

The Pleasant Run Farms MEMO
“An Active Community”

January 2015

Volume 47 Issue 1

www.pleasantrunfarms.org

A publication brought to

you by the PRF Civic Association



General Meeting of Pleasant Run Farms Civic Association

A General Meeting of the Pleasant Run Farms Civic Association will be held on Thursday, January 22nd at 7:30 pm in the Welch Elementary library. The meeting is open to all PRF residents. Please plan to attend and let your voice be heard on any concern or issue you may have. We hope to see you on January 22nd.



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Membership Renewals



It's time to get your 2015 memberships and renewals in. You can send the information to Linda Boylson, 11955 Elkwood Drive, Box C, Cincinnati, OH, 45240. Memberships are still a great deal at \$25.00 for 12 months, \$35 for the year if you want a monthly hard copy memo delivered to you.

The 2015 membership form is available on the back page of this memo.

Linda Boylson, PRF Membership Director

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Pleasant Run Farms Civic Association Scholarship

The Pleasant Run Farms Civic Association will once again offer a \$500 scholarship to a graduating high school senior. Each applicant must be receiving a high school diploma and intends to continue his or her education at a college or technical school. The applicant's family must be residents of Pleasant Run Farms and current members of the Civic Association.



Scholarship applications will be available online at www.pleasantrunfarms.org in February, or you may contact our secretary, Connie Fears, to obtain an electronic or hard copy of the form. All applications must be returned to Connie Fears by March 31, 2014. The winner of the scholarship will be announced at the Civic Association's General Meeting in April.

If you are interested in serving on the scholarship committee to help judge the applications, please contact Connie Fears.

Connie Fears
PRFCA Secretary/Scholarship Chair
cfears@zoomtown.com
513.851.8556

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The MEMO is published by the Pleasant Run Farms
Civic Association,
11955 Elkwood Dr.,
Cincinnati, Ohio 45240
www.pleasantrunfarms.org



Hard Copy Issue Advertising Rates:

Back Full Page \$110 Regular Full Page \$90

Half Page \$65 Quarter Page \$45

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Contact Venita Vivians at

vvivians@prodigy.net to place your Classi-
fied or Business Ad.

Pleasant Run Dry Cleaners

Same Day Service-

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(between Jay's Food Mart & Domino's Pizza)

Fairfield, OH

829-4441

YOUR PRF EXECUTIVE BOARD MEMBERS:

Kevin Puccini kevinpuccini@yahoo.com (President)

Anna Fields (VP)

Ed McNett 377-4463 froggermcnett@zoomtown.com
(Treasurer)

Connie Fears 851-8556 cfears@zoomtown.com (Secretary)

OPEN (Athletics)

Venita Vivians vvivians@prodigy.net (Communications)

Misty Jackson (Community Activities)

Linda Boylson 674-1760 laboilson@yahoo.com
(Membership)

Erin Knox 266-1000 prfswimclub@yahoo.com (Swim Club)

**Memo Deadline for
Advertisements and Articles
Friday, January 30, 2015**

The **February Electronic Copy Memo Delivery** will occur the weekend of February 7th. The memo will be available on the website, www.pleasantrunfarms.org, by February 6, 2015. If you would like to **place an ad in** or **contribute an article to** the Memo, please contact Venita Vivians, Memo Editor at vvivians@prodigy.net (include Memo in the subject). If you have any problems with **receiving** your Memo, please contact Sherry Glover Walsh at 673-0634.

The Memo and the PRF Civic Association reserve the right to refuse any content. Letters to the editor will be published only with the authors name. Any comments, suggestions, or new contributors are welcome.

PRFCA Membership Applications are available in this memo and on the website listed below or by calling our Membership Chairperson listed above.

Dues are \$25 a calendar year.
(\$35 for monthly hard copy memo distribution)

Check out the website below for additional news and community information.

Pleasant Run Farms Protective Covenants

The Benefits of Being a PRF Resident

IMAGINE what PRF would be like **WITHOUT** the following:

The Athletic Programs

The Swim Club

The Memo

The Scholarship Award

The Civic Association

The 4th of July Parade

Helping Hands Clean Up

Your neighbors who volunteer their time and energy to the above programs and activities to continue the traditions of the "Farms."

