

**THE EAST WALNUT HILLS ASSEMBLY
MONTHLY MEETING MINUTES
Wednesday, November 5, 2025 at 7:00 PM
St. Frances de Sales School Cafeteria**

Agenda Item	Discussion	Vote
Welcome	Steve Ramos, President of the EWHB Board, called the monthly meeting to order at approximately 7:01PM. Approximately 35 people attended the meeting in person. No Zoom option was provided. Steve also thanked Kimberly for her leadership on the Candidate Forum and to the Assembly for attending.	None
1. Assembly Minutes	The September 3 General Assembly Meeting minutes and October 1 Candidate Forum (held during the General Assembly Meeting) minutes have been posted on the website. The meeting minutes from both sessions were approved through separate votes, as submitted.	Sept 3 minutes approved Oct 1 minutes approved
2. Cincinnati Police Report	Officer Perry Locke presented the crime statistics for October. <u>Crime Noted</u> 1 Rape 0 Aggravated Assault 0 Burglary/Breaking & Entering 18 Theft from Auto 0 Auto Thefts, and 0 Personal Thefts Thefts from auto, across the east side of Cincinnati, have been very high right now. Officer Locke reminded everyone not to leave anything of value in the car, particularly in sight. Also watch for deer in the roadways as it is getting dark earlier. Contact the police with any leads or activity captured on home cameras that can help them find suspects. Neighbors can also connect their Ring type cameras directly to the police. For more information, visit https://connectcincinnati.org/ Someone alerted Officer Locke that cars are speeding out of Woodburn Exchange on the Woodburn side. Officer Locke will mention something to the building manager. They have also increased patrolling for speeding on Madison. Officer Perry Locke: 513-979-4433; Email: perry.locke@cincinnati-oh.gov; Supervisor, Sergeant Sellers: 513-979-4470	None
3. Treasurer's Report	Vince Accorinti presented the September Treasurer's report. Vince noted that the dates need to be corrected. He will update and repost to the website. Additionally, under income, the parking lot revenue looks higher than normal. This is due to board transitions, so April through June 2025 revenue did not hit the ledger until July (since revenue/expenses are recorded via Cash Accounting). This crossed the fiscal year, so it looks inflated, but is just timing. There was a question regarding the "Other" line. This \$9,500 is for the insurance claim for the parking lot pole. Insurance paid has claimed, but repairs have not been completed at this point.	None
4. Farmer's Market	Deb Dereshkevich reported. Deb thanked everyone for attending the growing Farmer's Market this year. The market hired a consultant to identify opportunities for growth. The EWH Farmers Market Board will be meeting next Friday to discuss these recommendations. Contact Deb if you are interested in volunteering to help with planning or execution during the markets. The Winterfest market will take place December 12-13 with the market portion on Saturday, December 13. Hours are being finalized.	None

5. Business Association (BA)	Candace Pittinger presented. The BA is partnering with the Farmers Market on Winterfest and would like to provide entertainment and security during the event. To help with this cost, the BA is requesting \$3,450 through Cincinnati's Neighborhood Business District Support Fund (NBDSF). The BA will fund the remaining expenses. After questions, context was provided that this is consistent with funding requests from prior years for Walk of Woodburn and components of Winterfest. It is also important to note that these funds need to be used in and for the business district. Active BA members voted to hold this event. <u>Upon motion and second, the East Walnut Hill Assembly supports and approves \$3,450 of NBDSF funding for the Business Association's Winterfest event.</u>	NBDSF funds for Winterfest approved
6. Infrastructure	Chris Davis presented on Mike Schott's behalf. As a reminder, the Assembly voted to fund a traffic calming study for Madison through TIF funds. This request was put on hold through Election Day. The city's preference is to have TIF funding diverted to housing. The committee will follow-up after the elections. If there are other traffic concerns, contact the Infrastructure Committee.	None
7. Membership	Chris David presented. The membership drive is coming up in November. Look for the mailers, but all neighbors are encourage to join or renew at any time through the website. https://eastwalnuthills.org/join-now/	None
8. Pocket Park	Tony Fischer and Jinny Berten presented. The water supply to the Pocket Park fountain was cut off during the San Marco construction. The most sustainable path forward to fix the fountain and maintain the fountain is to get a master lease to the ground floor storefront of the San Marco. CMHA owns the property, but Tony and the committee are working to find interested tenants for this prominent corner in the neighborhood. Jinny also shared the story of the fountain. The Assembly still has copper shingles from Saint Francis de Sales Catholic Church and terra cotta elements from the old Woodburn Exchange site. The committee is looking for options to use them.	None
9. Development	Tony Fischer presented. The committee is continuing to work on expanding the historic preservation district, addressing inquiries with from developers, and updating neighborhood plan. Additionally, there was an Airbnb report that the city shared, which tracks the Airbnb's around the city. This was of interest to EWH since there were apartments, which were more affordable, in the business district that were being converted to Airbnb's. There have also been vacant apartment units that have been used for Airbnb. Generally, EWH has a lower number of Airbnb's than other neighborhoods.	None
10. Events	Duke Durfee presented. Jamfest was held in Owls Nest Park on Oct 4 in partnership with the Evanston Community Council. The event started at 2PM with local business tents, entertainment, and free food. Approximately 250-300 people attended. There was a Community Cleanup on Saturday, which had 4 volunteers. Another one will be held this Saturday. Movie Night was only attended by three people, largely due to weather. Additionally, the rental equipment did not work. However, the vast majority of the cost was recouped, and the committee will rethink the event for 2026.	None

