

Landen News

Landen CSA Newsletter

Landen News
2009

President's Message to Landen Residents



Dear Landen Residents,

I am proud and excited to serve as the Board President for the CSA Board. At the last Annual Meeting in April 2009, my Board position was renewed by the residents of Landen and I was elected by the CSA Board to serve as Board President for the 2009-2010 year.

My husband and I moved into the Montgomery Hills Sub-division of Landen 11 years ago. We loved Landen so much that when we were ready for our second home we moved to CarriageGate and have been there for the last five years. We have a 2-year old son Zach who loves playing in the woods.

In May of 2001, I began my official service to the community when I joined the Design Review Board. Over the years I have served as Chair of the Design Review Board, served on the Management Committee 2004-2005 and in 2008, and served on the Board of Trustees from February 2003 - present.

In the coming year you will see some exciting changes and updates. Landen is a beautiful community that needs a bit of a facelift. The Board has set out to update our landscaping, communicate proactively with residents on exterior aesthetics and is working more closely with Deerfield Township.

One of the items that really took its toll on the appearance of Landen was the storm we had in September 2008. The Association is at the final stages of still removing large-scale trees that came down and cleaning up debris. We are working with many homeowners who are waiting for insurance claim funds to come through to complete repairs to their homes.

As part of our improvement goal, we are moving through Landen each year making updates to cul-de-sacs, enhancing entryways and working to improve the overall appearance of the common areas and Landen Lake. Of high importance at the time of this newsletter is non-residents utilizing the amenities of Landen.

Non-residents are not permitted to fish along the shores of the lake or take their boat out on the lake for pleasure riding and/or fishing. A security guard has been hired to monitor the lake and we have already identified numerous people fishing our lake.

We want to remind homeowners that fishing without permission is a 3rd degree prosecutable offense. Non-residents coming onto the Association property and utilizing its facilities is trespassing. Both of these are prosecutable offenses. There is a notice at the Landen Lake Dam parking lot notifying residents and non-residents of the policy.

Due to the increase of violators the Board is prepared to prosecute. Please contact the Warren County Sheriff Department at 925-2525 if you suspect any-

one is fishing or boating who does not reside in Landen.

The Association is working hard to communicate to the residents of Landen. We have 2442 parcels representing around 10,000 residents in Landen. The best means for us to communicate quickly is through our website and e-blast system. If you are not currently receiving e-blasts from the Landen CSA, then please go to our website www.LandenCSA.com and on the top of the home page you will find an icon that states "Register to Receive Email Updates". Please register so you can be kept up to date with emergency information, community updates and news.

As a homeowner of Landen, I encourage you to attend our monthly Board Meetings held the fourth Tuesday at 6:30 p.m. of every month except December. These meetings are open to the public and will keep you updated on the work your Board is doing. In December there is a Fiscal Meeting open to the public. Look for more details on the date and time later this year.

We are excited about another fun summer in Landen and have many projects underway. Please look for more details of these projects in the committee reports located inside this newsletter and on our website.

Have a great summer!
Julie Farmer

Are you having trouble with your street light? Duke Energy owns the lights.

For repairs, please call
1-800-543-5599

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Officers & Trustees

Julie Farmer—CarriageGate, President

Kevin Downey—Landen Cove Vice, President

Lee Hamilton—Montgomery Hills, Treasurer

Nadine Heithaus—South Cove, Secretary

Board Members

Bill Coffey—Sailboat Pointe

Steven Groome—The Pointe

Lynn Hand—The Islands

William Klum—Strawberry Hill

Mike Quinn—Pond Woods

Gary Algie—Hunters Pointe

Murry Feldstein—Woodfield

Landen Lake

By Mike Quinn

Landen Lake, its facilities and common areas are for the use and enjoyment of Landen residents and their guests. A Landen resident must always accompany their guests. Trespassing, misuse or other violations may result in legal prosecution. Early this season we have had several occurrences of trespassing and fishing without permission.

Reporting Violations: Landen Residents, who witness a violation of Landen Lake rules or policies, should immediately contact Towne Properties Management Office during normal business hours (M-F 8:30 a.m. – 5:00 p.m.) at 513-605-7732. After hours please call the Warren County Sheriff's office at 513-925-2525. For Emergencies, please call 911.

Hours of Operation - The lake is open to residents and their guests from 5:00 a.m. to 11:00 p.m., year-round. All persons

using the lake for recreational purposes must observe these hours; identification may be required.

Boating - Only electric boat motors may be used in Landen Lake. Gasoline or other internal combustion engines are not permitted. All gasoline engines must be stowed in the up position and remain out of the water at all times. Boats up to 20' in length are permitted on the lake. Sailboats, paddleboats, pontoons, kayaks, canoes and rowboats are permitted.

