



Gander Road Homeowners Association
P.O. Box 24763
Dayton, OH 45424-0763
<https://grha-dayton.org/>

Welcome to the Gander Road Homeowners Association

Dear Homeowner:

Welcome to the Quail Hollow/Willow Glen neighborhood and Gander Road Homeowners Association (GRHA). Every homeowner within the neighborhood is a co-owner of all green areas in common with all other homeowners, and a member of the GRHA. The GRHA owns over 30 acres of common (green) areas which is divided between 7 different areas in the neighborhood. Four of these areas have playgrounds and two of those have basketball courts.

The GRHA is a not-for-profit corporation created to provide and maintain Green Areas, manage business or projects related to the neighborhood, maintain architectural standards, and collect member assessments (dues). The GRHA is funded through member dues and advertising revenue. This income supports our area and benefits all the homeowner's and residents. Member dues will be explained in more detail below.

Board of Trustees

A board of nine volunteer member trustees manages the affairs of the GRHA. Each year trustees are elected by the membership for a three-year term. The trustees elect officer positions on the board for one-year terms. These positions include a president, vice-president, secretary, treasurer, and others as needed. The president and vice-president must be trustees. Other officer positions are typically trustees but may be members of the association or general public.

The Board of Trustees meets on the second Thursday of the month at Dayton Fire Station 12, on Brandt Pike, just south of Harshman Road. Trustee meetings are announced in the monthly newsletter, the Quail Call. Homeowners are always welcome to come to a monthly meeting whether to just listen or voice an opinion. Once a year in September an annual homeowners meeting is held. Trustee elections are conducted at the annual meeting and all homeowners are urged to attend the annual meeting.

Membership Dues

Each lot is assessed annual assessments, commonly called dues. Dues are used to maintain the green areas, pay taxes, and insurance. Maintenance of the green areas involves mowing throughout the growing season, trimming of bushes and trees, and removal of downed trees and limbs as needed. Playground equipment repair is also a priority of the Association. Updating playground equipment, sponsoring events, and the monthly newsletter are among the remaining ways your dues help improve the quality of our neighborhood. The board of trustees is authorized to increase the annual dues a maximum of 5% per year to meet increased costs when necessary.

Governing Documents

All of the governing documents for the Association are located on our web site. These include the By-Laws, Declaration of Covenants Conditions and Restrictions, and Architectural Control Guidelines. Please refer there any time you need to see these documents.

Quail Call Newsletter and Web Site

The Quail Call is a monthly newsletter of the GRHA and informs homeowners of projects the board is working on and other association business. A current list of the board members and key members can be found in the Quail Call and on our web site. Along with neighborhood news, there is an advertisement section from GRHA residents. Unless the ad is of business nature, most ads can be placed in the Quail Call free of charge. Please read the newsletter and keep a copy on hand for reference.

GRHA web site (<http://grha-dayton.org/>) has a calendar, documents, photos and links to area resources. You can also lookup and pay dues through the web site.

Garbage Pickup, Utilities, Schools and Essential Services

The City of Dayton does garbage and recycling materials pickup in our area on Thursdays. The city provides large green trash bins for garbage and blue bins for recycling materials. Regular trash pickup is every Thursday and pickup of recycling is done every other Thursday. Pickup of large items (such as appliances) can be arranged, up to four times per year, by calling the city in advance. Bulk pickup is done on the last Friday of every month. Children in our neighborhood attend Huber Heights Schools.

The best site for Dayton government is <https://www.daytonohio.gov/>. There is also a new City of Dayton mobile app and web site for reporting issues and scheduling service. To download the free app, go to the usual app store for your device and search for "**Dayton Delivers**", or you can access the same services from <https://daytondelivers.daytonohio.gov/>. General number for the City public works is **333-4800**.

Non-emergency number for the police is **333-COPS**.

