



# NANA NEWS

## APRIL 2007

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### Volunteers Needed!

**GREEN-UP DAY &  
GREAT AMERICAN CLEAN-UP  
SATURDAY, APRIL 28, 2007  
9:00 a.m. to 1:00 p.m.**



(A rain date will be one week later on Saturday, May 5th. KCB will make the call by 7:30 a.m. on April 22nd - Call NANA Office the day of the event to see if it is cancelled)

Lets clean up the neighborhood by picking up litter. We will also be preparing the parks for the busy summer season by planting & mulching at Seasongood, Martin Luther King & Dana Triangle.

Meet at Seasongood park (Reading & Clinton Springs) for donuts & juice & your job/area assignment. Then NANA will provide pizza for a well earned lunch.

**Come for all of the time or part of the time but please just come. The support of the community is essential to preserving the quality of Cincinnati.**

**If you are unable to attend but would be willing to help on other days for planting and or weeding please call or email NANA.**

### MERCY HOUSING PROPOSES NEW DEVELOPMENT

**By Jonathan Lippincott**

Mercy Housing is proposing a complete renovation of two existing apartment buildings at 920 Burton and 759 Greenwood in North Avondale. The renovations would include a new structure to house a 24-hour front desk and elevator at 920 Burton. The total project cost is estimated at over \$10 Million dollars.

The development, known as Burton Commons, would be the first permanent supportive housing project completed in Cincinnati. The number of supportive housing projects funded around the country, through a combination of public and private sources, has surged in recent years. The Ohio Housing Finance Agency (OHFA) has helped to fund multiple supportive housing projects in both Columbus and Cleveland. Mercy Housing is the first developer in Cincinnati to apply to OHFA for funding for a supportive housing development.

Permanent Supportive Housing is designed to provide housing and supportive services to homeless individuals and households in one location. There are a variety of supportive housing models around the country, but few have been replicated more than the Lakefront model used by Mercy Housing. Mercy Housing merged with Lakefront several years ago and now operates over 1000 units of supportive housing in Chicago, Ill.

Supportive housing has gained popularity because an increasing number of studies demonstrate its effectiveness in reducing homelessness and improving lives. The success of the Mercy/Lakefront model comes from an emphasis on building security and a blended management system.

All properties have a single, secure point of entry with a 24-hour front desk. The front desk workers have the ability to allow or deny access to all residents and guests using a double locking door system.

The operation of the building is even more crucial. Currently, neither building has any on-site management staff. As proposed, Burton Commons would have 2 full-time, on-site property management staff, 2 full-time, on-site case managers, and a 24-hour front desk. Under a blended management system, all on-site staff would share accountability for successful property operations and tenant outcomes. All units are inspected monthly, and weekly meetings are held between on-site staff to discuss problem tenants or other operations issues.

Mercy Housing has operated for over 25 years as one of the nation's largest multi-family housing developers. Their local development operations are managed by Jonathan Lippincott, a Cincinnati native and former Council Aide.

***Come to the April 10 NANA Meeting to learn more.***

**NANA General Meeting  
Tuesday, April 10, 7:30 p.m.**

**North Avondale Recreation Center**

#### AGENDA

- **MERCY HOUSING PROPOSES NEW DEVELOPMENT ON BURTON AVENUE**



#### 2007 MEMBERSHIP APPLICATION OR RENEWAL

Mr. Mrs. Ms. \_\_\_\_\_ name \_\_\_\_\_ date \_\_\_\_\_

Address \_\_\_\_\_

Email Address \_\_\_\_\_

Annual Dues \$100  \$50  \$25  \$10  \$5  or \$ \_\_\_\_\_

Thank you! Please make your check payable to NANA.  
Send Checks to the NANA Office 617 Clinton Springs, 45229



### The Education Accountability Committee of Avondale & North Avondale

Crime is related to a population whose education did not adequately prepare them for the workforce or a productive future. Academics and behavior of children in our community are affecting our lives. If not dealt with now, we will be dealing with it when they are adults.