11. Parking	Steve Ramos presented on Jeff Butterbaugh's behalf. The committee is fixing the light pole in the Woodburn lot. Additionally, the committee is looking at security options for the parking lots.	None
12. Candidate Forum	Steve Ramos presented on Kimberly Jacobs's behalf. A full writeup of the event was captured in last month's meeting minutes. Additionally, small donations were given to Purcell Marion and the League of Women Voters for all their help making the event a success.	None
13. DCDC	Steve noted that OLLIE is looking for the Assembly's help with a course on civic engagement. Drew Gores then provided two updates on developments in the neighborhood. 1627 E McMillan (next to Husman House): There is an existing house at the back of the property. It will stay, but undergo major renovations. There will then be three townhouses added to the front of the property. This development will require some variances. Drew encouraged anyone interested to review the meeting packet on the City Planner's website since the variance review goes to the city this Friday. The developer has been very engaged and presented to DCDC and the EWH Board. DCDC and the EWH Board provided the developer with support for the City Planning meeting on November 7, after ensuring direct neighbors, including the Husman House HOA, had no strong opposition meeting packet. Anyone can attend the November 7 meeting, but must sign up soon. 1520 Madison Road: Hamilton County owns this building. A developer is interested in the property, but there has been no engagement with DCDC or the EWH Board at this point. Eventually, the developer will come to DCDC, then the EWH Board, then the Assembly, for alignment. There are no updates on the Kemper Lane development. They are awaiting the court's ruling.	None
14. Pro Seniors	Mary Helen Gallagher was a guest speaker and talked to the Assembly about Pro Seniors, a non-profit servicing across Ohio. Pro Seniors has three areas of focus. 1. Free legal help 2. Support for entering long-term housing 3. Medicare Fraud and Scams support Mary Helen supports Medicare Fraud and Scam. She noted the group is mainly volunteers. She encouraged the group to review their bills and noted that Medicare does not call. If you think you might be scammed, call Pro Seniors at 800-293-4767. Additional contact numbers are included in the attached pamphlet (end of meeting minutes). It will be easier to get through the organization than calling Medicare directly.	None
15. Beautification	Marilyn Richey reported. Marilyn is stepping down as the Beautification Chair. If you are interested in taking the role, please reach out to Marilyn.	None
16. Other Business	Steve encouraged the Assembly to volunteer, as the neighborhood is always in need. The Junior League is hosting their Kitchen Tour on November 22 in EWH from 11-2. Consider buying tickets and supporting the organization.	None
Adjournment	There being no other business, the meeting was adjourned at approximately 8:25pm.	None

Assembly meeting pre-reading: Agenda, September 2025 Treasurer's Report, and October 1 Meeting Minutes.

THE NEXT MEETING OF THE ASSEMBLY WILL TAKE PLACE ON DECEMBER 3th AT 7:00P.M.

Meetings will take place at the St. Francis de Sales School cafeteria.

Submitted by Brandi Yoder, Secretary

Become a voting member of the Assembly by going to <https://eastwalnuthills.org> and signing up.

