

# LANDEN NEWS

## Official CSA News for Landen

Spring 2008

Photo courtesy of Janet Fliegel

### Officers & Trustees

**Gary Algje, President**

*Hunters Pointe*

**Murry Feldstein, Vice President**

*Woodfield*

**Lee Hamilton, Treasurer**

*Montgomery Hills Condos.*

**Julie Farmer, Secretary**

*Carriage Gate*

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**Lynn Hand** *The Islands*

**Mary Hoot** *The Trails*

**Kevin Downey** *Landen Cove*

**Bill Coffey** *Sailboat Pointe*

**William Klum** *Strawberry Hill*

**Ann Georges** *Chestnut Landing*

**Mike Quinn** *Pond Woods*

### CSA Meetings

**May 27th - Island Rec.**

**June 24th - Woodfield**

**July 22nd - Woodfield**

*Property owners who would like to be addressed at a meeting should call Henkle Schueler one week in advance to be placed on the agenda. If you are unable to submit a request prior, you may bring your concern before the board in a five-minute presentation.*

### Henkle Schueler Property Management

**Shannon McGowan**

3000-G Henkle Drive, Lebanon OH 45036

(866) 775-1525

smccowan@henkleschueler.com

**Or go to [LandenCSA.com](http://LandenCSA.com)  
and click "Contact Us"**



### From the President

It is spring in Landen! Many of the rites of spring have already begun — first lawn cutting; tree and bush trimming; clearing of winter debris — all of which signal the long-awaited return of warmer weather. This issue of Landen News highlights several CSA efforts to make our community even better. In the greenbelt and CSA public areas, you will see plantings of new flowers and trees arranged by the Building & Grounds Committee. A new boating permit system for Landen Lake has been instituted; read more on page 3.

Our Communications Committee has been busy planning a new layout for this newsletter, designed to make information easier to find. We have instated a new committee for Policy, Procedure & Education; please review the Board-approved mission and vision statements on page 4. The Design & Review Board offers suggestions on getting your application for external changes submitted in a timely manner.

Check out "Stream Watch" on page 5 on installing rain gardens to both beautify your landscaping as well as help control stormwater runoff. We're pleased to have an article submitted by Officer Don McGlothlin of the Deerfield Township Sheriff's Department providing suggestions for keeping Landen safe. You'll also see information on our recent geese-abatement activity, as well as the history of this program. Our newest "Know Your Roots" article highlights Mary Landen.

The April CSA Board Election was a great success; welcome to our newest board member, Mike Quinn.

Be on the lookout for a resident survey this summer. We want to know what you think! Don't forget that you can receive regular Landen e-updates simply by registering on our website [www.LandenCSA.com](http://www.LandenCSA.com). Log in today.

Have a great spring! I know I'll see many of you outside enjoying this exceptional community.

Sincerely, *Gary Algje, President*

### Inside

*page 1*  
President's Note  
Meeting Schedule  
Henkle Schueler

*page 3*  
Lend a Hand  
News You Can Use

*page 5*  
Committees, cont.  
Rec Associations  
Stream Watch

*page 2*  
Election Results  
Go Green  
Know Our Roots

*page 4*  
Committee Updates

*page 6*  
Don't Forget  
Keep Landen Safe



Gary Algie



Murry Feldstein



Lee Hamilton



Julie Farmer



Bill Coffey



Kevin Downey



Ann Georgeson



Lynn Hand



Mary Hoot



William Klum



Mike Quinn

LANDEN  
CSA BOARD  
2008



## Election 2008

The Landen CSA's Annual Homeowners Meeting & Election took place on Tuesday, April 22nd at Columbia Elementary. Several issues were brought before the CSA Board from the homeowners and discussed. There were over 20 homeowners present. Thanks to each of you for your involvement.

The biggest item on the agenda was the 2008 CSA Board Election. Five of the 11 seats were up for election, with seven declared candidates. Four homeowners volunteered to be the Voting Inspectors. All ballots were collected and sealed, and then moved to be counted at the Woodfield Recreation Association.

We received over 380 votes - representing 15% of the community. The newly elected Board members are: **Bill Coffey, Murry Feldstein, Lynn Hand, Mary Hoot and Mike Quinn**. They each will serve a two-year term. Homeowners who volunteer to serve on the Board make decisions that keep Landen moving forward and we applaud their willingness to give both time and energy

We wish to thank **Marianne Parker, Jon Winer, Thomas Lindy** and **Richard Salzer** who volunteered to count the votes.