The well maintained homes and lawns of dedicated homeowners

There is much of which to be proud and appreciate about our neighborhood including the covenant that provides rules and regulations in regard to residential areas and promotes harmony among homeowners.

The PRF covenant is included in this issue of the Memo for both new and old residents to read and review.

PLEASANT RUN FARMS

AGREEMENT AS TO PROTECTIVE COVENANTS

Part A - PREAMBLE,

The hereinafter restrictive covenants are created this 1st day of September , 1966, by The Hammond Corporation, a corporation organized under and existing by virtue of the laws of the State of Ohio, whose principle office is located at 5300 Hamilton Avenue, Cincinnati, Ohio, and to run with the following described land for the purposes of enhancing the value of each developed lot in the subdivisions thereof by proper development thereof, and to perpetuate the said development in its most perfect form for the length of term the restrictions are to run, as hereinafter set forth.

Part B - AREA OF APPLICATION,

Fully Protected Residential Area

The said land involved is described as follows:

Situate in Section 31, Town 2, Entire Range 2, Springfield Township, Hamilton County, Ohio, and being more particularly described as follows:

Being all of the lots shown on plat of Block "B", Part II, Kempermill Village Subdivision, as the same is recorded in Plat Book 127 , Pages 61 thru 62 of the Hamilton County, Ohio Recorders Office.

Being a part of the same premises conveyed to The Hammond Corporation by deed recorded in Deed Book 3388, Page 741 Hamilton County, Ohio Records.

Part C - RESIDENTIAL AREA COVENANTS,

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed 2 _ stories or 35 feet in height and a private garage for not more than three (3) cars.

2. No dwelling shall be permitted on any lot of which the ground floor area of the main structure, exclusive of one story open porches or garages, is less than 850 square feet.

Continued on next page

Pleasant Run Farms Protective Covenants— continued

PLEASANT RUN FARMS

AGREEMENT AS TO PROTECTIVE COVENANTS—continued

3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat, which setback lines shall be 35 feet. No building shall be located nearer than six feet to an interior lot line provided said building shall be at least 13 feet from the nearest structure. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building.
4. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area less than 7500 square feet.
5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
6. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.
9. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the garbage or disposal of such material shall be kept in a clean and sanitary condition.
- 10. No fence or hedge of any kind shall be allowed nearer to any street than the minimum building setback line. No fence or hedge higher than 4 feet shall be allowed back of the building line and no other than open metal, wood or hedge shall be used as a fence.**
11. Any buildings erected upon said lots or any alterations or improvements made to any building thereon and which buildings, alterations or improvements shall have been completed more than 90 days shall be deemed and construed to be in compliance with all of the restrictions herein set out, and such buildings, alterations or improvements shall be allowed to be maintained upon said lot.
12. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
13. Enforcement shall be by proceedings at law or inequity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damage.
14. In validation of any one of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and affect.

Continued on next page

Pleasant Run Farms Protective Covenants—continued

PLEASANT RUN FARMS

AGREEMENT AS TO PROTECTIVE COVENANTS—continued

IN WITNESS WHEREOF, The Hammond Corporation has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed by Kenneth Hammond, its president, and Richard K. Hammond, its Secretary, thereunto duly authorized by resolution of its Board of Directors, this 1st day of September , 1966.

Signed and acknowledged in presence of: THE HAMMOND CORPORATION

(signature of unknown witness) By (signature of Kenneth Hammond)

Kenneth Hammond, its President

(signature of Mary Louise Palmer) By (signature of Richard K. Hammond)

Richard K. Hammond, its Secretary

STATE OF OHIO, COUNTY OF HAMILTON, SS:

BE IT REMEMBERED, That on this 1st day of September , 1966, before me the subscriber, Notary Public, in and for said County, personally appeared KENNETH HAMMOND, and RICHARD K. HAMMOND, President and Secretary of THE HAMMOND CORPORATION, the corporation whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers respectfully, and for and on behalf of said corporation , acknowledged the signing and execution of said instrument; and acknowledged that the seal affixed to said instrument is the corporation seal of said corporation, that they affixed such corporate seal to, and other-wise executed said instrument, by authority of the Board of Directors, and on behalf of said corporation; and that the signing and execution of said instrument is their free and voluntary act and deed, their free act and deed as such officers respectfully, and the free and voluntary act and deed of said corporation, for the uses and purposes in said instrument mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal, on the day and year last aforesaid.