Sign - In

Name _____ Email - _____

ANN SALUKE

DON YELTON

Jinny BERTEN

JOHN BERTEN

Marihelen Gallagher

Drew Doe

George Harrington

Kate Walker

Christopher Mashburn

Skylar Ziegler

Janet Self

Marlyn Richey

Deb Dereshkevich

Edward Catalano

Maeleline McLoft

Melissa Mei

David McCall

CHRIS DAVIS

Tony Fuchea

Fr. Mike Nantley SM

Sign-in

email -

on

Wendy Laverde

ALICE RYAN

BETH COULSON

John McHugh

Vince Accorinti

Nick Wright

Bailey Dwyler

Matthew Carle

Simon Coriell

Alesha Hospelkan

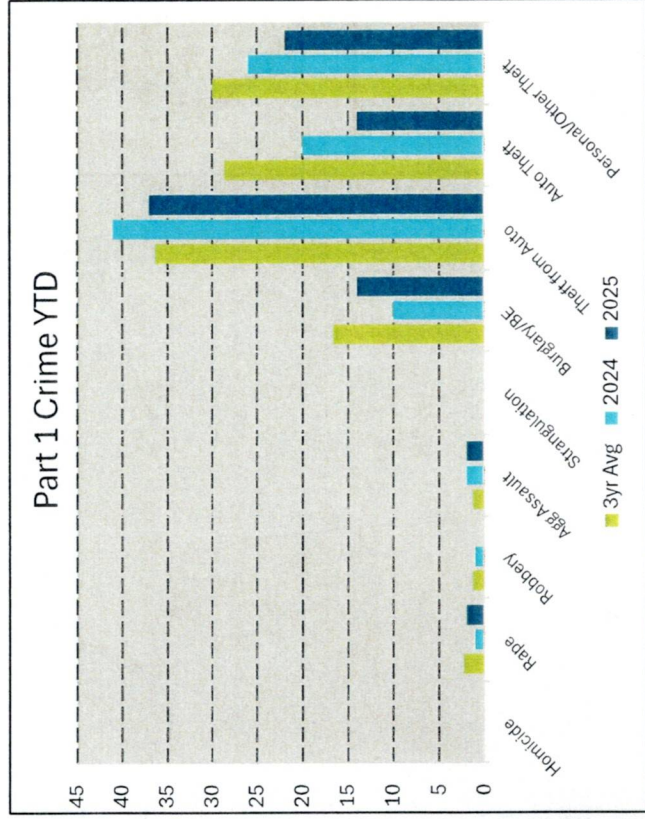
BRANDI YODER

@mcc.com

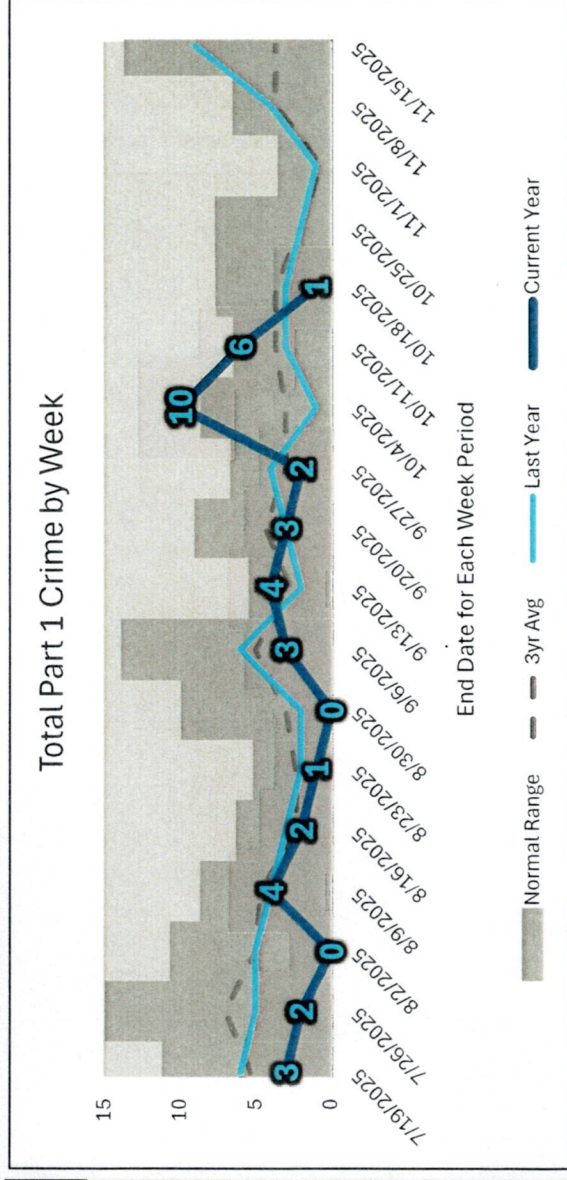
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East Walnut Hills Neighborhood Report

