

# BATH HOMEOWNERS' ASSOCIATION

## ANNUAL NEWSLETTER, 2025 ed.

### *"Keep Bath Beautiful"*

Attend our May 6<sup>th</sup> Annual Meeting  
to receive a free one-month extension on your new or renewed membership!

#### WHAT IS THE BATH HOMEOWNERS' ASSOCIATION?

For more than 60 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. ASI offers the choice of a free enzyme treatment application or a \$20 service discount. (These offers are only for Homeowners) Contact your preferred service provider for complete details. Three businesses have partnered with us to offer discounts:

**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 2025 ANNUAL MEETING

Please Join Us:

Tuesday, May 6, 2025, 7:00 PM

Western Reserve Playhouse, 3326 Everett Rd, Richfield, OH 44286

All Bath residents are encouraged to attend our meeting regardless of their membership status. It is an opportunity to renew your membership or become a new member, to hear the speakers with information of special interest to Bath residents, vote for the board of trustees, and enjoy other benefits. Join us. Be involved.

Learn:

- How to "Build Right In Bath." Bill Funk, Bath Township's Planning Director/Zoning Inspector, will walk the audience through the basic steps needed—from planning and permitting, to construction—to complete a successful building project.
- How to "Light Right In Bath." Find out about the impact of light pollution on our flora, fauna, and the human psyche. Brad Kerry, Director of Government Affairs, DarkSky Ohio, and Professor of Economics at Wright State University, will outline practical guidelines for illuminating buildings and landscape that both highlight your property and protect the night sky.
- One more reason to "Love the Night In Bath." The Nature Preserve is home to a world-ranked, NASA-recognized amateur astronomy observatory. John Shulan, Bath resident and President of the Summit County Astronomy Club, will be available before and after the program to answer your questions about our night sky and the township's observatory installation.

Vote:

- The BHA Nominating Committee's 2025-2026 slate of officers is JoAnn Alexander for President, Kristin Sanchez for Vice President, Norma Shaub for Treasurer, and Brenda Parks for Secretary.
- The BHA operating budget for 2025-2026 will be presented for approval.

### WHO DO I CONTACT WITH MY QUESTIONS ABOUT BUILDING IN BATH TOWNSHIP?

The best place to get answers regarding your next project is the Planning and Zoning Department of the township. Contact Bill Funk, the Planning Director/Zoning Inspector or Nanci Noonan, the Deputy Zoning Inspector/Administrative Assistant. They can be reached through the main township telephone number, 330-666-4007, M-F, 7:30 AM to 3:30 PM.

### WHAT IS DARKSKY INTERNATIONAL AND DARKSKY OHIO?

Many studies confirm excessive artificial light can harm humans, wildlife, and our climate. DarkSky Ohio is the local chapter of DarkSky International, a global network of volunteers in more than 70 countries, dedicated to reducing light pollution while promoting responsible outdoor lighting that is beautiful, healthy, and functional. They educate the public and assist in crafting and passing legislation that limits light pollution on the local, regional and international level. Local chapters provide activities that encourage investigation and enjoyment of the night sky.

DarkSky identifies, certifies, and helps conserve starry sky parks, communities, and other places around the world. They also certify lighting products, designs, and installations that reduce light pollution. For a listing of these products, visit <https://darksky.org/what-we-do/darksky-approved/luminaires/> To learn more about DarkSky or DarkSky Ohio, visit <https://darksky.org/> Protecting our night sky is one more way to “Keep Bath Beautiful.”



### THE FAIRLAWN ROTARY OBSERVATORY in the BATH NATURE PRESERVE

Thanks to the energy, vision and dedication of John Shulan, Bath can boast of being home to a top-rated, world class amateur astronomy installation. Located within the Bath Nature Preserve, and dedicated in June 2018, the observatory has been designated as one of NASA’s official sites. Originally, the facility was a medium-sized building with a roll-off roof. A second observatory building was added in the summer of 2022. The buildings are home to 10 telescopes, with several mounted on adjustable elevator piers. Pads with electrical power are available outside for visitors who wish to bring their own telescopes to take advantage of the preserve’s low light environment. Free public observing programs are announced and coordinated via <https://www.meetup.com/summit-county-astronomy-meetup/> Facebook users can visit <https://www.facebook.com/SummitCountyAstronomy/info>

### BATH COMPREHENSIVE PLAN REVIEW—AN UPDATE

The township trustees took several important steps toward updating the 2011 Comprehensive Plan. They appointed a steering committee to work on this project and engaged a consultant, Ryan Smalley, from the Ohio-based Envision Group ([envisiongroupinc.com](http://envisiongroupinc.com)) 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. Several public meetings were held to gather suggestions and gauge reactions to the proposed map changes. A draft of the plan was presented at a recent Bath Board of Trustee’s public meetings. While the entire township’s zoning was examined in the initial overview, areas of particular concern were quickly identified.

- The Ghent Rd/Cleveland-Massillon Rd/I77 exit area was deemed especially critical as commercial property located there was recently listed for sale. Much of this property is located in an existing Joint Economic Development District (JEDD).
- Dwindling occupancy in the hotels and office buildings on Springside Dr. was another steering committee concern. Because it, too, is within an existing JEDD, types of businesses and the proportion of business to residential facilities needs to be considered.
- Hamlets located at Hammond’s Corners and the general area of Lanning’s/Gasoline Alley/the Bake Shop were identified as areas to be enhanced and have better traffic management.
- Even though the Granger Township Menard’s project is stalled, protecting the southwest corner of the township at the Medina Rd/Medina Line Rd was targeted.
- Overlay districts were suggested for at least two areas. The 2011 Comprehensive Plan included versions of an overlay, a Planned Unit Developments (PUD) ([Bath Township CLUP Adopted 3-21-11.pdf \(revize.com\)](#) , p. 54).
- There were no discussions to create areas where new public bonds, levies, or Tax Increment Finance Districts (TIFs) would be needed. Funding via grants or private donations was mentioned.

While not all of us were on the steering committee, we still have a voice in the final draft of the plan. Reach out to the trustees. Attend all the public meetings. Write emails or letters to the township or media. Help create a version of the comprehensive plan that reflects our priorities and goals for Bath Township. 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.

## 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.scph.org/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 run off 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 system's 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 60 Years*