(signature of Mary Louise Palmer)

(Notary stamp seal) MARY LOUISE PALMER

Notary Public, Hamilton County, Ohio

My Commission Expires Sept. 17, 1967

This instrument was prepared by Robert E. Dolle, Attorney.



Ring In The New Year With A New Home!



2164 Broadhurst Ave

Fabulous & trendy home on cul-de-sac street! Updated kitchen and newer appliances. New baths with ceramic tile. Family room with woodburning fireplace and walkout to spacious deck (28x12). Lower-level recreation room, loads of storage, replacement windows. Over 1900 SF. A real gem!

\$159,900



12040 Gaylord Dr

Unbelievable! Everything's done! Updated kitchen and baths, windows, flooring, heat pump. Possible fourth bedroom! Fabulous master bedroom addition with adjacent bath with whirlpool tub & double vanity! Private deck off master. Family room with wet bar and walkout to patio/lovely yard. 2700+ SF per HCA!

\$164,900



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**Thinking about buying or selling a home in 2015? Contact me today!
I can help you with the buying or selling process each step of the way.**



All are cordially invited to the

Dr. Martin Luther King, Jr. Celebration

Sunday, Jan. 18, 2015 at 3:00 pm

Music by the Milford Calvary UMC Praise Team Choir and the John Wesley Chancel Choir

The Rev. Dr. L. D. Ervin,

Pastor of God's Kingdom Church, will speak

Dessert buffet will follow

John Wesley United Methodist Church

1927 West Kemper Rd

Cincinnati 45240

513-825-0733



Child care provided for
3 years old and under

Pool News

Time to start thinking about the warmer weather and sunshine! Memberships for the 2015 PRF Swim Club are now available. Convenient payment plans are available on our website. (www.pleasantrunfarms.org) A new "Lifetime Membership" is available this year.

The pool is TENTATIVELY scheduled to open on May 23, 2015. There are several repairs that need to be done before the pool can open. We will keep information posted on the website with pool updates and opening information. In the event that the repairs cannot be made and the pool cannot open for the 2015 Season, any purchased memberships will be fully refunded.

The pool committee has also launched a "Go Fund Me" project to help with long term repair and care of the 40+ year old community pool. We encourage everyone to visit and make a donation. (www.gofundme.com/prfswimclub)

We will be accepting applications for lifeguards at the beginning of March. Applications are available on the pool website.

We are also looking for a pool treasurer, so if you are interested in helping out in that capacity, please contact Erin Knox @ 513-266-1000. Training is provided.

We are looking forward to another great summer. If you have any additional questions, suggestions or comments, please email us at prfswimclub@yahoo.com.

PRF Swim Club Committee
Erin, Beth & Susan



Pleasant Run Farms Swim Club

PRF Spring Sports

The holidays are officially over, and that means Spring Sports are just around the corner. It's only a little over two months before our baseball, softball, and T-ball teams start practice. Last season was an exciting one for PRFAA, both on and off the field. For the first time in several seasons, we posted a winning record as an organization. Several teams qualified for postseason play, and we were able to bring home trophies at a couple of different levels. Our T-ball program continued to grow by leaps and bounds, and we're planning a 2015 expansion that should take us beyond our four teams from last year. Additionally, we continued to upgrade our equipment and facilities -- new coach shirts and hat design, new team bags and catching equipment, and use of our pitcher's mound at Clifford George -- to name a few.



We're planning to make 2015 even better, and we want you to be a part of it. For the second consecutive season, in addition to our great group of NWBR and GMSL baseball and softball teams, we'll have a SWOL travel baseball team calling Clifford George home. We're also planning to be a cohost of a midsummer baseball tournament, expected to attract teams from around the state and region. After last year's bad weather forced us to cancel, our Opening Day celebration will be back at Clifford George in early April. We'll recognize all of our teams, and have a little fun before the season officially gets under way.