Part 1 Crime YTD	3yr Avg	2024	2025	% Change: 3yr Avg / 25	% Change: 2024 / 2025
Homicide	0.00	0	0	N/C	N/C
Rape	2.33	1	2	-14.29%	100.00%
Robbery	1.33	1	0	-1.33	-1
Agg Assault	1.33	2	2	50.00%	N/C
Strangulation	--	0	0	--	N/C
Part 1 Violent	6.00	4	4	-33.33%	N/C
Burglary/BE	16.67	10	14	-16.00%	40.00%
Theft from Auto	36.33	41	37	1.83%	-9.76%
Auto Theft	28.67	20	14	-51.16%	-30.00%
Personal/Other Theft	30.00	26	22	-26.67%	-15.38%
Part 1 Property	111.67	97	87	-22.09%	-10.31%
Part 1 Total	117.67	101	91	-22.66%	-9.90%



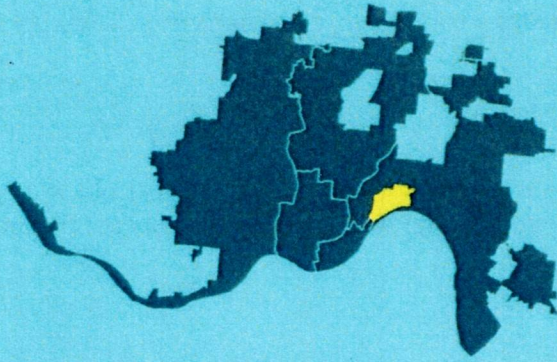
Part 1 Crime 28 Day	Last 28 Days	Current 28 Days	% Change
Homicide	0	0	N/C
Rape	1	1	N/C
Robbery	0	0	N/C
Agg Assault	0	0	N/C
Strangulation	0	0	N/C
Part 1 Violent	1	1	N/C
Burglary/BE	1	0	-1
Theft from Auto	6	18	200.00%
Auto Theft	1	0	-1
Personal/Other Theft	1	0	-1
Part 1 Property	9	18	100.00%
Part 1 Total	10	19	90.00%



Strangulations are a subcategory of Agg Assaults which were introduced into the ORC in April 2023, therefore, are excluded from categories pre-dating 2024

Produced by Crime Analysis and Problem Solving
Cincinnati Police Department
Data is preliminary and subject to further analysis and review

Current 28-Day Period: 09/21/25 - 10/18/25



Neighborhood Block Report

28-Day Period: 9/28/2025 - 10/25/2025

EAST WALNUT HILLS

D2

Part 1 Property - Theft from Auto

Incident No	Offense	Date of Offense	Street Block
2025-INC-019978	Theft from Auto	9/28/2025 9:36:00 AM	15XX CHAPEL ST
2025-INC-019984	Theft from Auto	9/28/2025 11:29:00 AM	25XX HACKBERRY ST
2025-INC-019985	Theft from Auto	9/28/2025 11:30:00 AM	15XX WILLIAM HOWARD TAFT RD
2025-INC-019991	Theft from Auto	9/28/2025 11:54:00 AM	15XX WILLIAM HOWARD TAFT RD
2025-INC-020086	Theft from Auto	9/29/2025 9:41:00 AM	25XX WOODBURN AVE

