



# DeWeese-Ridgecrest Civic Association

The Newsletter of an Urban Forested Neighborhood Five Minutes from Downtown

## Spring into Spring at Our Spring Fling Pot Luck

Spring is here! It's time to break bread with your DeWeese Ridgecrest friends and neighbors to celebrate another great year in the 'hood. And the April DRCA Spring Fling and Pot Luck is just the place to do it.

### Let's Start with Food



We'll begin with socializing and food: **Everybody has one dish that they make best - an appetizer, main course, salad, or dessert - so bring it! Don't cook? Well, then bring your appetite!** We'll provide beverages and tableware.

### April 2017

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Bring the whole family and renew friendships, catch up on gossip and find out what has happened in DeWeese over the past few months. We'll give you an update on the events we have planned for the rest of 2017 - Garage Sales, Art Affaires, Bike & Brew, and plans for the Battery D Centennial on July 15<sup>th</sup>.

### Meet Our Special Guest

As the spring weather brings us out of the house and into our yards and gardens, visions of beautiful estates and luxurious topiary collide with the stark reality of a yard that has been sleeping through the winter. Now you need to do something with that awakening beast.



We have invited, as our special guest, landscaper, horticulturist, and owner of *Breaking Ground*, **Treva Jenkins**. Treva's thirty-four years in the "green industry" give her a unique insight into what works and what doesn't work in the real world and the real soil of the Miami Valley. Treva will explain "the Top Ten Reasons Why Landscapes Fail - and Solutions to Overcome Them" along with a useful cheat sheet of 'no-brainer' plants.

So whip up your favorite covered dish, invite a friend or neighbor, and join us for an evening of fun and learning. See you on the 17<sup>th</sup>!

### JOIN YOUR FRIENDS AND NEIGHBORS!



### DRCA April Meeting

Monday, April 17<sup>th</sup>

6:00 - 8:00 p.m.

Wegerzyn Gardens  
MetroPark Auditorium  
1301 East Siebenthaler Avenue

#### AGENDA

Pot Luck and Socializing

DRCA 2017 Events Update

Treva Jenkins:  
"the Top Ten Reasons Why Landscapes Fail - and Solutions to Overcome Them"

**PLEASE BRING YOUR FAVORITE DISH TO SHARE!**

## 2017 DRCA Board

Mike Herrlein,  
President,  
Newsletter Editor  
277-8022

Sharon Deis,  
Vice-President  
623-9759

Karen Drawing,  
Secretary  
830-2265

Kathy Bole,  
Treasurer  
275-4015

MaryAnne and Ted  
Blackshear,  
Parks & Beautification  
Committee  
274-7895

Becky Drawing,  
Membership &  
Welcoming Co-Chair  
287-5345

Mike Fortunato,  
Priority Board  
Representative  
903-3559

Carlene Maynes,  
Arts Ambassador  
831-6311

Connie Nisonger,  
Meeting Programs &  
Communications  
274-3808

Alan Starnes,  
Membership &  
Welcoming Co-Chair  
278-9319



ASK  
DR. DEWEESE

*Dr. DeWeese is our expert on neighborhood issues of every kind.  
Questions for the good doctor can be sent to the DRCA Newsletter Editor at  
mherrlein@woh.rr.com.*

**Dear Dr. DeWeese,**

Spring is here and the asphalt plants will open soon. Will any of our neighborhood streets be repaved this year? I've had it with potholes!

Sincerely,  
*Praying and Hoping*

Dear Praying,

Your prayers have been answered. Thanks to the passage of Issue 9 last fall (the increase in the city's income tax rate), the following neighborhood streets will be paved in 2017:

- Woodhaven from Ridge to Idylwilde
- Idylwilde from East Siebenthaler to the City Corporation Limit (CCL)
- Madrid from Cedar Ridge to the CCL
- Cedar Ridge from Hillsdale to CCL
- Buena Vista from Cedar Ridge to CCL
- Hillsdale from Cedar Ridge to Ravenna
- Ravenna from Hillsdale to Neff

Now, the good Doctor can anticipate your next question - "When will the repaving occur?" The city will be repaving a lot of streets this year and the repaving schedule has not been determined yet.

You will know that a street is about to be repaved when the paving contractor posts "NO PARKING" signs on the street. These signs are posted about 72 hours in advance of any work. The contractor will attempt to identify and alert the owners of vehicles in the way of the paving operation prior to commencement.



However, if these vehicles are not moved in a timely manner or the owner cannot be located, the vehicles will be towed at the owner's expense. So watch for those "NO PARKING" signs!

Once the street has been milled (old asphalt removed) the contractor has seven days (weather permitting) to lay the new asphalt. Once the paving equipment and traffic control devices are out of the way, the street will be open to traffic. (This process can take up to 3 hours.)

Curbs and sidewalks will not be replaced or repaired as part of the paving project. Any speed humps/bumps removed during repaving will be replaced by a separate crew, not the paving contractor.

If you have any questions about the repaving process, please call David Escobar (333-3849) in the City of Dayton's Division of Civil Engineering. David is considered the "Ambassador of Asphalt" by Dayton's grateful citizens.

# “Hey, Somebody Wants to Buy My House - Right Now!”

## Watch out for Folks Who Appear Out of Nowhere with “Deals”

By Barbara Schmenk

If you ever receive a mailing from someone interested in buying your property, here’s some information it might be good to have.

From a real estate investor training website: “Your primary customer is the seller who is motivated to sell *below market value*.”

Bandit signs (“WE BUY HOUSES”) and postcards are not just attempts to find homes available for purchase; they are attempts to find people willing to sell below market value.

