

BATH HOMEOWNERS' ASSOCIATION

ANNUAL NEWSLETTER, 2024 ed.

"Keep Bath Beautiful"

Attend our April 16th annual meeting
to receive a Petitti Garden Center discount coupon
and learn how to get a \$500 grant!

WHAT IS THE BATH HOMEOWNERS' ASSOCIATION?

For more than 50 years, the Bath Homeowners' Association's Mission has been to:

- Be a non-political, action-oriented organization involved in matters that affect the well-being of the community and the welfare of Bath residents;
- Provide a forum for discussion of divergent views while maintaining the essential character of Bath;
- Furnish residents with information on governmental, environmental, and general interest matters;
- Encourage cooperation and participation in Bath's governmental and civic organizations;
- Work to enhance a sense of community among Bath residents;
- Remain true to our goals and our motto *"Keep Bath Beautiful."*

BECOME A MEMBER

Becoming a BHA member pays dividends the day you join.

Discounts: When you become a BHA Member for only \$10, you receive a \$20 discount on septic tank clean-outs per tank. You may have other costs, depending on your system. (Discount is only for Homeowners) Three businesses have partnered with us to offer this discount:

Summit Excavating (330-825-2035) Aeration Septic, Inc. (330-845-4405) Dynamerican (330-666-8863)

Once your membership is processed, *allow four weeks*, then call your preferred company to arrange for service.

Information: BHA and its members are the minutemen for the township. Using your email or phone numbers we can notify you quickly of an important meeting or concern, so be sure to include this information on your membership form. On our website, you will find many links to helpful information about safely and efficiently maintaining your household's systems. BHA members are another source of information for all things related to Bath Township.

Community Engagement: In addition to being able to vote at our annual meeting and serve on the board, members can propose projects consistent with our Mission. If you become a member, you may also request consideration for a position on our Executive Board.

Address markers: So that first responders can easily locate your address and driveway; markers are available through the auspices of the BHA. Need a new one? Call the Township Service Department to request your marker (330-665-5066). They will do the rest.

How to Become a BHA Member- Membership Details: To join BHA, just fill out the membership form on the other side of this newsletter or download a copy from our website. Return the completed form and dues payment to the address listed. Allow four weeks for processing. Once your membership is active, discounted clean-outs can be arranged. Your membership will run 12 months from the date of your check. Please note, we are unable to accept online payments.

COME TO THE 2024 ANNUAL MEETING

Attend: Join us Tuesday, April 16, 2024 at 7:00 PM, at the Bath Church, United Church of Christ, 3980 W Bath Rd, Akron, OH 44333 All Bath residents are encouraged to attend our meeting and hear the speakers. It is an opportunity to renew your membership or become a new member, vote for the board of trustees, amend our constitution, and enjoy other benefits. Join us. Be involved.

Learn:

- Natalie Schroder, the Summit County Soil, Water Management District's Outreach Coordinator, will answer questions about applications for the SWMD grant program and explain rain garden construction.
- Get the latest information about Bath's Comprehensive Plan Update Steering Committee's work.
- Scott Eller, a member of the committee will give an update on Bath's Heritage Barn project and this year's "barn-mania."
- Leanne Graham, President, and CEO of the Victims Assistance Program will be available before and after the program to inform of services available to Bath Township residents.
- A.J. Petitti from Petitti's Garden Centers will introduce plans for their new Montrose store and give each member of the audience a discount coupon to be used at any of the stores' current locations.

Vote:

The BHA Nominating Committee's slate of officers for 2024-2025 is Norma Shaub for President, Bob Heubeck for Vice President, and JoAnn Alexander for treasurer. The seat for secretary is open; we are seeking nominations. Bath Homeowners Association's amendments to our constitution are detailed in this newsletter.

WHY IS THE BATH HOMEOWNERS' ASSOCIATION HAVING A MEETING THIS SPRING?

Our constitution requires at least one yearly meeting, to be held in the spring. Due to the COVID lockdown, we postponed our regularly scheduled meetings. This year, we are getting back to our normal timetable. April's meeting will feature several interesting speakers you will want to hear. Your dues payments will extend your membership *12 months from your previous expiration date*. Please join us!