Incident No 2025-INC-020117	Offense Theft from Auto	Date of Offense 9/29/2025 4:52:00 PM	Street Block 24XX INGLESIDE AVE
Incident No 2025-INC-020141	Offense Theft from Auto	Date of Offense 9/29/2025 9:59:00 PM	Street Block 13XX BURDETTE AVE
Incident No 2025-INC-020206	Offense Theft from Auto	Date of Offense 9/30/2025 4:12:00 PM	Street Block 15XX CHAPEL ST
Incident No 2025-INC-020635	Offense Theft from Auto	Date of Offense 10/5/2025 12:47:00 PM	Street Block 25XX ASHLAND AVE
Incident No 2025-INC-020782	Offense Theft from Auto	Date of Offense 10/6/2025 9:18:00 PM	Street Block 25XX WOODBURN AVE
Incident No 2025-INC-020791	Offense Theft from Auto	Date of Offense 10/7/2025 12:44:00 AM	Street Block 25XX ASHLAND AVE
Incident No 2025-INC-020953	Offense Theft from Auto	Date of Offense 10/9/2025 10:27:00 AM	Street Block 25XX WOODBURN AVE
Incident No 2025-INC-020976	Offense Theft from Auto	Date of Offense 10/9/2025 7:26:00 PM	Street Block 17XX FERNWOOD ST

Incident No
2025-INC-021033

Offense
Theft from Auto

Date of Offense
10/10/2025 9:41:00 AM

Street Block
29XX HACKBERRY ST

Incident No
2025-INC-021773

Offense
Theft from Auto

Date of Offense
10/19/2025 10:52:00 AM

Street Block
13XX WILLIAM HOWARD
TAFT RD

Incident No
259C001175

Offense
Theft from Auto

Date of Offense
9/29/2025 4:03:00 PM

Street Block
29XX WOODBURN AVE

Incident No
259C001182

Offense
Theft from Auto

Date of Offense
9/30/2025 12:53:00 PM

Street Block
26XX WOODBURN AVE

Part 1 Violent - Rape

Incident No
2025-INC-021243

Offense
Rape

Date of Offense
10/13/2025 12:05:00 AM

Street Block
25XX WOODBURN AVE

EAST WALNUT HILLS ASSEMBLY

Monthly Report
9/1/2025 - 9/30/2025

Category	Annual Budget	Month	Year to Date
	7/1/2024 6/30/2025	9/1/2025 9/30/2025	7/1/2024 9/30/2025
INCOME			
Membership Dues	9,550.00	650.00	710.00
Grants	20,310.00	0.00	0.00
Other Contributions	250.00	0.00	40.00
Parking Revenue	57,500.00	7,615.05	37,177.25
Event Income	0.00	0.00	0.00
Sales	0.00	0.00	0.00
Other	0.00	9,985.00	9,985.00
TOTAL INCOME	87,610.00	18,250.05	47,912.25
EXPENSES			
Outreach	12,850.00	1,016.99	2,699.97
Administration	1,435.00	75.64	544.74
Business Association	15,200.00	800.00	2,400.00
Beautification	24,110.00	4,930.00	7,607.04
Event Committee	10,500.00	0.00	0.00
Woodburn Parking Lot	10,324.00	180.69	2,606.82
Madison Parking Lot	7,755.00	169.76	567.80
TOTAL EXPENSES	82,174.00	7,173.08	16,426.37
OVERALL TOTAL	5,436.00	11,076.97	31,485.88

BALANCE SHEET (Month)

	8/31/2025	9/30/2025	Net Change
Operating Account	2,546.75	8,950.45	6,403.70
Madison Parking Lot Acct (Restricted)	52,931.72	54,505.48	1,573.76
Woodburn Lot Acct	119,388.06	122,287.57	2,899.51
Business Association Acct	391.61	591.61	200.00
Business Association PayPal	0.00	0.00	0.00
Cash	0.00	0.00	0.00
Advance to DCDC	96.21	96.21	0.00
Rainbow Building Promissory Note	17,602.98	17,602.98	0.00
TOTAL CASH ACCOUNTS	192,957.33	204,034.30	11,076.97

BALANCE SHEET (Year to Date)

	6/30/2024	9/30/2025	Net Change
Operating Account	8,336.57	8,950.45	613.88
Madison Parking Lot Acct (Restricted)	39,527.92	54,505.48	14,977.56
Woodburn Lot Acct	105,008.71	122,287.57	17,278.86
Business Association Acct	1,491.61	591.61	-900.00
Business Association PayPal	0.00	0.00	0.00
Cash	0.00	0.00	0.00
Advance to DCDC	27.12	96.21	69.09
Rainbow Building Promissory Note	18,156.49	17,602.98	-553.51
TOTAL CASH ACCOUNTS	172,548.42	204,034.30	31,485.88

