



NEIGHBORHOOD  
ASSOCIATION

# Newsletter

REPRESENTING CLIFTON HEIGHTS • UNIVERSITY HEIGHTS • FAIRVIEW

May, 2012

## Next monthly meeting:

May 15, 2012,  
7:30 p.m., Deaconess Hospital  
Cafeteria, Lower Level, Straight Street

## Minutes of the CUF Neighborhood Association Monthly Meeting 4/17/12

Meeting chaired by Nathan Hess

### Police Report

- Officer Lisa Johnson presented the District 5 report for the CUF area. The Uptown Consortium has agreed to fund 2 officers for the CUF area on Thursday, Friday and Saturdays from 6PM to 2AM. Their primary responsibility will be nuisance calls regarding noise, out of control parties, etc. The district is gearing up for Cinco de Mayo.

- Arrests have been made for various robberies. Court appearances are coming up in late April, early May regarding graffiti perpetrators.

- Citizens on Patrol reported that if a call is made regarding nuisance problems and the caller does not wish to speak to the responding officer in person, let the dispatcher know it is okay to be contacted by phone.

- Officer Lance Lang gave presented the UC police report. Practice bubble will be coming down to go into storage. Traffic may be interrupted as a result. There was a shooting at University Hospital about 3 weeks ago. There is not much information but the victim seems to be recovering.

### Neighborhood Clean Up Day

- Saturday, April 21 is the day. Participants should meet at Mac's at 9AM. There hasn't been much information about this so Rob Neel suggested scheduling another day in May for the CUF area.

**Guest** - Bill Jacoby, Litter Control Unit, Cincinnati Health Department

- Customer Service Rep is Tracy Grome; direct line is 564-1750. Litter problems can be reported to the 5916000.com website. Reports of problems go to a master data base maintained by the city.

- Mr. Jacoby reported that his office has the responsibility for enforcing municipal codes that

deal with weeds, litter and waste disposal. The office has a staff of 5 to cover 5-6 communities. Mr. Jacoby meets monthly with the CUF Citizens on Patrol.

- There have been funding cuts but Mr. Jacoby remains optimistic that the program will not experience further cuts. Civil citations are issued for violations with fines ranging from \$50-\$500. Issues are addressed with property owners who have 10 days to respond and correct violations. If they fail to do this, independent contractors are sent to do the necessary work and the property owner is billed or in the case of foreclosure, the lending institution is billed. Mr. Jacoby responded to questions regarding problem areas identified by CUF members.

### Information on Strokes

Sally Larson provided brochures and a few brief comments on strokes including the signs of stroke and the importance of calling 911.

### Nominating Committee

Nominating committee is in place and is responsible for coming up with a slate of candidates for CUFNA Board of Trustees. An election will be held in July.

### Old St. George/CHCURC

- Cherie Wallpe reported that the brick work repair on Old St. George ordered by the city has been satisfactorily completed. The Uptown Consortium has a \$1,000,000 grant for the remaining repairs to Old St. George.

- University Park is almost fully leased. The new Towne Properties development is now underway.

### Citizens on Patrol

Sandra Wilson reported that COP has two new members: Cherie Wallpe and Ken Jordan.

### Block Captain Announcements

The Sunday afternoon clean ups at 4PM continue with the group from Klotter and Emming streets. Rob Neel encouraged others to consider adopting a similar group effort for their immediate area. Christian Huelsman has been doing clean up in a number of alleys in the CUF area.

### Fairview Pool

CUFNA has purchased scholarship passes to the pool to be given to families who need them and are willing to become CUF members. Day passes have also been purchased so that no child who shows up will be turned away. The goal is to increase attendance at the pool. All CUF residents are encouraged to purchase pool

passes. They are available on-line at a very reasonable cost.

#### **Mayor's Recycling Program**

CUF receives funds for increased levels of recycling so it's important for as many households as possible to recycle.

#### **New Business**

- City Council's Liveable Communities meeting on April 24 at 1PM will include a discussion of community boundary issues.
- Sandra Wilson requests that the board take up the issue of landslides and sights where excavating is occurring without permits. There are landslide issues on both public and private property. She is especially concerned about the property at 777 Straight Street.
- There is also an unsafe site at the end of Tafel where a structure was demolished and the property has been left in a dangerous condition. Another is on Eliza.
- It was suggested that Dave Lockhorn from Buildings and Inspections be invited to a board meeting to discuss these issues.

Meeting adjourned at 9:05 PM.