All motorized boats are required to display a Landen boat decal (non-motorized boats are exempt). Decals are available to all Landen residents, who own a motorized boat, and are free of charge. For more information or to apply for a decal, go to our website:

Security - Landen Lake is patrolled by security personnel at random times throughout the week. Persons not complying with all of the 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. A record will be filed and 2nd offenders will face criminal prosecutions and fines. Proof of residency will be required.

Fishing - Fishing is permitted only during hours of operation. Only Rod & Reel fishing is permitted. Landen residents and their guests are permitted to Bank fish in the following areas: 1) Dam area 2) Gazebo area 3) Bridge at Columbia Road and 4) Pocket Park located on Simpson's Trace – Landen Cove. Please do not enter private property on the lake. Currently, the fish population is recovering from the lake dredge and therefore all fish are - Catch and Release.

Persons using Landen Lake do so at their own risk. It is your responsibility to be familiar with, and to fully observe, all rules and policies. *For additional rules and policies, regarding the use of Landen Lake, refer to page 7 of the "Homeowner/Resident Guide to Landen."*

Committee Members: Mike Quinn, chairperson, Gary Algie, Bill Donaldson, Errol Everson, Marty Robin and Tom Shrider.



If you suspect illegal activity around the lake or Landen, do not hesitate, contact the Warren County Sheriff's office at 513-925-2525.



Building and Grounds Committee

By Lynn Hand

Since its formation in 2005, this committee has worked hard to improve the appearance of Landen with new landscaping throughout our community. One way that you can help keep the plantings beautiful is by not walking in the landscape beds, not throwing trash into the planting beds and by not allowing your dogs to purposely relieve themselves on the plants and bushes – especially at the new Pocket Park.

A lot of time, money and effort go into the design and planting of all the landscaped areas and we would appreciate all dog walkers controlling their dogs. The BGers were out in Hunter's Pointe in May removing invasive honeysuckle

and we will continue our efforts in June and then again in the Fall. Pocket Park is slated to be finished this summer, extending the pathway, and adding in a second bench. We hope you have taken time to sit and enjoy the view. The BGers were out in Hunter's Pointe in May removing invasive honeysuckle and we will continue our efforts in June and then again in the Fall.

Committee Members: Lynn Hand, chairperson, Tony Baker, Camilla Baker, Pa Cain and Murry Feldstien.

Policy, Procedure & Education Committee

By William Klum

The Policy, Procedure and Education (PPE) Committee has developed and delivered a complete Financial Planning Package covering: 1) Budget and Comparison to Actual 2) Expenditure use Plans for Committees 3) Contracts and Vendor Proposals 4) Budget History 1998 thru 2008. 5) Reserve Asset Management Plan (Reserve Study). 6) 10-year Performance, Operational and Reserves review.

The use of this financial planning document will help Landen CSA in maintaining a balance of good fiscal planning while protecting, maintaining and enhancing our valuable assets.

Short term we are working on outlining a Landen CSA Board Calendar. This will better prepare management and the Board to monitor scheduled tasks. The PPE will also propose a "Total Quality Management" style to move us forward while keeping our current open format with the membership.

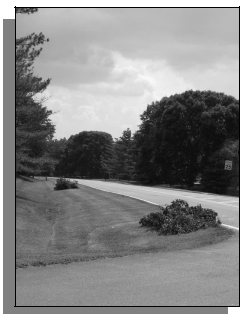
Also in 2009, the PPE will introduce a Landen Strategic Plan. Strategic planning is a systematic planning process where the current status of the association and reserve funding will be identified. We will establish a mission, look at our strengths, weaknesses, opportunities, and threats, establish goals, prioritize actions and strategies and recommend to the CSA Board an action and monitoring plan for Landen's future.

Committee Members William Klum – Chair
Bill Coffey and Kevin Downey

Brush Removal

Brush removal in Landen is a free service delivered by Deerfield Township. Brush is picked up Monday through Friday during the last full week of every month. Please place at the curb on the Monday of that week. Please do not place brush out on the curb on any other day except for the Monday on the last full week of the month. Residents are placing brush on the curb all throughout the month, the day after the Township has been through the community, etc. This leaves unsightly piles of debris along our streets for weeks at a time.

Brush pick-up is designed to handle typical residential type yard trimmings. It is not designed to pick up excessive amounts of tree trimmings left by tree services performing residential trimming or clearing. All limbs, vines, and brush smaller than one (1) inch in diameter, must be tied with string in bundles not to exceed one (1) foot in diameter or six (6) feet in length. Anything with thorns must also be in bundles. The reason for this is to allow passage and handling of smaller brush through chipper opening. Do not tie the bundles with wire or electric cord as this will damage chipper and blades. All limbs should be neatly stacked at the curb with all cut ends facing the street. Limbs should be left as long as possible. Your cooperation is greatly appreciated. For more information please visit the Deerfield Township website at www.deerfieldtwp.com or call the management office at 513-605-7732.