Finally, we thank retiring Board member **Kathy Bowlin** who served for two years. Her service to Landen is greatly appreciated.

Thank you to everyone who participated in the meeting and election. The active involvement of our residents is greatly appreciated!

*Full disclosure of the election is available by request to Shannon McCowan at Henkle Schueler (866-775-1525).*

**Lee Hamilton, Chair**  
**Gary Algie, Mary Hoot**

## Go Green

In the year 2000, there were approximately 1,500 Canada Geese wintering over on Landen Lake. The trails around the lake were such a mess that one poor boy riding his bike slid off the trail; his leg was broken in the fall.

This event was the catalyst for a community focus on culling the flock to the less than the 100 geese we have today.

The Lake Committee took on the task of addressing the problem. Various animal advocate agencies such as the Ohio Department of Natural Resources and PETA were contacted for guidance on humane methods to employ.

The committee found that egg-shaking, lasers and hazing (loud noises from exploders, air horns or leaf blowers) worked best. There is now a \$500 fine for feeding any fowl near the lake.

This geese abatement technique requires a team of two people; one person to shake the eggs vigorously and the second person to fend off the protecting parents with a trash can lid. The egg must then be returned to the nest or the hen's cycle will repeat, producing more eggs. All records are sent to the ODNR.

It is with great determination that the Lake Committee along with volunteers tackle the abatement program every year. The program takes place in April, when hens are sitting on nests.

On Saturday April 19, the team of Tom Shrider, Tom Lindy and Gary Algie added 36 eggs from 5 Canada Goose nests around Landen Lake. The Division of wildlife permit was approved again this year to control the number of geese and prevent the fecal pollution we encountered 5 years ago. In subsequent years, the female geese return to where they were hatched to lay their eggs so this exercise today has statistically prevented a flock of 1400 geese on the lake 3 years from now.

## Know Our Roots

Mary Landen was 20 years old when she married 44 year-old carpenter, Joseph Landen, in 1877. Joseph and Mary settled near Loveland and had five children. After they moved to Deerfield Township two more daughters arrived. Driving up Montgomery Road just beyond Island Pines, you can see a double row of pine trees near which the main Landen farm house and barn were standing when Landen was developed. *For the full article, SEE PAGE 6.*



## Lend A Hand

There are two families in Landen experiencing deep challenges: Morgan and Ashley are students at KME and both were diagnosed with, and are being treated for, cancer. In support of these classmates, two young boys — Hal John and Cody Gill — decided to go around their neighborhood, Chestnut Landing, to ask for donations for the families.

The boys do not know these two KME students; they just wanted to do something for them. The response they received was incredible; neighbors did not hesitate to donate and many prayers were said. In total, the boys collected \$120 and presented the money to KME's principal, Mrs. Peggy Phillips.

Efforts like these cause us all to step back and appreciate how blessed we are. Thank you to these young boys and to the residents of Chestnut Landing for caring! We wish Morgan and Ashley a full and speedy recovery.

## Landen Quote

"The lake, the lake, the lake! As an avid walker, I haven't found a more convenient and affordable place to live that enables me to enjoy the view while walking around the lake. I also enjoy the extensive bike trails through all of Landen as well as the park's new walkways and bike trails. For anyone that loves to be outside and active - Landen is a great place to hang your hat!"

*Carolyn Quinn, Pond Woods*



## News You Can Use • Landen Lake

Landen Lake, originally designed to be the heart of the Landen Farm Community, is reserved for the sole use of its residents. One-mile in length and covering more than 65 acres, Landen Lake is the largest private lake in Warren County.

### Hours of Operation

The lake is open to residents and their guests from 5:00 am to 11:00 pm year-round. All persons using the lake for recreational purposes must observe these hours; proof of identity may be required.

### Boating

Boats up to 20' in length are permitted on the lake. Quiet navigation is mandatory; trolling motors only. Sailboats, paddleboats, pontoons, kayaks, canoes and rowboats are permitted. Beginning in May 2008, all motorized boats will be required to display a Landen boat decal (non-motorized boats are exempt). Decals are good for one year and are free of charge. For more information or to apply for a decal, go to [www.LandenCSA.com](http://www.LandenCSA.com).

### Security

Landen Lake is patrolled by security personnel at random times throughout the week. Persons not observing all required Ohio rules of safety, as well as Landen Lake policies (including proper display of boat decals), will be considered trespassing and will be asked to leave immediately. Proof of residency will be required. Multiple violations may result in fines and/or criminal proceedings.