Around the country new ways of thinking in dealing with both have been used in schools. It requires adults to look at the messages they give children, often without realizing it. These programs have succeeded where implemented well. They require thinking in a different way and that is the hardest part. These are some informational websites: [www.pbis.org](http://www.pbis.org) Positive Behavioral Interventions & Support; [www.ed.gov/about/offices/list/osep/index.html](http://www.ed.gov/about/offices/list/osep/index.html) Office of Special Education Programs; [www.air.org/cecp](http://www.air.org/cecp) Center for Effective Collaboration and Practice.

Locally CPS and other schools and districts are attempting to implement these changes. They are sometimes stalled by those unwilling to change their thinking and behavior.. All of us: school staff, especially the leadership team; the parents; families; and the community must be willing to change. The children are responsible to change, but we as adults must set the example of the behavior we want from them.

*Pauline Daly*

#### NORTH AVONDALE MONTESSORI SCHOOL

●363-3900 ● 615 Clinton Springs Ave. ●[nams.cps-k12.org](http://nams.cps-k12.org)

April

- 5 - No Pre-K students
- 6 - End of 3rd Quarter - No students
- 9 - 13 - Spring Break

#### THE NEW SCHOOL

●281-7999 ● 3 Burton Woods Lane  
●[www.thenewschool.cc](http://www.thenewschool.cc)

In March, The New School hosted its annual Montessori in Motion event and, for the first time, spread it across two days to accommodate all of the family and friends who gathered. Students in Grades 1 through 6 performed songs and dances from around the world, under the direction of TNS Music Teacher Andrea Rosenthal and TNS Dance and Yoga Teacher Jeanne Speier. Singing was inspired by American pop music as well as African and Cuban rhythms and dancing reflected American pop culture, modern dance techniques, and African folk and ceremonial customs. Montessori in Motion give students an opportunity to share with a wider community some of the best of the TNS fine arts program.

#### IN MEMORIAM

**Marcus Blalark**, (Leyman) departed Thursday, March 15, 2007. The long time resident and Marketing Development Manager for Federal Express will be missed.

### Senior Olympic are Coming!

April:

- 12 Thursday, **8 Ball Pool Rack and Roll Billiards** - Western Hills
- 17 Tuesday, **Shuffleboard** Evendale Rec Center
- 21 Saturday, **Basketball** - College Hill Center
- 27 Friday, **Softball** - Farwick Fields - Miamitown
- 28 Saturday, **Cycling** - Mt Airy Forest
- 29 Sunday, **Volleyball** - GE Park

May:

- 2 Wednesday, **Golf** - Glenview Golf Course
  - 6 Sunday, **Swimming** - Mason Community Center
  - 8 Tuesday, **Horseshoes** - Moose Lodge #2, Colerain Ave
  - 12 Saturday, **Cycling** - Mt. Airy Forest
  - 19 Saturday, **Track & Field** - LaSalle High School
- Call Dina Hanks, S. W. Ohio Senior Olympics Coordinator, Office 513-421-5222, [Seniorolympics@cincinnati-oh.gov](mailto:Seniorolympics@cincinnati-oh.gov)

**HIRSCH CENTER ● 751-3393**

● 3630 Reading Road ● [Hirsch@cincinnati-oh.gov](mailto:Hirsch@cincinnati-oh.gov)

Must have a membership to part-take in programs.

#### Three on Three Basketball: Youth

- Thursday nights Teens 5 p.m. - 7 p.m.
- Wednesday Adults 7 p.m. - 9 p.m.

