

Paddock Press

A publication for the neighborhood of Paddock Hills, Cincinnati, Ohio. Funded by the Neighborhood Support Program.
Newsletter address: PO Box 16028, Cincinnati, Ohio 45216-0028

Annual Block Party

Please join us for the the Paddock Hills social event of the year!

The annual block party will be held **Saturday, June 3**, from **4-8 p.m.** at **The In-Between**, Paddock Hills Lane between Avon Drive and Paddock Hills Avenue.

It's a great chance to renew neighborhood friendships and meet newer residents.

The event is free to all Paddock Hills residents funded by the Paddock Hills Assembly (and your dues!)

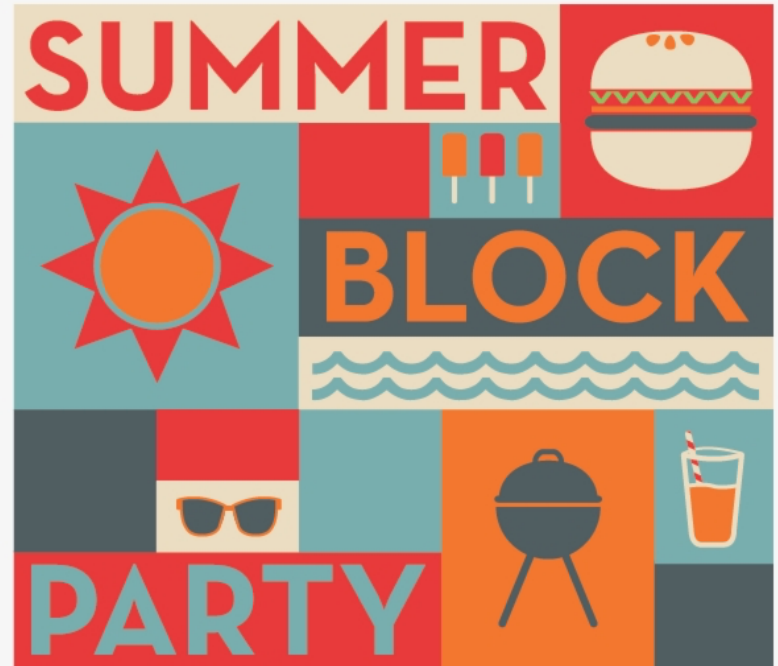
Hilvers Catering will be serving 5- 6:30 p.m. with a menu that features Angus burgers (and veggie burgers), Queen City metts & hot dogs, baked beans, sautéed onions, potato and pasta salads, mac 'n cheese and more. There will be an ice cream truck. Bottled water will be provided, but feel free to bring your own refreshments.

We will have a DJ along with games and surprises for kids (and adults). There will also be the return of the amazing bubble machine!

Rain date will be June 10.

Volunteers are needed to help with the set up for the event. If you can pitch in please show up at the location around 1 p.m. Saturday. Contact Liz Swain (ecswain@fuse.net).

Traffic Note: Paddock Hills Lane will be blocked off starting around noon until 9 p.m. Saturday.





Coming Attractions

The annual **Beautification Landscape Award** will be presented July 8 and nominations are welcome. A committee headed by Julie Stallworth, PH Assembly Beautification Chair will review nominations, tour the neighborhood to make the award and runner-ups.

Please consider nominating a neighbor for the award (or your own yard) by sending nominations to Julie (jstall@fuse.net).

The judging committee will consider several factors including a weeded landscape, edged lawns, manicured flower beds, trimmed shrubs and vibrant coordinated colors of plants and flowers.

The 2022 PH Beautification Award went to Diane and Joe Flack of 4503 Sunnyslope Terrace.

Save the date for the **National Night Out and Ice Cream Social** August 1, 7-9 p.m.

The event is a chance to mingle with District 4 police officers and Engine 9 firefighters, along with games and face painting for kids, and an ice cream truck.

President's Letter

Hello Neighbors,

Spring has spring,
The grass has riz,
I wonder where the birdies is?
They say the birds is on the wing.
But that's absurd,
...the wings is clearly on the bird!