### Fishing & Wildlife

Landen boasts a wide array of natural wildlife in and around the lake, including heron, geese, ducks and fish. Fishing is permitted by Landen residents only. Any non-resident must be accompanied by a resident at all times. Currently, while we are inventorying to determine fish stocking needs, all fish are catch and release. We restock with a variety of game fish like bass, crappie and perch .

Please do not enter private property on the lake. Bank fishing is permitted only in the following areas:

- Dam area
- Gazebo area
- Bridge at Columbia Road
- Peninsula at the Island Recreation Association

### Additional Recreation Activities

Bordering the lake is a 2.5-mile paved pathway for walking, running and biking. Several benches are placed near the path to provide opportunities to sit and enjoy the view. On the north side of the lake is a gazebo over the water which is a great place to dock or to simply relax.

Persons using Landen Lake do so at their own risk. It is your responsibility to be familiar with, and to fully observe, all policies.

*For additional rules and policies regarding the use of Landen Lake, refer to page 7 of the "Homeowner / Resident Guide to Landen."*

# Committee Updates

## Design & Review Board

It is hard to believe, but spring/summer 2008 is here. During this summer, the Design & Review Board (DRB) meets on the 1st and 3rd Tuesday of each month.

A few reminders, as we head into summer:

- Any exterior change needs to have an application submitted.
- Pick up after your pets.
- Boats, motor homes and trailers are not to be stored in driveways or yards.
- We are in the process of enhancing the community entryways and need your help. Please do not place signs (garage sale, yard sale, realtor, lost pet) in the landscaping; it damages plants and flattens the mulch.
- Do not assume we know of violations and maintenance issues. Report all issues to the property management company (866-775-1525) or visit the website ([www.LandenCSA.com](http://www.LandenCSA.com)) and go to the "Design and Review" tab, then click "Violations and Non-Compliance Report." All reports are confidential.

Remember to submit your application for an exterior change with as much information as possible (photos, scaled plans, explanations and when possible product photos and information). Applications should be submitted to the DRB by the Friday prior to a scheduled meeting so that it can go through the proper process in a timely manner and not delay your project. There is a \$50 application fee that is returned in full for applications submitted before work begins.

We are looking forward to a great spring and summer. If you have a question or need an application to make an exterior change, contact Shannon McCowen at Henkle Schueler (866-775-1525) or visit the CSA website ([www.LandenCSA.com](http://www.LandenCSA.com)).

*Julie Farmer, Chair*  
*Jim Baker, Ralph Elliot, William Klum*

## Building & Grounds

Ever wondered what is going on with that unattractive area where the trucks went in and out of the lake? Well, the CSA Building & Grounds Committee is planning to put a "pocket park" in that location this fall. There will be low-maintenance landscaping, flowering perennials and a bench or two so that walkers can sit and enjoy a lovely view of the lake. Continuing the separation of the road from the pathway along Simpsons' Trace, the missing wooden posts will be replaced in the very near future,

A big thanks goes to Louis Kappner of Baywood who approached Building & Grounds to offer Eagle Scout support. His project, still in the planning stages, will beautify the covered bridge area and includes installing trail benches and fragrant, flowering landscape. We will keep you updated as this project progresses.

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

## Communications

We have made a few changes to Landen News that we hope are improvements, and will make it easier for you to read. We have changed the look of the newsletter and have added five new features that we will continue to publish in forthcoming issues: Go Green, Know Our Roots, Keep Landen Safe, Lend A Hand, Stream Watch and Landen Quotes. One more printed issue of the newsletter is planned for the fall of 2008.

Two new members have joined our committee in the last months of 2007; Janet Fliegel who will continue taking beautiful photos for the newsletter and website, and Ann Georgesen who has a strong background in communications. We are continually making changes to [www.LandenCSA.com](http://www.LandenCSA.com) and are hoping to add Meeting Minutes in an archival section. We plan, also, to add a Realtor and FSBO section which will aid in the sale of our properties. We will be creating community-wide surveys. We hope the website has provided you with timely news and we encourage you to continue using the links found on the site for important current information. We welcome your comments which can be made online or by calling Shannon McCowen at Henkle Schueler (866-775-1525).