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### **CUF Treasurer's report**

Balance: April 1, 2012	\$9,331.99
Income:	
Membership dues \$100.00	
Total Income:	\$100.00
Expenses:	
Postcards	\$18.48
Postage	\$32.00
Flowers - M. France	\$65.20
Soap Box Derby registration	\$120.00
Total Expenses:	- \$235.68
Balance: May 1, 2012	\$9,196.31

### **CUF soapbox racer wins**

The weekend of April 28-29 was the opening of the 2012 Soap Box Derby season at the Red Dog pet spa in Oakley. The CUF team participated in two double elimination races on Sunday. Continuing her past success, CUF team leader Annika Yang vom Hofe came in first in both races, narrowly beating her brother Joschka in the first race. Joschka picked up 3rd place in the second race; while our partner Rothenberg/OTR driver Sebastian Schmelle came in 2nd. The next race date is in St. Bernard on May 19th.

Congratulations to Annika and Joschka! Also, thanks to Linda Zeigler for her continuing volunteer work with this great project.



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### **Fairview Pool passes**

In an effort to encourage membership in the CUF Neighborhood Association and as a way to promote use of the CUF Neighborhood pool in Fairview Park, the CUF Neighborhood Association is awarding summer passes to the CRC Pools! That is a \$25 value for individuals and \$75 value for families!

If you know individuals or families that are looking for a great way to beat the heat this summer and spend time with others in the pool, please send them our way.

To be eligible for the pool passes, up to a \$75 dollar value, individuals or families must 1.) Be a resident in the CUF Neighborhood; 2.) Come to a CUF meeting; and 3.) Become a CUF member. To become a voting member of CUF, you must attend three meetings as a paid member. Anyone who receives a pool pass will be asked to come to three meetings during the year.

Please help us spread the word to families and individuals who might benefit from this great resource in our community! But tell them to hurry: we have limited numbers!

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## CUF board member candidates

The 2012 election of CUF board members will take place at the July meeting. Thanks to all who have come forward to run for the open positions. Here are the candidates' statements:

### **Sharon Buckner**

The CUF community has been my neighborhood of choice for 29 years. I contend it is the best neighborhood in the city because of its diversity, central location and naturally beautiful situation. Being active in the Citizens on Patrol (COP) program allows me to contribute an extra layer of safety to residents and myself. I enjoy problem solving and as a previous three-term member and officer of the CUF Board I have been able to hone these skills. Your vote will enable me to work on important issues, i.e., helping to attract more single family home owners, establishing a dialogue with our neighbor, the University of Cincinnati, parking, bringing more single entrepreneurs into the business mix and improving the quality of life in our community.

### **Kenneth Jordan**

Having lived in Clifton Heights since 1986, I have enjoyed its proximity to the University of Cincinnati, especially the College Conservatory of Music, and the ease of getting to downtown/Over the Rhine with everything that blossoming area has to offer. I would like to see our CUF neighborhood enjoy an improved livability similar to what has been going on in downtown and OTR. The CUF neighborhood has suffered a drop of 20% in owner-occupied homes from 2000 to 2010 according to an April 2, 2012 article in the Cincinnati Enquirer. With that in mind I hope to focus on quality of life issues including housing, parking and vandalism/trash. It would be nice to see more owner-occupied homes with families rather than more rental properties with absentee landlords. With more progressives on City Council I would reach out to them for assistance in that area. I had served my country for 30 years as an investigative Agent with the National Labor Relations Board. I would bring to the CUF Board the same character and effort that forged my successful career: approaching issues with an open mind, listening to all sides, asking the questions that need to be answered, then analyzing and reporting in a careful and thoughtful manner. I put my money where my mouth is. I am now a new member of C.O.P. in our neighborhood. I serve as a member of my Fraternity chapter's Board of Governors and I have been asked to serve on the Development Committee of The Know Theatre in OTR.

### **Chip Kussmaul**

My wife Jan and I have lived in the same house in Clifton Heights for a little over thirty years. We have been restoring our house for that entire time. Not quite done yet, but we're CLOSE!

I was a science teacher for six years, but for the last few decades I've had my own architectural woodworking business, Cincinnati Woodworks. However, I'm close to retirement and hope to be able to spend more time involving myself in the community. We live in and near some very old neighborhoods with wonderful housing stock. These neighborhoods deserve our best efforts to preserve both the structures and the neighborhood, family, feel. In short, I'm a traditionalist. I feel we are being squeezed by UC on one side, and city hall on the other. It is my hope that we can maintain, and even advance the family nature of our neighborhoods. For this to happen we must have greater expectations of co-operation from UC and city council. This is like the tail wagging the dog, but then these are our neighborhoods and we have a right to greater co-operation.

### **John Ligon**

(no statement submitted)

### **Jack Martin**

My wife, Lyn, and I have lived in Clifton Heights since we were married in 1972. We raised two children, a dog, and took in (and neutered) as many stray cats as we could stand. I graduated from UC in architecture in 1976, and worked in the design & construction industry until 1996, when I went to work for the city in the Department of Transportation and Engineering. I retired from the city in October 2011, but still don't know what I want to do when I grow up.

