean Up Week in Landen. We are encouraging every homeowner to do their part to clean up their own yard, bag up the already-fallen leaves, and sweep up the leaves and other yard debris that gathers in the gutters on the streets. Please remember that anything that stays in the street, in these gutters, is washed into Landen Lake when it rains. It wasn't just silt that was removed from our lake this year, there was also an enormous amount of leaves— so please do your part and bag up the leaves in your yard and on your street this Fall. Do it more than one time, as leaves keep falling for several months, as we all know!

During the entire month of October, the Deerfield Twp Road Dept has been out, circling through the township, picking up branches and small shrubs along the public streets. We hope you have taken advantage of this helpful services. Also, please remember, the Twp is picking up this same type of debris during the last week of each month (this service will continue on throughout the winter months also).

***Thanks for your help in keeping Landen beautiful and our lake clean!***