If it has to do with streets, trash, animals, crime, or permits, that's the City. If it has to do with the green areas, playgrounds, architectural guidelines, or GRHA events, that's the Association.

Events

The GRHA puts on a children's Easter Egg event in the Spring, a garage sale in the Summer, a Halloween Costume Contest and Beggar's Night Donut Stations in the Fall, and a Christmas decorating contest in the Winter. Details about these events are published in the monthly newsletter.

Again, on behalf of your fellow members, we welcome you to the neighborhood and to your association.

Message from the Treasurer

Hello, welcome to the neighborhood and the Gander Road Homeowners Association! We hope you have many long years of happiness in your new home.

If you would please take just a couple minutes to contact me, I can keep our Association records up to date. Feel free to email me at treasurer@grha-dayton.org or call me at 937-554-9414 (honestly, the best way to reach me is via email) – just let me know your full name, the property address you now own and your email and/or phone number so that we can contact you if there are any questions.

The annual dues for the Gander Road Homeowners Association are required to be paid by October 1st of each year for the upcoming fiscal year, as the fiscal year for the GRHA runs from October 1st through September 30th of each year. For example: the 2015 fiscal year actually runs from October 1, 2014 through September 30, 2015.

The GRHA trustees have the authority to increase the annual assessment up to 5% each year, and have typically done so once every few years, to keep up with cost increases for maintaining the more than 32 acres of common areas and playground equipment. So please watch for the dues notice that I will mail out around September 1st each year to verify the amount of dues for the year and/or check the Quail Call newsletter.

If you are unsure whether the dues are current for your property, just call or email and I will look up your property's file and let you know – again, with my work schedule, it is always best to email if you can. You can also look up dues from our web site (<https://grha-dayton.org/>). From the top menu "Dues" choose the "Dues Checker".

If you have any additional questions, please feel free to contact me or the GRHA President (Diana Schaefer) at president@grha-dayton.org or 937-684-5530.

Sincerely, Misty Wilker, Treasurer GRHA

Message from the President

Welcome to the neighborhood. I am Diana Schaefer, current President of the Gander Road Homeowners Association Board of Trustees. My email address is president@grha-dayton.org and my phone number is **937-684-5530**. The GRHA is managed by volunteer trustees who are elected at the annual meeting of the general membership. Trustees receive no monetary compensation for their efforts, but are a great help to the neighborhood and provide an opportunity to work with neighbors and community leaders. If you are interested in joining a group of fun, dynamic people, please consider volunteering a small amount of your time and becoming a GRHA Board of Trustees member. Okay, maybe that's overselling the excitement of it, but we do need people to help. We meet once a month on the second Thursday for an hour or so (usually at the Fire Station on Brandt Pike just South of Harshman). We work hard to keep the meetings concise, and focus on things we can do to keep up the neighborhood with the resources available. I can't promise excitement, but I can promise a feeling of satisfaction from performing your civic duty and helping your neighbors. Here are some important things to keep in mind to promote a good neighborhood:

Lawns & Gardens

- Keep yards mowed and weeds trimmed, especially along the road in front of your property
- Trim tree branches to keep sidewalks clear for pedestrians
- Properly dispose of yard waste. Do not put in street or in green areas.

Houses & Structures

- Follow the GRHA Covenants and Architectural Control Guidelines in regards to home improvements like decks, sheds, and fences, and obtain permits from the City where required
- Keep houses and cars safe by locking doors, keeping garage doors closed, and **NOT** keeping valuables or garage door openers in plain site

Green Areas & Playgrounds

- Keep Green Areas clean and usable.
- Do not use for dumping, riding motorized vehicles, or golf.

Streets & Sewers

- Obey all traffic laws especially speed limits and stop signs
- Do not dump yard waste or car maintenance waste into storm drains

People & Pets

- Keep pets under control and clean up after them.
- Make sure they have proper food, water, and living areas
- Pay dues on time, and volunteer to help the GRHA if you can