A PETITTI GARDEN CENTER IS OPENING IN BATH

Fellow Bath resident, Angelo Petitti and his team have come home to Bath to open one of their garden centers. A.J. Petitti, president and operations leader, announced plans to convert a vacant office building at the corner of Springside Drive and N. Cleve-Mass. Road into their newest, retail location. AJ will be sharing their timetable, plans and ***Petitti' Garden Center discount coupons with all annual meeting attendees!***

BATH HOMEOWNERS' ASSOCIATION CONSTITUTION AMENDMENTS

Written notice of any proposed amendment to our constitution must be given ten (10) days prior to the annual meeting. Inclusion in this newsletter announcing our annual meeting shall serve as that notice. Passage of any amendment to our Constitution requires assent of two-thirds (⅔) of active members present at the meeting. (Article IX (2)). These three changes to our Constitution are proposed by the BHA board:

1. The first amends Article III Membership, regarding dues. The original language declares memberships expire at the end of the fiscal year in which they are received. New language proposes dues be accepted on a rolling calendar basis and be good for a full 12-month term. The Executive board proposes: Article III MEMBERSHIP, change to: ***Active members are members whose dues are current. Dues are considered current for a twelve (12) month period following date of receipt.***
2. The association endorses a change from our current fiscal year, ending May 31, to coincide with the calendar year. This passage would be added to the constitution: ***Article XII FISCAL YEAR, The fiscal year shall be the calendar year.***
3. Because the current annual meeting date, as defined in the constitution "is to be held two (2) to three (3) months before fiscal year end," and we are changing our fiscal year, the association proposes the follow amendment to keep the annual meeting on a springtime schedule: Article III MEMBERSHIP, ***An annual general membership meeting (Annual meeting) shall be held in April or May of each year.***

Contact the BHA if you have any questions about these proposed changes.

BATH COMPREHENSIVE PLAN REVIEW—AN UPDATE

The township trustees have taken two important steps toward updating the 2011 Comprehensive Plan. They appointed a steering committee to work on this project and engaged a consultant to guide the Township to a new plan. Seated on the steering committee are the trustees, real estate investors, attorneys, an architect, builders, urban planners, a Bath Township Water & Sewer District Board member, long time and newer Bath residents, BHA executive board members, and Robert Konstand, township legal counsel. The consultant, Ryan Smalley, is from the Ohio-based Envision Group. (envisiongrouppllc.com) Results of this update could:

- Determine if existing residential and rural properties will be rezoned to allow commercial, business or retail projects
- Decide if existing JEDDs will be enlarged or new JEDDs created, allowing for expansion of sewer and water, and creating an income tax obligation for those employed within the district boundaries
- Set the template for new zoning codes and regulations
- Create areas where new public bonds, levies, or Tax Increment Finance Districts (TIFs) may be needed to fund infrastructure changes to accommodate the growth of private enterprises
- Reassert the township's commitment to create Planned Unit Developments (PUDs), such as the one outlined in the 2011 Comprehensive Plan ([Bath Township CLUP Adopted 3-21-11.pdf \(revize.com\)](#)), p. 54) or the one proposed for the Ghent Rd-N. Cleve-Mass Rd intersection. PUDs allow *de facto* rezoning without the usual protective procedures

While we all can't be part of the review committee, we can help create a version of the comprehensive plan that reflects our priorities and goals for Bath Township. Several public forums are planned so residents can share their opinions about the plan. The first forum is scheduled on Wednesday, April 24, 2024, at 6 PM. Watch the Bath Township website, the BHA website, and West Side Leader for updates. Anticipate the consequences of your input. Zoning to accommodate intense construction will mean changes in infrastructure, traffic patterns, and could impact the essential character of Bath.

2024: BATH'S YEAR OF "BARN-MAINIA"

Did you know there are more than sixty barns in Bath, some of which are listed on the National Register of Historic Places? Bath's barns are everywhere—poll barns, horse barns, carriage barns, dairy barns, bank barns and more. This year, the Heritage Corridors of Bath Committee, through the Discover Bath Barns project, is spotlighting township barns, especially barns that are at least 100 years old. There will be a series of events celebrating our barns, including a lecture series on barn history, barn quilts and barn preservation. In addition to media coverage, there will be a Barn Quilt competition and Bath Township Historical Society's Museum exhibit, "Agriculture." September will feature a flurry of barn related activities, including a social, a road rally, a ribbon cutting ceremony on the Heritage Barn Trail, a trolley tour of historic township sites, and even a long-distance race, the "Barn Burner 5K." To join the "barn-mania", send your contact information to reception@bathtownship.org with a Subject Line titled: Discover Bath Barns. For more information about the project, visit <https://www.bathtownship.org/> and click the "Heritage Corridors of Bath" tab.