Social Committee

By Nadine Heithaus

The Landen CSA recently launched a new, Landen-wide Social/Sport Committee to help bring members of our community closer together by emphasizing our common assets ... our lake, clubhouses, pools, tennis courts and trail system. This committee will organize community-wide sports clubs - like tennis, walking/running and volleyball - as well as 1-2 social events per year - like a Boat Regatta (summer), a Haunted Trails activity (fall) and an annual Holiday Bazaar (winter). Although each of these is still in the "idea" stage, we're planning to begin launching some of them in the coming weeks; the sports clubs will be first.

As the committee begins to take form, members are hoping to leverage work already accomplished by each of the Recreation Associations and/or individual Communities. Our first goal is to help understand what types of social events, sports activities and/or community clubs are already in place. We also want to take this opportunity to solicit new ideas from residents.

Looking for your help by giving feedback on events that you have attended in your community ... what events? When are they held? Which are best/worst attended? Why?

If you are the contact in your community for these type events we would love to hear from you.

Please register on the CSA website for further information and invitations to meetings and events.

We're very excited about the positive momentum we have for the launch of this committee!

Design Review Board

By William Klum

Summer is upon us with many members making home improvements throughout Landen. Please submit your application to the Design Review Board (DRB) as early as possible so the application can get through the process in a timely manner and not delay your project. For the summer months, we meet twice a month on the first and third Tuesday to review DRB applications.

The DRB is also working to improve the processes and procedures of the Design Review Board by revising the existing DRB Handbook and updating this important document. This document is anticipated for release in late Fall of 2009.

Please remember when submitting a DRB Application to provide as much information as you can. The more information the better (i.e. photos, scaled plans, explanations, property plots., etc.) There is \$50 security deposit, which is returned once the work is completed as approved on the exterior change application.

The DRB has also developed a Fine System for Policy and Procedure violations that has been approved by the Landen CSA Board of Trustees and will be implemented on August 1, 2009. If you are in violation of a Landen CSA policy we will first contact you by sending you a First Notice letter. In this letter we will acknowledge the violation and request your cooperation in correcting the matter.

If the violation is not resolved in the time allotted on the notice then a Final Notice letter will be issued along with a \$50.00 fine. This charge is to offset the additional administrative costs to track and send letters to these homeowners. After the final notice if the violation has not been resolved the matter will be presented to the Design and Review Board with a recommendation to issue a Certificate of Default. Once approved, the Association attorney will be contacted and legal action will be taken for the homeowner to comply with the policies and procedures. The resident will be imposed with a fine of \$100 plus all attorney fees.

If you should have any questions concerning the DRB, feel free to contact the management office at (513) 605-7732 or email at heathers@tp1.com

Design Review Board Members:

William Klum—
chairperson
Jim Baker
Bob Cooney
Ralph Elliott
Rob Giesse



Most Commonly seen Home-owner/Resident Guide Violations

Yards and Grass

Grass must be regularly mowed to a uniform height not exceeding five inches (5") and watered as needed. Edging must be kept neat in appearance and maintained around sidewalks, driveways and light poles. All grass and leaf clippings and cuttings and all similar material must be cleaned up immediately after cutting and stored out of sight in proper containers until pick up or removal. Planting beds must be kept free of weeds, grass and debris. Shrubs and trees must be pruned and maintained to remain neat in appearance and in proportion in size and appearance to the residence.

Please remember to weed and trim!

Are you planning an exterior change to your home? If so you need to submit an Exterior Change Application to the Design Review Board prior to starting your work. Please visit our website www.LandenCSA.com and click on the "Design Review Board" link for an application or more information.

Signs

No signs of any kind are permitted except real estate signs. Contractor signs, business, garage sale signs, etc. are not permitted. Open House and directional signs may be put up no earlier than 4 p.m. Friday before the event and must be removed by the end of the event. Signs not removed by 9 a.m. on the Monday following the event will be removed. All posters and improper signs will be removed immediately at the owners expense.

Mailboxes

Please examine your mailbox. If it is faded, leaning, the numbers are falling off, the post is worn and tattered...it's time. Please repair or replace your mailbox with the approved black mailbox with a cedar post.

Newspapers and Clutter

Please pick-up the newspapers and flyers delivered to your driveway. Clear away piles of clutter on porches, yards and driveways that are not in use.