*Mary Hoot, Chair*  
*Murry Feldstein, Janet Fliegel, Ann Georgesen*

## Policy, Procedure & Education

The Policy, Procedure & Education (PPE) Committee is the Landen CSA's newest committee and will fill a void that has been missing for years. The PPE is the first of its kind for Homeowner Associations in the area and will be a huge undertaking. Committee members will lead the effort in developing policies, procedures, training and education for current and future Board members, and also will review and update several antiquated documents that still govern our association. Look for more PPE information on the website and in future issues. Below is our Board-approved mission and vision:

**MISSION:** To develop and deliver policies, procedures and educational materials for the Landen Farm Community Service Association (CSA) Board of Directors.

**VISION:** To improve the operational effectiveness and efficiency of the CSA Board. To that end, committee responsibilities are to:

- Develop, deliver and make available orientation training for all Board members, Officers and Committee members of the Landen CSA.
- Review and update any existing policies and procedures that govern operation of the CSA Board.
- Submit all modifications, updates and proposed policies to the CSA Board for review and approval.  
Implement all proposed, updated and educational policies and procedures.

*William Klum, Chair*  
*Bill Coffey, Ann Georgesen*

## Committee Updates, Cont.

### Simpson Creek Feed Water

The charter of the newly-formed Simpson Creek Feed Water Committee is to identify all sources of silt and solid pollutants entering Landen Lake via Simpson Creek. The committee is tasked with exploring ways to reduce, eliminate or otherwise control these sources. We will work directly with Deerfield Township, the Storm Water and Sewer Board, the Ohio E.P.A. and many other critical organizations. Phase I of our efforts will include a large, in-depth study. Once completed, study findings and recommendations will be summarized to the Board for further action. The committee welcomes resident input. Please contact Bill Coffey (234-9044) with comments and suggestions.

*Bill Coffey, Co-Chair - Kevin Downey, Co-Chair  
Mary Hoot, Errol Everson, Gene Curry, Larry Brotherson*

## Recreation Associations

### Sailboat Pointe / Chestnut Landing

- Sat, Apr 19 - Chestnut Landing's community garage sale was a big hit. Let's make this an annual spring cleaning event!
- Sat, May 24 - Pool opens. Daily hours are 6 am-10 pm.
- Sailboat Point was awarded 1st place in a landscaping award given by Towne Properties for condominium subdivisions in the greater Cincinnati area. What an honor!

### Pine Ridge

- Annual meeting & election (held April 8) - Will be re-scheduled as the number of residents in attendance plus proxy ballots fell short of the required quorum.
- Our Board has been busy removing dead trees around the pool, many of which will be replaced.
- The maintenance crew has been evaluating other work items (repairing the pool and tennis courts, replacing furniture) in preparation for the 2008 season, which begins Memorial Day weekend!

### Woodfield

- Sat, May 24 – Pool opens!! Too bad Kings students have to go to school on Tue, May 27. They can hit the pool as soon as school is out for summer!
- Board positions are available. If you're interested, contact the board at [www.woodfieldrecreation.com](http://www.woodfieldrecreation.com).
- Sara Ritter organized the neighborhood garage sale on 4/26 and 4/27. Thanks to Sara for the notices and putting this together.

### Creekwoods

- Sun, Jun 8 - Welcome Summer Ice Cream Social (3 pm)
- Fri, Jul 4 - Bike Parade & Party (11 am). Party at the pool following the parade. Bring a dessert or side dish to share.
- Sat, Aug 9 - Night at the Pool Party (7 pm). Bring your own refreshments and a snack to share.

## Stream Watch



With all the talk about local stream erosion, you may have heard about a growing movement by homeowners to install rain gardens. A rain garden is a shallow basin or depression planted with native plants. These plants have deep roots that allow water to infiltrate into the soil. A concept that began in the 1990s, rain gardens are now one of the fastest growing areas of interest for home landscapes. A rain garden fills with a few inches of water after a storm and the water slowly filters into the ground rather than running off to a storm drain. Compared to a conventional patch of lawn, a rain garden allows about 30% more water to soak into the ground. Why are rain gardens important? As cities and suburbs grow and replace wooded and agricultural land, increased stormwater runoff from impervious surfaces (like roofs, parking lots and driveways) becomes a problem.

Stormwater runoff from developed areas increases flooding; carries pollutants from streets, parking lots and even lawns into local streams and lakes; and leads to costly municipal improvements in stormwater treatment structures. Properly designed rain gardens can effectively trap up to 99% of common pollutants in urban storm runoff. While an individual rain garden may seem like a small thing, collectively they produce substantial neighborhood and community environmental benefits. Interested in learning more? Log on to <http://www.raingardennetwork.com/>

*Excerpt from Roger Bannerman, Wisconsin Department of Natural Resources and Ellen Considine, U.S. Geological Survey.*

# Landen



## Know Our Roots

When Jeremiah Morrow, John Parkhill, and Thomas Espy purchased land in the Landen, area, Espy purchased 5872 acres and immediately began selling it at a profit. The town of Montgomery was platted at Cooper and Montgomery Roads on land purchased from Espy. In contrast Jeremiah Morrow only purchased 210 acres but it is his land that would eventually become the most significant to Landen residents as it is the site of the original Landen farm and Landen Deerfield Park.