SUMMIT COUNTY'S SURFACE WATER MANAGEMENT DISTRICT'S RAIN GARDEN CONSTRUCTION AND \$500 GRANT PROGRAM

The Summit County Surface Water Management District is offering up to \$500 in grants to residents of Bath Township. You can be reimbursed for installing a rain garden on your property to control surface water and beautify your yard. Applicants must be an owner of a residential property, or work at a church, school, library, or other business that meets specific requirements. Owners of properties within Bath that are tenant-occupied may participate in the program with approval and consent of both the owner and tenant(s). **What are the general grant reimbursement rules?**

- While you may choose to spend more on your project, awards will not exceed \$500 per proposal
- Only one proposal per location per year
- To be eligible for reimbursement, your application must be submitted by **April 30, 2024**, and approved projects must be completed by September 30, 2024
- Itemized receipts must be submitted and a visit by a SWCD must occur prior to reimbursement
- Reimbursement checks must be picked up by November 1, 2024

At the annual meeting, Natalie Schroder, Outreach Coordinator from the Summit County SWMD will describe the details of the program and answer your questions about grant applications and rain garden construction.

VICTIM ASSISTANCE PROGRAM AND BATH TOWNSHIP

According to the 2022 FBI & Ohio Attorney General's report, Bath experienced 183 property crimes, 176 instances of larceny, and 16 incidents of domestic violence. Despite these numbers, only one out of the 5,000 clients served by the Victim Assistance Program was from Bath. With the support of the Bath Community Fund, the VAP aims to increase awareness and outreach efforts in Bath, ensuring no one faces a crisis alone. Crime victims sometimes feel lost in a system where the accused and governments have formal representation, but they do not; VAP fills that void. It is dedicated to serving the Bath community, providing support to individuals impacted by crime, crisis, violence, and tragedy. Through intervention, advocacy, and education, clients and victims receive FREE services to assist them. In Bath, VAP's mission is to restore lives affected by trauma. To learn more, speak to Leanne Graham, President, and CEO of the Victims Assistance Program before or after our annual meeting, or visit

<https://victimassistanceprogram.org/our-services/>

SEPTIC SYSTEM MANAGEMENT

Bath residences use one of several different versions of septic treatment systems. The type and the age of your system will dictate (1) when inspections occur, (2) the frequency of the inspections, and (3) assuming your system passes the inspection, the amount you will be charged for an Operation Permit Fee. Certain systems need additional federal licensure. For more details visit the Summit County Public Health Department at <https://www.scphorg/water-quality/sewage-treatment-systems>.

Professionals recommend you get your traditional septic tank/leach field system pumped every two to three years, depending on usage. Companies affiliated with Bath Homeowners' Association offer one-time and routine septic pumping services, as well as service contracts to assist your maintenance efforts. In addition to routine septic pumping, there are important practices to follow to protect your system:

- Don't overburden your system. Use water in moderation. Flush only sewage, gray water, and toilet paper
- Do not introduce grease, oil, chemicals, solvents, paint, pesticides, cigarette butts, coffee grounds, baby wipes, hygiene products, or excess paper into your drains. Use disinfectant and antibiotic products in moderation; do not discard unused antibiotic medications into the system
- Limit or eliminate use of your garbage disposal
- Route all runoff away from your system. Periodically inspect the drain field and downslope areas for odors, wet spots, or surfacing sewage. Avoid compacting or damaging your drain field. Before you plant a garden, construct a building, or install a pool, check on the location of your system and replacement area. Do not place impermeable materials such as plastic, fiberglass, or concrete over your drain field or replacement area
- Keep inspection ports accessible. If the fluid level in your inspection box remains over 6 inches, contact your service provider
- Preserve your systems' records, including location, installer, maintenance details, diagrams, etc. Not only are they helpful to you, home buyers value them

Contact Aeration Septic, Inc., Dynamerica or Summit Excavating for detailed, personalized instructions regarding your system. These three businesses participate in BHA's Septic Clean-Out program and offer discounts to our members.

Keeping Bath Beautiful for More than 50 Years