-Anonymous

I'd like to use this letter to introduce you to our newly composed Board of Trustees. In our annual meeting in April we refilled three of our Board's seats. As it happens, we had one member return, one member remain, and we gained one brand new member.

Ms. Luekiucius Brown, who has been involved with our neighborhood's leadership for many years, is returning to the Board and will continue as our Safety, Security, and Traffic Chair. Greg Watkins, who grew up in the neighborhood, moved away, and then returned with his own family in 2020, joined the Board a year ago to finish another's term and was elected this year to continue with his own term. And Suresh Nirody, who found our neighborhood in 2007 after moving to Cincinnati from Indianapolis in 2004, is a brand new member of our Board of Trustees.

Our other members continue to be Julie Stallworth, Pierrette Wallace, Liz Swain, Emma Kitzmiller, Lina Orr, Annie Stephan, Robert Fecher, and myself, Steve Munday.

In May, the Board elected Officers. Pierrette Wallace was re-elected to continue as Secretary. Robert Fecher was elected Treasurer. As Robert was VP, this left Vice President empty mid-term, and, as it happens, Lina Orr, who had been our Treasurer, switched places with Robert and was elected Vice President. And last, I will continue as President to finish my term next year.

When you come out to enjoy our Block Party, be sure to say hello to our Board Team and to say thank you to our departing Board members, Chris Ruthmeyer and Paul Jones, for their service to our community. Look forward to seeing you all there!

Steve Munday



New Trustees

Three trustees were elected to the 11-member Paddock Hills Assembly Board in April, as Steve mentioned. Here is a closer look at the expertise they bring to the Assembly:

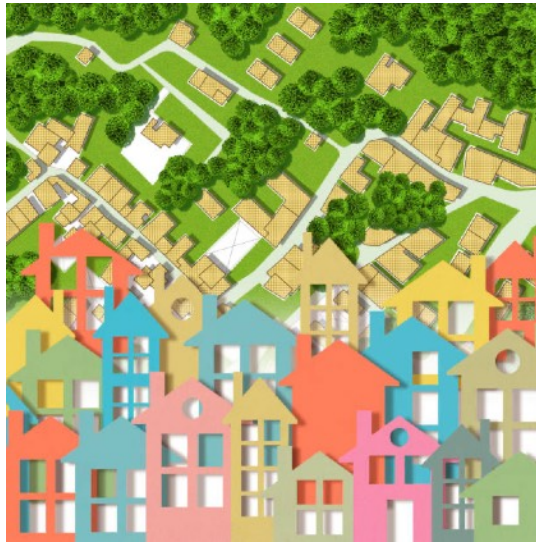
Luekiucius "Lou" Brown has been a tireless advocate for Paddock Hills ever since she moved to Westminster in 1974. "I knew the minute we moved in I wanted to be involved in the neighborhood," Brown said. "I have been active ever since," Indeed, her "rolodex" on who to contact in city services to get something done is legendary. She returns for a third stint as a trustee bringing the type of institutional knowledge critical to our organization.



Suresh Nirody, who lives on Paddock Road, moved to the neighborhood in 2004. After working at Children's Hospital for 15 years he started the Naught Foundation Inc., a private non-operating foundation primarily making targeted micro-grants to 501(c)(3) organizations, with a focus on small, local organizations.

Greg Watkins, a rehab contractor, grew up on Egan Hills, left in 1986 "for college and the world." He returned to Westminster just as Covid was starting with his wife, Sheri, and two sons, Quinn and Rowan. "It was a real homecoming for me, and I was deeply gratified to find the diversity and civic pride I remembered from childhood still present and thriving," Watkins said. "I am proud to be raising our family here and enjoying all that Paddock Hills has to offer."





Victory Vista Appeal Fails; Project Approved

The controversial Victory Vista apartment project on Asmann will apparently proceed after the the Cincinnati Zoning Board denied an appeal filed by the Paddock Hills Assembly and the North Avondale Neighborhood Association.

The appeal was filed after the zoning board approved an unprecedented number of zoning variances for the project related to parking and how it impacts the Hillside Overlay District. The 50-unit complex of modestly priced units, developed by Kingsley and Company, is to be wedged into the side of the hill on Asmann near Victory Parkway.

