



Gander Road Homeowners Association
P.O. Box 24763
Dayton, OH 45424-0763
<http://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.

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 has a calendar, documents, photos and links to area resources. We update it regularly and it can be viewed using any browser. The web address is on this letterhead and in the banner of the Quail Call. You can also lookup and pay dues through the web site.

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.

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. Numerous options are available for local phone service and maintenance. There are a plethora of inter and intra-state long distance carriers available as well. Children in our neighborhood attend Huber Heights Schools.

The best site for Dayton government is <http://cityofdayton.org/>. 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 <http://www.publicstuff.com/oh/dayton-oh>. General number for the City public works is 333-4800.

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