### **Linda Ziegler**

I have been a resident of CUF since 1974 and a home owner since 1983. Although I did not grow up here, four generations of my ancestors lived in CUF. I am very interested in our history and in preserving historical buildings. The most serious threat to the viability of our neighborhood is the lack of homeowners/permanent residents. I would like to see CUFNA continue its efforts in promoting us as a vibrant urban neighborhood connected to surrounding communities and downtown. We can help accomplish this by encouraging our neighbors to participate in CUF's activities.



## Clifton homeowners open doors for the Clifton House Tour

Ten Clifton homeowners will open their doors to Greater Cincinnati during this year's Clifton House Tour on Sunday, May 13 from 1 to 5 p.m. The tour, which is organized by the neighborhood community council, Clifton Town Meeting, will include homes from the 1800s to modern day highlighting several different architectural styles, including Victorian, American Four-Square, Tudor and Frank Lloyd Wright. The Clifton House Tour occurs on Mother's Day once every three years and is the primary fund raiser benefitting Clifton Town Meeting.

Pete Schneider, president of Clifton Town Meeting and an organizer of the tour, expects a large turnout for this year's event.

"We saw a lot of interest during our most recent tour in 2009 and expect to see even more interest this year," Schneider said. "Only 1,200 tickets will be sold so if you're considering attending this year's tour be sure to purchase your tickets in advance. The Clifton House Tour is a unique opportunity to get a glimpse at some of the outstanding architecture and home design in our region."

Tickets cost \$17.50 in advance and \$22.50 on the day of the tour. Tickets can be purchased at the following Clifton merchants on Ludlow Avenue: Ace Hardware, Columbia Savings Bank, Esquire Theater, Ludlow Wines, Olive's, Skyline and U.S. Bank. The proceeds are reinvested in the community through the various projects of Clifton Town Meeting such as carriage rides, Streetscapes and movie night.

"This benefit event supports CTM's mission of neighborhood-focused services by allowing us to return funds to events and activities in the neighborhood that enhance the quality of life of the residents and ensure a beautiful and vibrant neighborhood for all who come to visit Clifton for work or entertainment," Schneider said.

Tour attendees can take advantage of a free shuttle that will escort visitors from two locations: Clifton Cultural Arts Center at 3711 Clifton Ave. and Clifton Plaza at 333 Ludlow Ave. Local businesses throughout Clifton will be open during the tour to provide food, refreshment and shopping. The Uptown Consortium, a nonprofit community development corporation dedicated to the economic development of Uptown Cincinnati, encourages event attendees to extend their time in Clifton and enjoy its unique shops.

Clifton Town Meeting began house tours in the late 1960s and sponsored them throughout the 1970s and '80s, taking a hiatus between 1988 and 1997. Since the resumption of the tours, the event has drawn people from all over

the Greater Cincinnati region. Throughout the tour's history, the gracious owners of more than 70 Clifton homes have opened their doors for the Clifton House Tour.

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## Signs of a balancing housing market

What can home buyers & sellers expect to face this selling season? An improving housing market has painted a different picture in many areas compared to recent years, housing experts say. Recent studies from the National Association of Realtors and reports from Bankrate.com are all showing positive signs of not only improvement but a shift to a competitive market in key sectors. From a local standpoint, the CUF market has seen an increase in the investment side. With investors pulling out of the stock market and moving their cash into real estate along with the growing demand for rentals in the area, this market is experiencing an increase in value as rents increase.

- Housing affordability is at record highs, due to falling home values and mortgage rates hovering near record lows. More buyers are taking notice and jumping off the sidelines. And mixed with sinking inventories of homes listed for sale, the competition is getting more fierce. Investors are snapping up bargain prices, often in all-cash deals, which means greater competition for traditional home buyers too. It has become common place, once again, to end up in multiple offers on properties that are priced correctly.

- More renters show desire to become home owners. Recent surveys have shown that buying a home nowadays is more affordable than renting. The Cincinnati area ranks in the top 10 for areas that is cheaper to buy versus rent. As such, more renters are finding home ownership more enticing. The signs are already starting to show: About 59.5 percent of tenants recently surveyed say they intend to renew their leases this year, which is the lowest rate since early 2009, according to a study by Kingsley Associates.

- Mortgages may be a little pricier but rates should hold steady. Fannie Mae, Freddie Mac, and the Federal Housing Administration recently have raised their loan fees, which means home buyers, can expect to pay a little more for their mortgage this spring. Buyers with smaller down payments can expect to pay more for FHA mortgage insurance premiums, which have risen to 1.75 percent of the loan total. On the flip side, the fed vows to keep interest rates and voted last week to keep its near zero interest rate policy for next quarter with hopes of keeping it low thru 2014.