9/1/2025 - 9/30/2025

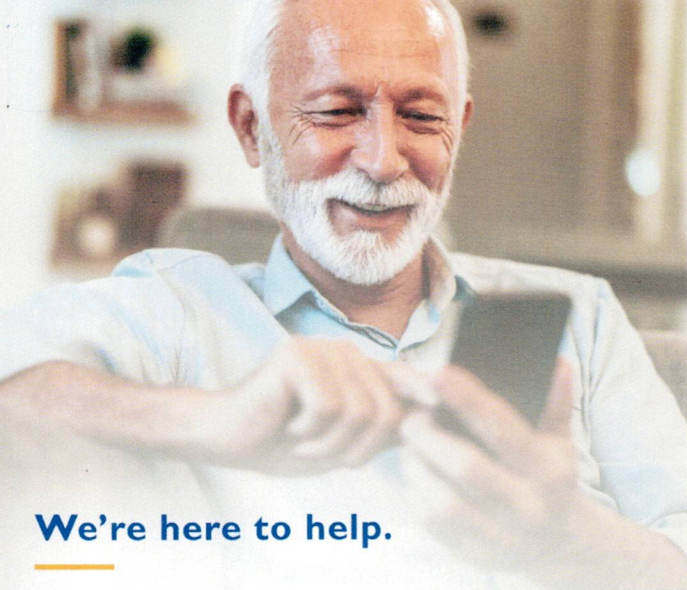
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We're here to help.

LEGAL HELPLINE ASSISTANCE

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**SENIOR MEDICARE PATROL
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ADDITIONAL RESOURCES

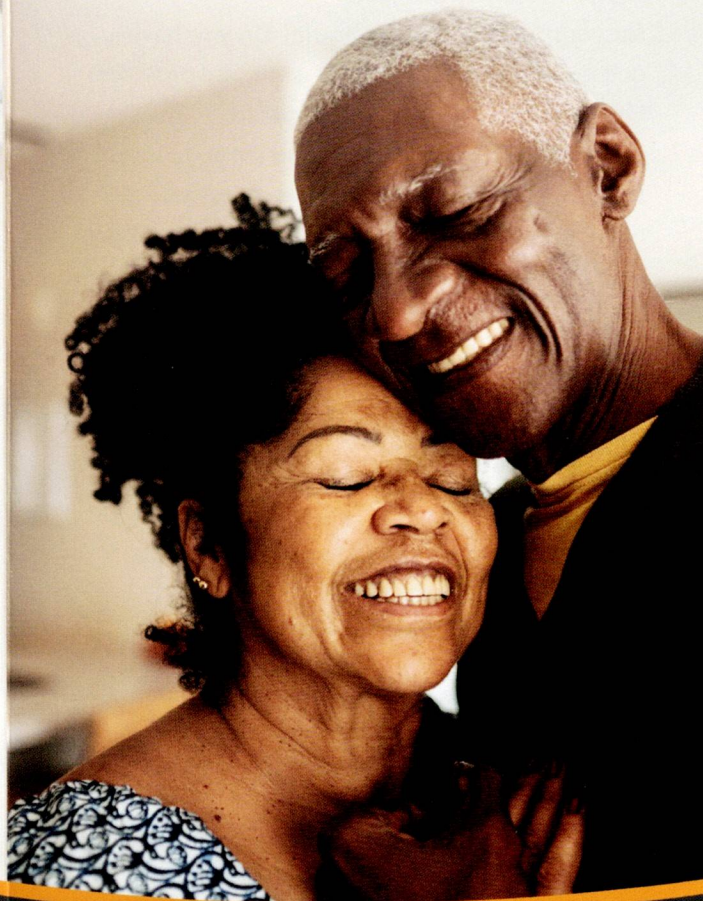
Pro Seniors is committed to helping seniors access the information and resources they need. We offer a collection of fact sheets, legal forms, and directories on our website to help.

Pro Seniors, Inc.
7162 Reading Road, Suite 1150
Cincinnati, Ohio 45237

www.proseniors.org



Advocating for the dignity, rights, independence & quality of life of older adults in Ohio since 1975



We help Ohioans age 60 or older resolve legal & long-term care problems, & fight Medicare fraud.