PRFAA is also proud to announce a partnership with Rick Finley and his MD&I Baseball Academy. Rick is a travel baseball coach and instructor, and has been a supporter of PRFAA for the past several seasons. This new partnership will include opportunities for player camps, as well as, private instruction and coaching. Rick will also be assisting in our Opening Day ceremonies, and with some in-season practices and events.

Hopefully, all this news has you ready to get the season going. For those who prefer to do things from the comfort of home, we have great news: **Registration for spring sports has already begun** through our website (sports.bluesombrero.com/prfaa), and will continue until early March. If you'd prefer to register in-person, we have you covered. PRFAA will be hosting a one-day registration on Saturday, January 10th.

PRFAA REGISTRATION DAY

WHEN: Saturday, January 10th from 9 a.m. to 12 noon.

WHERE: XBA Baseball Academy inside Forest Fair/Cincinnati Mills Mall, near Bee's Fitness (formerly Bigg's entrance).

WHAT: Registration for Baseball, Softball, and T-ball. Forms will be provided. Cash, check, and credit cards will be accepted.

For any questions, or to learn about volunteer opportunities, please contact:

Matt Heller, PRF Baseball Commissioner

hellermj@fuse.net

295-1808

Your Celebration News

Living in the Farms Anniversaries—January 2015



Marty & Kay McClain ~~~~~ 1974 ~~~~~ **41 years**

Eugene & Ella Jergens ~~~~~ 1994 ~~~~~ 21 years

Michael & Deborah Connelly ~~~~~ 2006 ~~~~~ 9 years

Happy Birthday to You, January Birthdays!

1st David Kluener	4th Dan Buck	8th Julie Mayer	9th Edward Wurzbacher
12th Ella Jergens Max Purvis	13th Fred Sisson	16th Anna Cunningham Floyd Strebe	17th Cheryl Merkle
23rd PJ Bissmeyer	24th Ded'a Martin	26th Roger Schafer	29th Betsy Bissmeyer Aiden Connelly
31st Katie Reed			

Residents of Pleasant Run Farms

Check out the Private Social Network of Pleasant Run Farms

www.nextdoor.com

Join the Pleasant Run Farms Civic Association Group Today on Facebook.



2015 Pleasant Run Farms Civic Association, Inc. Membership Form

Date: _____ Family last name: _____

Address: _____ Phone: _____

E-mail (please print clearly): _____

PRF Resident since: month _____ year _____ Check One: Membership Renewal _____ New Member: _____

Please note your personal information including e-mail address is only used by the PRFCA to contact you regarding events and issues that pertain to our community. We respect your privacy and do not distribute, sell or trade any of your personal information.

Household Member	Birth month/day	Adult/Child

The success of the Civic Association largely depends on volunteers in the community. Volunteers play an integral role in keeping programs in existence and running smoothly. Please check if you are willing to help with any of the following programs and the respective Board Member may contact you for assistance.

- 4th of July Parade _____ Scholarship Committee _____ Where needed _____
- Garage Sale _____ Membership _____
- Landscaping Contest _____ Communications _____
- Swim Club _____ Sports _____ (specify which sport _____)

We publish members anniversary (years living in PRF) and birthdays in the Memo.

I **do not** want household anniversary and birthdays published in the Memo.

The Memo is electronically distributed monthly to members of the civic association only. The memo will be distributed to the entire PRF community during the months of January, April and September in hard copy form. **If you are a member and require a hard copy of the memo monthly please add \$10 to your annual dues to help cover the cost of printing and delivery.** If you would like a hard copy monthly please indicate below:

I need a hard copy of the memo. **(Add \$10 to your annual dues)**

If you have a child and he/she participates in sports, you must be a member. Annual 2015 Membership fee: \$25.00. Please return this completed form with your check. Please make your check payable to PRFCA and mail or drop off to: Linda Boylson, 11955 Elkwood Drive, Cincinnati, Ohio 45240.

Please check out the PRFCA website at pleasantrunfarms.org. We are also on Facebook under Pleasant Run Farms Civic Association. Please give your comments and upload any pictures which involves the Farms. Please become a fan or join the group! Thank you for your support!

Membership Use Only:
Date Received: _____ Check # _____ Amount: _____ Date Cleared: _____ Membership card: _____