Lastly, we are seeing a reduction in inventory



and also home sellers are more realistic with regards to pricing. As a result the amount of “low ball” offers has dwindled because more homes are being listed at a competitive fair market value. The multiple offers that have been common place lately will yield to stabilizing and raising the prices of some new listings and hopefully with time the housing market will balance back out.

For all your real estate questions and/or concerns please call Julz:

Julz Brown, Realtor  
Licensed in Ohio & Kentucky  
Your Flora St. Neighbor  
513.237.1072  
Cincinnatijulz@gmail.com



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**Corporate Accounts**

Inventory tools, equipment, supplies, etc. Call 1-800-311-2656 for more about corporate accounts.

ReportIt is not a law enforcement function and does not automatically search for property that may have been lost or stolen. Please report any criminal activity to law enforcement immediately.

## City Planning Commission meeting

Please be advised that the City Planning Commission will act on the following issues at the next scheduled meeting:

A report and recommendation regarding the planned route for the Cincinnati Streetcar and the location of streetcar facilities.

DATE: Friday, May 18, 2012

TIME: 9:00 a.m.

PLACE: Centennial II- Griesel Room, 7th Floor

805 Central Avenue, Cincinnati, Ohio 45202

Comments, questions and requests for a copy of the Staff Report may be directed to:

Cameron Ross, City Planner

Department of City Planning and Buildings

Two Centennial Plaza

805 Central Avenue, Suite 700

Cincinnati, Ohio 45202

(513) 352-4891 (phone)

(513) 352-4853 (fax)

Cameron.Ross@cincinnati-oh.gov

If you cannot attend the Planning Commission meeting comments may be submitted in writing to the above contact person.

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### **Fairview Pool:**

2219 Ravine Street

Cincinnati, Ohio 45219

513-421-4576

aquatics@cincinnati-oh.gov



Shallow water pool. Offers swim lesson program. Located in Fairview Park.

Daily User Fee at all pools (except Dunham Otto Armleder) All Ages \$2.00 or you can buy the all pool season pass now!

### **ALL CRC POOLS MEMBERSHIP NOW AVAILABLE ON-LINE**

The Cincinnati Recreation Commission now offers memberships to city pools on-line. The public may purchase 2012 All CRC Pools Memberships and 2012 Dunham Otto Armleder Pool Memberships on-line until pools open this summer. As of Monday, June 4, 2012 All CRC Pools Memberships will be available for purchase at CRC pools. The public will no longer be able to purchase Pool Memberships at Recreation Centers. CRC is offering an Early Bird Discount on 2012 All CRC Pools Memberships until March 1st.

Go online today and buy your all pool pass for 2012.

<http://cincyrec.org/crc/2012PoolMembs.htm>

Enter by foot at the letter A or enter Fairview Park Drive off West McMillan!

Use it or lose it, folks!

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**CLIFTON HEIGHTS  
UNIVERSITY HEIGHTS  
FAIRVIEW  
NEIGHBORHOOD ASSOCIATION**

2364 West McMicken Avenue, Cincinnati, Ohio 45214

## CUF membership



Any person subscribing to the purpose of the CUF Neighborhood Association, Inc. and paying dues set by the Association may become a member. Election of Trustees is held at the annual meeting in July. Eligible voters are residents of the community who are at least 18 years of age and who are fully paid members of the Association and who have attended three general meetings after payment of dues during the year prior to the annual meeting. Non-resident members have voice but no vote in Association meetings and may not hold elective office. Annual CUF dues are \$6.00.

- CUF general meetings: 3<sup>rd</sup> Tuesday of each month, except August and December, 7:30 p.m., Deaconess Hospital Cafeteria, 311 Straight Street
- CUF Trustee meetings: 1<sup>st</sup> Tuesday of each month, 7:00 p.m, Deaconess Hospital Cafeteria, 311 Straight Street
- CUF annual meeting and election: 3<sup>rd</sup> Tuesday in July, 7:30 pm, Deaconess Hospital Cafeteria, 311 Straight Street

CUF Neighborhood Association  
2364 West McMicken Avenue  
Cincinnati, Ohio 45214

Name: \_\_\_\_\_

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

Phone: (     ) \_\_\_\_\_

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

Membership Type:

Voting Membership: CUF resident \_\_\_\_\_

Non-voting Membership: \_\_\_\_\_

CUF organization: \_\_\_\_\_

CUF business owner: \_\_\_\_\_

Non-resident: \_\_\_\_\_

Non-resident property owner: \_\_\_\_\_

Membership fee: \$6.00 per year.  
Make checks payable to CUFNA.

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