Shortly after Ohio became a state, a state highway was built from Cincinnati that ran northeast through Montgomery, Wilmington, and across the state to the coast. When it came through 20 Mile Stand it cut through the middle of Jeremiah Morrow's farm leaving 95 acres of his farm on the north side of the highway. Morrow soon purchased an additional 212 acres in the southeast corner of Section 15 where he built a grist mill and saw mill and a new home on Davis Road. Just before he died in 1852 he sold the mills and surrounding land to Samuel Paxton and divided the remaining land between his living children with his original 210 acres going to oldest son, John. When John Morrow died, the administrators of his estate split the parcel and sold the 95 acres north of the highway to Mary Landen in 1889. In just a few years Mary, age 32, and her husband, Joseph, age 55, developed the property into a prosperous dairy farm.

Mary Landen was 20 when she married 44 year old carpenter, Joseph Landen, in 1877. Joseph and Mary settled near Loveland and had five children. After they moved to Deerfield Township two more daughters arrived. The 1900 census shows Joseph, 66, and Mary, 43, on the farm with all seven children. Annie, 21, George,

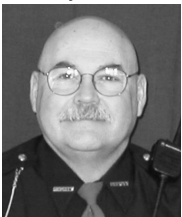
20, Namon, 18, Clara, 16, Herman 12, Wilhelmine (Minnie), 6, and Mable, 4. Annie was working as a teacher and George was helping to run the farm. Two years later in 1902, Joseph died leaving Mary a widow at age 45 with two small children. The oldest children soon went out on their own as only the three youngest children, Herman, 22, Minnie, 16, and Mable, 14, were still at home in 1910. Herman was helping Mary run the farm along with Namon who had married in 1909 and lived nearby.

By 1920 Mary had left the farm and at age 63 was living in Cincinnati with oldest son George, and daughters Minnie, a teacher, and Anna, a nurse at Christ Hospital. Three other nurses also were lodging there. The farm's acreage had expanded and Namon, whose wife died in 1911, had remarried and had three children. Herman was lodging with the Thompson family on Railroad Street in Morrow and helping Namon with the farms. In 1930 Mary turned 73 and was living with daughters, Mable and Anna. She went on to live until July 1943 seeing Landen farm become Landen farms as many new parcels were purchased by George who had become a successful attorney.

When the Landen farms were sold to develop the community of Landen, the Landen family gifted the original plat of 95 acres to Warren County for a park in tribute to Mary Landen. If you drive up Montgomery Road you will see a double row of pine trees just beyond Island Pines. If you walk through the row you will come out at Landen Drive which is approximately where the main Landen farm house and barn were standing when Landen was developed. You can see the row of pines and other pictures at landen.

*Dr. Karen Dinsmore*

## Keep Landen Safe



As a community, we tend to be outside more in nice weather. That same trend applies to criminals. One easy way to make your home safer is to keep doors locked, even when you're inside. When you secure your home in the evening, be sure the garage door is down and locked; open garage doors are invitations to a thief. It's great to open the windows in nice weather but at night close and lock all windows on the ground level.

As school ends, now's the time to go over some "Summer Rules" with your kids. Remind them to keep you updated on where they're going, not to open the front door to strangers, and to report any suspicious activity to you and to the Sheriff's office. Kids don't always notice "red flag" events when they happen so when you ask about what happened during the day, consider asking about things involving their personal safety.

While we're fortunate to live in a safe community, our daytime population is around 80,000. Kings Island attracts more than 2,000,000 additional each year. We all need to be more aware of safety. Don't hesitate to report suspicious activity.

**Officer Don McGlothlin, Deerfield Township Post of the Warren County Sheriff's Department**

"Landen News" is a publication of the Landen Farm Community Association, a private, not-for-profit organization of voluntary members. The CSA reserves absolute editorial discretion over the content of Landen News and may reject a submission for any reason. Landen News is one medium through which the CSA communicates with its members. It is not a forum for the views of individual members of the CSA or other individuals or groups.