The appeal centered on concerns that the plot has high susceptibility for landslide and is in a Hillside Overlay District. Also the developer asked for a variance on parking for 16 cars less than usually required and there were concerns of parking issues that would develop on Asmann and Edgewood.

PH Assembly trustee Lina Orr said it was frustrating the appeals board dismissed the appeal based, in part, on technicalities.

“We had the appeal denied because the (zoning board) said that since we did not enter into the first hearing that the plot of land was partially in a Hillside Overlay District, none of the other evidence that we had would be accepted,” Orr explained. “They discounted the topographical maps, the affidavit from Eric Russo of the Hillside Trust, and every other aspect that we presented in support of the issues with the appeal, stating that the additional material was not allowed. They also stated that short of the developer doing anything illegal, they would not overturn the decision.”

While the project is now approved, the PH Assembly and NANA plan a meeting with the developer in June to keep lines of communication open and continue to express concerns about the development and hear from the developer about other possible apartments projects planned for the area.

Be a Part of Our History

Paddock Hills has been known for many things—an urban oasis, a “well kept secret,” its Tudor and Queen Anne architecture and, of course, a friendly, diverse neighborhood.

The Paddock Hills Assembly has launched a project to document and make our neighborhood history readily available on the PH website (paddockhills.org). We hope to soon post a basic neighborhood history, some oral histories and profiles of residents, along with some historic pictures.

We would like all who live here to contribute to this project.

Given that many of the homes are 75-100-years-old, we would be interested in hearing from anyone who has done an extensive house history of the architecture or the people who lived in their homes. Also, we are looking for any vintage pictures you may have of the neighborhood and its residents.

There are also many residents who have lived here 30, 40 and even 50 years. And, we have several residents who were raised in the neighborhood and have since returned to raise their families. We would encourage any personal memoirs and stories you wish to share about growing up in the neighborhood and how you feel it has evolved over the years.

The hope is we can aggregate such items on our web site for your perusal, while documenting and preserving our neighborhood history. Please forward any materials, memoirs or questions you may have to Annie Stephan (ajachthuber@gmail.com), the Assembly trustee who is overseeing the project.



In the meantime, a short history of our neighborhood development, for those not familiar with it:

The first homes were built on Paddock Hills Avenue in 1919 as a development that was seen as a logical extension of North Avondale to ring the Avon Field golf course. Some five years later a developer purchased the remaining woods and farmland of our hill and carved out Avon Drive, Westminster and it's cul-de-sacs, much to the chagrin of the original Paddock Ave. residents who sued unsuccessfully to try to block the development. Originally the neighborhood was marketed as Avondale Heights. It's unclear when the Paddock Hills moniker took hold, likely in the '50s.



Paddock Road May 13, 1927

Cincinnati Enquirer December 19, 1926

AVONDALE HEIGHTS
A desirable residential neighborhood of new and attractive homes.

This spot is high and healthful; large, level lots, with a splendid view of the surrounding country. We are now completing a center-hall 6-room residence of pleasing design; double garage; lot 60x130. This home is complete and modern in every respect. See it. Possession in 10 days. Terms can be arranged to suit. Price \$15,500.

ENTRANCE TO SUBDIVISION — From Paddock Hills av., off Paddock road, just north of Avon Fields golf grounds.

PACKARD & CO.
807 Neave Bldg.
M. 2800, Nor. 5657 L.

Many of the Tudor homes were built in 1927-1930.

Avon Drive was cut through to Reading in 1929.

The western side of Paddock Road (Clearbrook, Egan Hills, Sunnyslope) was mostly developed in the late 1940s and '50s.

We hope our history project can be about more than just the development. It would be great to hear any stories you may have come across about people who lived here in the mid-20th century.

Neighborhood Notes

The Puddle

It may not be the most significant infrastructure project of the neighborhood, but the annoying puddle that forms after every rain at Paddock Hills Ave. and Paddock Lane will be fixed.