We are a non-profit organization so there is no charge for our services.

Ask us to help solve problems about **long-term care.**

Do you know how to choose a nursing home? Do you understand your rights, or how to advocate for yourself in a nursing home? Do you have a question or complaint about a specific provider? Our Ombudsman advocates routinely visit care communities in Butler, Clermont, Clinton, Hamilton, and Warren counties. We advise residents as they make decisions, and also to help them resolve concerns about their care. Call us for assistance or to learn about volunteering.



Ask us how you can avoid **Medicare fraud.**

Our Senior Medicare Patrol team helps Ohioans prevent, detect and report Medicare fraud, errors, abuse and scams. Our team will share best practices to protect your personal information and avoid medical identity theft. Call to schedule a presentation, report suspected fraud, or learn about volunteering.



Ask us about **legal questions.**

When you call for yourself or a senior needing legal advice, we will schedule a phone conference with one of our Legal Helpline attorneys. Our Helpline attorneys assist with a wide range of civil legal questions, including Medicaid, Medicare, Social Security, Veterans benefits, housing, food assistance, consumer debt problems, and financial exploitation of seniors. Call to schedule your free appointment with a Pro Seniors' Helpline attorney.



DOES YOUR PHONE RING ALL THE TIME?

Scammers use robocall technology to bombard you with calls. They can "spoof" real phone numbers in the caller ID to show known area codes or government agencies.

When you answer, they then know it's a live phone number. They share this live number with their scammy friends. Our advice:

**DON'T
ANSWER**



Call us if you've verified your Medicare number over the phone, or if you have questionable charges. We can help you check your account for suspected fraud.

800-293-4767

This program is supported by the Administration for Community Living (ACL), U.S. Dept of Health & Human Services (HHS), as part of a financial assistance award totaling \$949,633 with 100% funding by ACL/HHS. The contents are those of the author(s) and do not necessarily represent the official views of, nor an endorsement, by ACL/HHS or the U.S. Government.



FIGHT BACK

**Against Medical
Identity Theft**

800-293-4767



SMP

Senior Medicare Patrol

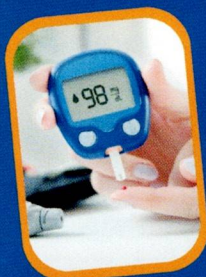
Preventing Medicare Fraud

Scammers Are Relentless



- Have you been billed for diabetes supplies that **you didn't request**?
- Has a caller asked you to **verify your Medicare number**?
- Did you receive a **"free" medical brace** in the mail - that you don't need?
- Have you been called about a **new Medicare card**?

These are scams designed to get your personal information!

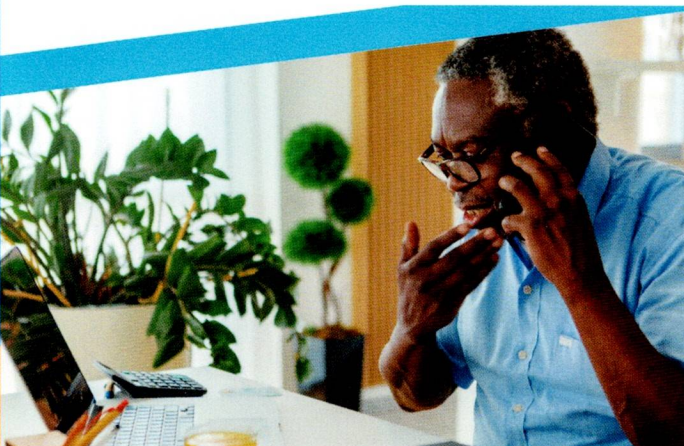


Call us if any of these has happened to you. We help you check your Medicare account for suspected fraud.

About Us

The Ohio Senior Medicare Patrol is a non-profit organization funded through a grant from the Administration of Community Living. We help protect Medicare beneficiaries from medical identity fraud and stay safe from scammers.

We work with Medicare to help you check your account for suspected fraud. We also report fraud to the HHS Office of Inspector General, to help track down scammers and **put them in jail.**



SMP

Senior Medicare Patrol

Preventing Medicare Fraud

800-293-4767

www.proseniors.org/ohio-smp