#### **NORTH AVONDALE ● 961-1584 ● 617 Clinton Springs**

[northavondale@cincinnati-oh.gov](mailto:northavondale@cincinnati-oh.gov)

**Friday, April 6 -Day Camp** \$15 for the day 7am -6pm (we will be attending the Fish Fest at Burnet Woods.)

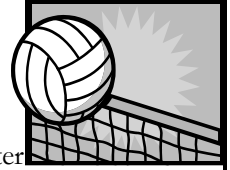
**Friday, April 6 -Fish Fest at Burnet Woods** pond free to all who attend. 10am -1pm FREE LUNCH!!!!!!!!!!!!

**Monday, April 9-13 -Spring Break Camp** 7am-6pm \$75 a wk.

**Friday May 4 - Art Show** 6pm -7:30pm Come and see what has been done at the center lately. Free Event

**Wednesday, May 9 - Kindergarten Talent Show** 4pm You just cannot miss these cuties!!!!

**Summer Day Camp Registration Is Ongoing**



### YOUR NEIGHBORHOODS

☞ A Welcome Party was held at the **Darren & Michelle Baxter** home on March 17<sup>th</sup>. New neighbors from Burton Woods, Leyman, Clinton Springs & Red Bud were welcomed by about 100 neighbors of both adults and children. Special thanks to: **Grace Hill, Julia Wadiah, Colleen Daly** for food; **Grace and Michelle** for organizing the event; and the **Baxters** for hosting it. Thank you to everyone for coming, and bringing nice gifts and an abundance of wine.

☞ **Mary Piper** (Avondale) is busy again volunteering and she could use your help. Volunteer's are needed Saturday, May 12<sup>th</sup>, for the **Cincinnati Preservation Association's Spring House Tour in East Walnut Hills**. Volunteers can work either the first shift, 12:45 - 3, or 2:45 - 5, and will receive a complimentary ticket to visit the six homes on the tour. To volunteer, call CPA at 721-4506.

☞ **2<sup>nd</sup> Annual CPOP Summit:** Saturday, April 21<sup>st</sup> from 9:00 a.m. – 3:00 p.m. Focus will be on strategies to reduce neighborhood crime and gun violence, including the CeaseFire model. **FREE** and will take place at Crossroads Community Church, located at Madison & Ridge Roads. RSVP to Tracey Wilson at [twilson@gcul.org](mailto:twilson@gcul.org) or 559 - 5450.



## ANSWERS TO OUR QUESTIONS CONCERNING THE FUTURE OF NORTH AVONDALE SCHOOL

**Questions:** ◻Why has the plan to renovate been changed to replace the present building? ◻What are the present deficiencies that need to be corrected? ◻Has consideration been given to the historic significance and architectural uniqueness of the present structure?

**Existing Building Statistics** ◻Constructed in 1949 - 37,935 SF; 1953 - 4,660 SF; and 1976 - 16,776 SF ◻2 stories total of 59, 371 SF ◻22 classrooms ◻7 acres ◻33 school parking spaces ◻Media Center 2400 SF ◻Dining Room 1670 SF, Kitchen 471 SF ◻No gym

**Reno vs. Replace** ◻Provides the best long term solution ◻Accessibility ◻Efficiency ◻Allows full consideration to maximum benefits of the site.

**Present Deficiencies** ◻Accessibility, Formal vs. Functional Entrance ◻Lacks customer friendly entrance ◻School needs its own gym ◻Inadequate parking ◻Small dining room and kitchen ◻Steam boilers

**Historic Significance** ◻Art Moderne style ◻Community engagement ◻Only CPS building from the late 1940's ◻Exposed structure difficult to maintain ◻Not listed or considered eligible for the National Register of Historic Places.

**Questions:** ◻Where will the students in the present Montessori program be relocated while the school is replaced? ◻How long will this take?

**Swing Space** ◻Current plan is to move North Avondale to Burton after South Avondale and Burton consolidated in the new South Avondale Summer 08. ◻Design takes 15 months and construction to take 18 months. ◻Assuming we start design in April, project bids summer 08, construction complete summer 2010.

**Questions:** ◻Will having a new building improve the academic quality of the school? ◻Has consideration been given to how disruptions will affect the present Montessori program and neighborhood?