Luekiucius Brown, Safety, Security & Traffic Committee Chair, reports that the City of Cincinnati is taking bids on correcting the issue, created when paving work was improperly done a couple years ago. Brown says the city has admitted the work was poorly done and it will be fixed.

The puddle essentially blocks pedestrians and dog walkers from using the sidewalk to cross the intersection

Your Dog, Your Responsibility

We have heard from several residents concerning how the peace of Paddock Hills is disrupted several times a day by dogs persistently barking.

The noise prevents neighbors from enjoying walking, gardening, and time outside. The barking can even be heard inside with the windows closed.

When it turns into yelping, neighbors are left wondering if the best thing to do is contact the SCPA to help the dog. In any case, if your dog barks frequently for long periods of time that violates city law and owners can be ticketed.

In extreme, repeat cases, dogs can even be confiscated and owners ordered to undergo “training.”

We have also found that neighborhood police officer, Anthony Hill, is very responsive to following up on complaints about unruly dogs. If you think a complaint is the only way to solve the issue, please contact Officer Hill (anthony.m.hill@cincinnati-oh.gov).

But, let's solve it as neighbors.

Let your dog have 5 minutes “to state his case” or chase a squirrel, then bring the dog inside.

Enjoy your pet responsibly.

Bike Path May Get Closer

The celebrated Wasson Way Trail may get a bit closer to Paddock Hills. Currently, the bike path ends at Xavier University and extends 3.5 miles to Old Red Bank Road near Ault Park.

Paddock Assembly trustee Robert Fecher reports the city of Norwood is in talks about acquiring the abandoned railroad right-of-way that could extend the bike path from the Xavier campus through Norwood ending at Lower Millcrest Park. The proposal would include a bike path loop around the park, making access much easier for PH residents. No timetable is set for the expansion.

Yard Work/Dog Sitting

India Nichols of Avon Drive is available for neighborhood services of yard work, car washing and cleaning, pet care - walking/ feeding/visiting. India writes:

“I graduated from Roger Bacon in May and will be a freshman at UC (DAAP) in the fall, and living at home in PH. I am hard working and reliable. I am Red Cross certified, an Eagle Scout, and have 3 dogs of my own.

(I don't do overnights, pit bulls, pit mixes, or very large breeds, my apologies).

You can decide what to pay me. 513-384-9648, texting is fine. Thanks!”

Thanks

Our thanks to the UC students and Paddock Hills residents who volunteered for our much needed neighborhood spring clean up!



Calendar/Upcoming Events

Saturday June 3	4:00 - 8:00 PM	Annual Block Party	The In Between Paddock Hills Lane
Monday June 26	7:00 - 8:00 PM	Community Meeting	Avon Woods Nature Center
Monday July 24	7:00 - 8:00 PM	Community Meeting	Avon Woods Nature Center
Tuesday August 1	7:00 - 9:00 PM	National Night Out Ice Cream Social	The In Between Paddock Hills Lane
Monday August 28	7:00 - 8:00 PM	Community Meeting	Avon Woods Nature Center

Frequently Called Numbers

Unattended, abandoned cars, litter, overgrown weeds, snow removal, pot holes, dead animals, sidewalk repair and graffiti, etc.

To report concerns or request services from the city:

Cincinnati Public Works 591-6000

www.5916000.com

Cincinnati Police

District 4

513 569-8600

Officer Anthony Hill Neighborhood Officer

anthony.m.hill@cincinnati-oh.gov

513 569-8678

Avon Woods Nature Center

513 861-3435

Paddock Hills Media

Paddock Hills Neighborhood website <http://www.paddockhills.org>

Nextdoor Paddock Hills <http://paddockhills.nextdoor.com>

Facebook <https://www.facebook.com/Paddock-Hills-266186546751105/>

Paddock Hills Assembly Officers

President - Steve Munday

Vice President - Lina Orr

Treasurer - Robert Fecher

Secretary - Pierretti Wallace

Paddock Hills Assembly Trustees

Luekiucius Brown

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Suresh Nirody

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Security Cameras - Robert Fecher

Social - Liz Swain

Special Projects - Lynne Stone

Welcome - Emma Kitzmiller

Youth Programs - Robert Fecher

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