When an investor buys below market value, the good deal for the investor is usually a bad deal for the seller and a bad deal for the neighborhood. Previous sales are used to determine the value of a property, whether for pricing or for determining a loan amount. So a below-market sale has the effect of reducing the amount that a similar property will sell for in the future. Generally only sales in the last 6 months are considered comparable. So to maintain property values, a neighborhood needs steady sales at good prices.

Investors generally don’t want to wait until a property is listed with a realtor because at that point, the investors have competition – since others know that the property is for sale. Investors looking for “motivated sellers” try to find people in a hurry. When selling their own homes, realtors keep their houses on the market longer than average -- they realize that it will take time to sell for a good price.

Investors looking for motivated sellers try to create a sense of urgency if the seller isn’t already in a hurry, and often pressure them to decide in a short amount of time. Without taking the time to think, a person is more likely to sell for less than they would otherwise.



Investors write or say “It’s important that I hear from you ASAP!” and “I urgently need to speak with you about your property at \_\_\_\_.” and “I would appreciate that you *keep this matter private*.”

Requesting that homeowners call for recorded information about their property sounds enticing, but it’s actually a way to find motivated sellers’ names, addresses and phone numbers.

Wholesalers find such good deals that they can then sell the property the same day that they buy the property,

*I want to disclose that I invest in real estate. I’ve bought and resold three properties here, and all needed a lot of work. I love and care about our neighborhood and its great residents.*

not having to incur costs or liability of ownership, and they make money by selling for more than they just bought the property for.

Here are actual sales of an area property on two consecutive days:

August 16	Party A	\$16,900
August 17	Party B	\$26,900

So the investor (Party B) made \$10,000 by finding a motivated seller, convincing them that their house was worth only \$16,900, then finding an investor willing to buy it the next day for \$26,900. Almost hard to believe, isn’t it?

If investors can’t get a great deal, they don’t buy, or maybe they try back later hoping that the person has become a “motivated seller.”

It’s only without competition that wholesalers can convince sellers that their property is worth less than it really is -- mainly because no one knows it’s for sale! Moreover, owner-occupants are usually willing to pay significantly more than investors.

If listing your property with a realtor isn’t for you there are other ways to find buyers, like letting friends, family and neighbors know you are looking to sell.

As houses in DeWeese come on the market, we can hope they continue to sell mainly to owner-occupants. The past year has been thrilling as we’ve seen homes come on the market and sell (or be rented) for decent prices to newcomers. Newcomers -- you are appreciated -- by us old-stayers!

### Important and Useful Telephone Numbers

Emergencies	911	Waste Collection	333-4800
Police — non-emergency	333-COPS (333-2677)	Housing Inspectors	333-3977
Fire — non-emergency	333-FIRE (333-3473)	Water Emergency	333-4905
DP&L Power Outage	1-877-468-8243	Street Light Repair	333-4800
Northeast Priority Board	333-3670	Bulk Waste Pick-up	333-4800

# DeWeese-Ridgecrest Civic Association

We have a lot more planned for 2017. Mark your calendar for these upcoming events!

EVENT	DATE	TIME	LOCATION
<b>April Association Meeting: Spring Fling</b>	Monday, April 17	6:00 PM - 8:00 PM	Wegerzyn Gardens MetroPark Auditorium, 1301 East Siebenthaler Avenue
<b>Neighborhood Garage Sale</b>	Saturday, May 13	All day	For details and how to sign up contact Karen Drawing [830-2265] or Becky Drawing [287-5345]
<b>Art in the Garden Affaire 2017</b>	Saturday, June 17	10:00 AM - 5:00 PM	A showcase for area artists and their wares, the Art Affaire is held at 2919 Ensley Avenue
<b>Battery D Centennial Celebration</b>	Saturday, July 15	Times TBA	Times and details will be announced in May; don't miss this <b>once in a century</b> event!
<b>Bike &amp; Brew: A Ride to Dayton Brew Pubs</b>	Saturday, August 26	1:00 PM - 5:00 PM	Meet at the Nichols Tennis Center Parking Lot 2424 Ridge Avenue, with your bicycle
<b>September "Fall Harvest" Association Meeting</b>	Monday, September 18	6:00 PM - 8:00 PM	Wegerzyn Gardens MetroPark Auditorium, 1301 East Siebenthaler Avenue
<b>December Association Holiday Meeting</b>	Monday, December 11	6:00 PM - 8:00 PM	Wegerzyn Gardens MetroPark Auditorium, 1301 East Siebenthaler Avenue

**We Can Do It!**



## Help Keep Your Neighborhood Strong! Pay Your 2017 Dues Now!

The DeWeese Ridgecrest Civic Association (DRCA) is collecting membership dues for 2017. Dues are only \$10 a household. The money we collect from dues allows us to provide a number of services to you and your neighbors such as renting a room for our meetings, providing meeting refreshments and food for annual events, maintaining our new website, and promoting your neighborhood with a garden tour, art show and neighborhood-garage sale. We also offer neighborhood news email updates.

Please help us continue to provide these important services by completing this membership form, bringing it to a neighborhood association meeting, or mailing it with your dues to:

Kathy Bole, DRCA Treasurer, 3603 Hillmont Avenue, Dayton, OH 45414

If paying by check, make your check out to DRCA . Membership questions? Ask Becky Drawing, Membership Co-Chair, at 287-5345 or at [bdrawing@sbcglobal.net](mailto:bdrawing@sbcglobal.net).

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### 2017 DeWeese Ridgecrest Civic Association Dues

Name(s) \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

(If you wish to begin receiving neighborhood news via email, please provide us with your email address.)