**Academic Performance** ◻Teaching and learning is accomplished by great teachers sometimes in a less than supportive environment ◻A new or renovated building supports good teaching ◻CPS will make reasonable accommodation for Montessori in swing space.

**Disruption to the Community** ◻Similar to Bond Hill, the project will be designed to allow the Recreation Center to stay open during construction. ◻Will minimize disruption to the ball fields but if disturbed, they will be restored or replaced. ◻Construction Manager works hard to contain dust and dirt on the streets. ◻Updates provided during the job.

**Question:** ◻What will happen to the Recreation Center, the gym, the multi-purpose room, the tennis courts, the ball fields, the nature trails, and the Sgt. Sam Kessler Memorial entrance? ◻They will all stay, we may have to replace the multi-purpose room, the new school should have a direct connection to the center.

**Question:** ◻What will happen to the bond money since the plan has been revised from 66 to 51 schools? ◻If the board approves proceeding with segment 3, the construction manager estimates that \$50-60 million will be left to return.

## CRACK DOWN By Michelle Baxter

On January 1, 2007 the **Chronic Nuisance Premises Ordinance** went into effect. Its purpose is to make property owners accountable for activity related to drugs, disorder and violence occurring in their buildings. It will target the properties that are a blight for the entire neighborhood. Most importantly, these chronic nuisances frighten law abiding residents, discourage reinvestment, and consume the work load of the District 4 Police Department and other City Services. Cincinnati has adopted a simple legal and fair process to give landlord owners the opportunity to work proactively to abate nuisances, civil and criminal penalties. This new ordinance is already sending a powerful message to property owners that state, "If you do NOT take action to try to stop these nuisances, then you and NOT the taxpayers will pay the cost of the city resources used to respond to your building."

There are over 25 nuisances including but not limited to loud noises, public gaming, discharging a firearm, assault, disrupting the public services, drug sale or use, curfew violation, prostitution and animals that disturb the peace. For more information, please review the Cincinnati Municipal Code Chapter 761 - [http://rcc.org/council/pages/-3667/-](http://rcc.org/council/pages/-3667/) The Chronic Nuisance Ordinance are multi-family dwellings that either have 3 or more calls of service (CFS) in a month for nuisance activities or exceed the annual average calls for all properties within specific categories established by the Hamilton County Auditor's Office. It is the responsibility of North Avondale Neighborhood Association and the Cincinnati Police Department (District 4) to notify the owner and request a course of action to stop nuisance activity from continuing. If there is no response or the plan is not followed, the owner will be billed for the cost of future CPD services related to responding to nuisance activities on the premises.

There are three vital steps to this process, the initial notice letter, the billing notice letter and the civil and criminal citations. **The Initial Notice Letter** is where the North Avondale Landlord Accountability Action Team/ CPD *collaboratively* work together to request a meeting and written plan for nuisance abatement. **The Billing Notice Letter** will contain a description of the nuisance activity or activities which the owner is being billed, including the dates of the activities. **The Civil and Criminal Citations** will be imposed based on the number of bills enforcement sent to a premises owner for specific premises within a two year period. This period will begin with the date of the nuisance activity that is the subject of the first bill enforcement. After a premises owner has been billed on three or more separate dates within a two year period for a specific premises an officer will issue a civil citation to the premises owner as follows:

Fourth bill = a civil citation of \$250.00 will be imposed.

Fifth bill = a civil citation of \$500.00 will be imposed.

Sixth bill = a civil citation of \$750.00 will be imposed.

(Continued on page 4)

(Continued from page 3)

Each bill after the sixth = a civil citation of \$1000.00 will be imposed.

If criminal activity continues over a period of time while citations have been served, or fines are not paid, the data will be turned over to the City prosecutor, whereby criminal charges will be taken against the owner.