Your cooperation in keeping Landen looking beautiful is appreciated. Please take the time to visit our website at www.LandenCSA.com for additional information on all our policies.

Strawberry Hill Recreation

The Strawberry Hill Recreational Association is ready to serve our members with several new improvements to our facilities, grounds, and security. Some of the items include a new HVAC system in the clubhouse, a new gate/front entrance for the pool, a new horseshoe pit, an expanded playground area for the grounds, and a new backboard for the tennis court.

The most notable improvement is our new secure access to Strawberry Hills Pool. Our pool is now controlled by a Proximity Card Access Security System. Coupled with our 24/7 video surveillance, Strawberry Hill has become the bench mark for ensuring the security of our members and their guests. The Proximity Card system also provides a tool to ensure only members in good standing may enter and use the pool. Strawberry Hill Recreation members please mark your calendars for the following social events sponsored by your association:



June 15th – 19th - Swim Lessons 1st Session, sign up information is available at www.landenshra.com

July 4th - Best 4th of July Party in Landen!

July 6th – 10th – Swim Lessons 2nd Session, sign up information is available at www.landenshra.com

August 29th - Adult Pool Party

September 7th - Labor Day Grill Out

October 25th - Halloween Party

December – Date TBA - Children's

Holiday Party

Open events that may be considered:

Euchre Tournament

Adult Tennis Party

As always, we are grateful for our volunteers who devote time to the improvement and betterment of our community! Please contact any of us concerning questions or comments and visit our Recreational Community at www.landenshra.com.

Erosion Education Meeting Coming Soon!

The Landen CSA Board is organizing an educational meeting on erosion issues. Landen has many streams and creeks running through it and erosion has become a concern for many.

Once the Board has scheduled this meeting an e-blast will be sent out announcing the time, place and date. We are hoping for late July, early August.

If you are not currently enrolled on e-blast, please visit www.LandenCSA.com and click on the "Register to Receive Email Updates" button. Once you have done so you will not miss important information regarding your community!

If your Recreation Center is not reported here it is because the Landen CSA did not receive a report from your community facility. For more information on how to submit articles please contact the management office at 513-605-7732.

Pine Ridge Recreation

At the May 21st Annual Meeting, Paul Woodbury and Mike Quinn were elected/re-elected to the Board of Trustees. They join Suellen Fortine, Jesscia Roman, and Pete Donnellan to make up the 5 member board. Many thanks to Pat Lunn for the number of years he served on the Board. His dedication and service to our association has been greatly appreciated.

The Board of Trustees gave of their time and energy a Saturday in May when they painted the Pool House, which now looks wonderful with two fresh coats of paint.

The swimming pool opened Memorial Day weekend and current hours of operation are: Monday—Friday 12:00 p.m. to 8:00 p.m. and Saturday and Sunday 11:00 a.m. to 9:00 p.m. Please make sure your dues are paid in full so that you and your family can enjoy the impressive facility.



Hiker/Biker Trail and Lake Rules

Landen Lake, its facilities and common areas are for the use and enjoyment of Landen residents and guests only. Residents must always accompany their guests. Unaccompanied guests shall be asked to leave the Landen Community. Trespassing, misuse or other violations may result in legal prosecution.

Recently the Association has experienced unauthorized non-resident fishing along the lake at Landen. One police report has been filed due to netting in the lake. An on-site security guard has been hired to patrol Landen at varied areas and intervals. You may be asked to show identification and/or proof of residency to demonstrate your right to use these common facilities.

Should you suspect illegal fishing or non-residents utilizing Landen amenities, please call the Warren County Sheriffs Department at 925-2525 immediately. Fishing without permission and trespassing are prosecutable offenses.

A more detailed and comprehensive list of the polices and procedures for Landen can be found at our website www.LandenCSA.com click on "Design Review Board" tab then select "Regulation Books."

Have a fun and safe summer in Landen!
Landen CSA Board



Street Cleaning

Does the curb in front of your house look like this picture? Many around Landen do. As a resident of Landen

please take the time to clean up the streets that abut your property. This debris clogs our culverts, storm drains and some of it eventually ends up in the Landen Lake. Your assistance keeping our streets free and clear of debris and trash is appreciated!

You're Invited!

The Landen CSA Board meets every fourth Tuesday of the month. Please join us to stay up to date on what the Board is working on and join in during our homeowner forum.

Time: 6:30 p.m.

July 28, 2009 at Island Recreation

August 25, 2009 at Island Recreation

September 29, 2009 at Woodfield Recreation

We'll see you there!



Landen CSA
Newsletter Summer 2009

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Website: www.LandenCSA.com

URGENT—PLEASE READ IMPORTANT INFORMATION ON LAKE SECURITY AND COMMUNITY ISSUES!