It is essential for all residents to understand that this ordinance does not police it's self. This *MUST* be initiated by the residents in the community and by the District 4 Police Department. The NANA Community Action Team is committed to overseeing and tracking (cause & effect) results to make sure action is being taken according to the law. If you are aware of criminal activity going on or around problem multi-family properties, please contact the NANA voice mail at 22-6166, email [clmorse@fuse.net](mailto:clmorse@fuse.net) or fill out the Nuisance Complaint Form at [northavondalecincinnati.org](http://northavondalecincinnati.org). The NANA Landlord Accountability Action Team has already initiated action, but this ordinance is not the only tool for property management accountability. The NANA Landlord Accountability Action Team is proud to announce that they have broken new ground in the city by implementing Chris Kearney's effective plan to reduce criminal activity and to improve the quality of life in the community.

**APPLICATIONS BEING ACCEPTED**

NANA is accepting applications from vendors wishing to:

- print 2,990 copies of the ten NANA News and flyers at least six times;
  - supply discounted plants, bulbs, and mulch, sprinkler system maintenance.
- If interested, write, call or email the NANA Office.

position of coordinator; a part-time, paid position for one or more independent contractors. The coordinator assumes the following responsibilities: writing & editing the NANA News newsletter; flyers and other communications; maintaining the membership and office; assisting the NANA Board and all volunteers on issues involving land development & use, safety, beautification, youth & senior activities, membership development and environmental affairs to enhance the livability of North Avondale. Interested persons should call NANA President Tim Yosmali (358-8436) or the NANA Office.

Every year, due funding guidelines, NANA is required to accept applications for the

**NANA EXECUTIVE BOARD, COMMITTEE CHAIRS & IMPORTANT CITY NUMBERS**

President: Tim Yosmali	641-1244	Legal Chairperson: Marvin Kraus	861-3939
1 <sup>st</sup> VP: Sulayman Bajo	290-8781	Master Plan: Bob Novak	751-2161
2 <sup>nd</sup> VP: Deborah Elkins-Brown	861-4108	Neighborhood Issues: John Jones	281-2596
3 <sup>rd</sup> VP: Heather Herr	861-8180	Quality of Life Issues: Marilyn Smith	221-4039
Corresponding Sec.: Elaine Foster	751-8152	<b>NANA Administrator &amp; NANA News Editor: Charlene Morse</b>	<b>221-6166</b>
Recording Secretary: Michelle Baxter	475-0441	<b>City Complaint/Request Hotline</b>	591-6000
Treasurer: Patricia Hassel	751-3357	<b>Police District 4</b>	569-8600
Beautification: Ursula Hassel	751-4546	<b>24 hour Neighborhood Officer</b>	569-8654
City Liaison: Gerry Kraus	861-3939	<b>Nonemergency Police</b>	765-1212
Environmental: Mike Rieck	961-6563	<b>Request A Recycling Bin</b>	242-4401
Landlord/Tenant Relations: Pauline Daly	751-8334	<b>Report Air Odors 24/7</b>	946-7777



GET INVOLVED!  
NANA MEETING APRIL 10<sup>TH</sup>  
PAY YOUR 2007 NANA DUES

*Current Resident Or:*

NON-PROFIT  
U S POSTAGE  
PAID  
CINCINNATI,  
OHIO  
PERMIT  
NO. 7243

**Cincinnati's best address with: Beautiful Homes, Great Neighbors & Civic Passion**

North Avondale Neighborhood Association  
617 Clinton Springs Ave.  
Cincinnati, Ohio 45229-1324

**NANA CALENDAR**

- The week of April 2 Yard waste collection will resume
- Tuesday, April 10, 7:30 p.m. NANA GENERAL MEETING, 617 Clinton Springs
- Saturday, April 28. 9:00 a.m. to 1:00 p.m. GREAT AMERICAN CLEAN UP & GREEN UP DAY Seasonood Park
- First Thursday of each month at 6:00 p.m., COP Meeting, District 4 Police Station