



Country Club Hills Twin Lakes Neighborhood Association Newsletter May 9, 2026

CCHTL Neighborhood Association Website – www.cchtl.org

Visit us on Facebook - [Country Club Hills Twin Lakes Neighborhood Association](#)

Keeping CCHTL a Great Place to Live!

Vision: To unite and lead individuals and families to make our Neighborhood a more desirable place to live, work, play and raise a family.

Mission: To improve safety and quality of life through community partnerships and individual action.

CCHTL Neighborhood Association's Garage Sale 2026

The Garage Sale will be held on **June 4, 5 and 6**. The CCHTL Association will advertise the Garage Sale to the public and print & distribute Garage Sale Maps for buyers. The printed map will show your address and your highlighted items for sale.

Please send your Registration Form and \$5 participation fee to Kathy Bifulco, Treasurer by Saturday, May 30.

REGISTRATION FORM



Days of Your Sale

(Check all that apply)

\$5.00 for all three days

Thursday (June 4th)

Friday (June 5th)

Saturday (June 6th)

Name: _____

Address: _____

Phone: _____ Email Address: _____

Your Highlighted Items: _____

Make your \$5.00 payable to: "CCHTL"

By May 30.

Mail to: Kathy Bifulco, 768 Yorkshire Drive, Lima, OH 45804

ZELLE cchtlneighborhood@gmail.com.



cchtlneighborhood@gmail.com

CCHTL Neighborhood Association's Easter Egg Hunt

Sponsored by The Federal Savings Bank
3225 Harding Hwy, Lima, OH

On Saturday, March 28 our 4th Annual **CCHTL Neighborhood Association Easter Egg Hunt** was held. Easter came earlier this year than last and brought cooler temperatures with a high of 44°. But the sun did come out and the children had a great time. Thank you to our neighbors Who participated this year. It was great to see so many returning faces.



A special 'Thank You' to Michelle Snyder, Alexis Hensley and Noah Bowman with The Federal Savings Bank, for sponsoring this event. Thanks to their generosity, not a single dollar of member dues was used to fund this community activity! Please support our sponsors who help make events like this possible.

Thanks to CCHTL Board Members Jodi Cartegena and Heather Gaus for organizing the event again this year.

And thanks to our dues-paying members whose dues help maintain the park and our other common shared spaces. Your support is keeping our CCHTL Neighborhood one of the best places to live in Bath Township.





Note from the President

MEMBERSHIP UPDATE

Like most Subdivisions, *Country Club Hills/Twin Lakes* has a Neighborhood Association and Covenants & Deed Restrictions. Our Board of Trustees consists of nine neighborhood volunteers from the CCHTL Subdivision's 502 households.

The main functions of our CCHTL Neighborhood Board are:

1. Maintaining our Common Ground: We mow and maintain the Valley Way Park and shelter house, playground equipment, and safety lighting; mow the Fenway-Canyon-Carlos Greenspace; and maintain our three Subdivision Entrances with signs and main entrance lighting. These are Common Areas *owned by the CCHTL Neighborhood Association, (not Bath Township)*. **You are the only source of funding their maintenance.**

2. Keep the CCHTL Subdivision a safe and welcoming community. Maintaining the Entrances and Parks and organizing activities and events to improve quality of living, such as the annual Garage Sale, Christmas Decorating Contest, and annual Easter Egg Hunt.

These functions benefit ALL residents of our Subdivision's. My hope for 2026 is that since all CCHTL Neighborhood residents share in the benefits of living in our subdivision you will also share in the cost of its maintenance and improvements. This work is needed to keep your property values up and the **CCHTL Neighborhood Subdivision a "Great Place to Live"**. (See: ***CCHTL Benefits of Membership***).

"Thank you" to each of the 170 households who have paid their 2026 dues. (See: ***"List of Paid Members"***) Last year we had 217. For those who have not yet paid for 2026, **Please pay your 2026 Neighborhood Association dues by May 30.** This helps us greatly in planning our budget for the rest of the year.

Our Membership Goal for 2026 is 250 paid members of our 502 households.
I believe we can do it!

Craig

Craig Kohli, President
CCHTL Neighborhood Association

CCHTL Benefits of Membership

Country Club Hills/Twin Lakes Neighborhood Association

This is what we do....

- 1. Pay for the Mowing of your Park and Green Space areas:** Valley Way/Fenway Drive Park and Canyon-Fenway-Carlos Dr Green Space.
- 2. Pay for Maintenance of your Park Shelter House.**
- 3. Pay for Maintenance of your three Subdivision Entrances:** Devonshire Dr./SR 309, Fenway Dr./Reservoir Rd, and Kingswood Dr./Reservoir Rd.
- 4. Pay for Insurance for your Park Shelter House & Entrances.**
- 5. Organize your Neighborhood Garage Sale** held annually. Pay for advertising, provide CCHTL Maps for Buyers showing participating households and patrons, and traffic control.
- 6. Organize the Christmas Holiday Decorating Contest** held annually.
- 7. Write and distribute the CCHTL Neighborhood Newsletter** mailed to each home quarterly.
- 8. CCHTL Neighborhood Association Website:** www.cchtl.org.
- 9. CCHTL Neighborhood Association Email Notification Network.**
- 10. CCHTL Neighborhood Association Facebook Page:** Country Club Hills Twin Lakes Neighborhood Association
- 11. CCHTL Neighborhood Association Board Members** attend Bath Township Trustees' Meetings to support our Neighborhood.
- 12. Provide a Forum** for you to address Neighborhood concerns.
- 13. Organize your CCHTL Neighborhood Clean-Up Day.**
- 14. Provide a List of your Neighborhood Service Providers.**



CCHTL Annual Membership Dues 2026



Please make your **tax-deductible** dues payment by **May 30**

Name: _____

Address: _____

Email: _____ Phone: _____

(Three Ways to Pay)

#1  **PayPal** Use PayPal 
SEND PAYMENT TO: _____ URL _____
cchtlnighborhood@gmail.com

- or -

#2 Pay with ZELLE: **cchtlnighborhood@gmail.com**

- or -

#3 Write a check payable to: "CCHTL Neighborhood Assoc."

Mail to: Kathy Bifulco, Treasurer

768 Yorkshire Dr, Lima, OH 45804

(Kathy also has a locked drop box on the front porch, on the back of a porch support.)

Indicate your Membership Level

_____	Supporting Member.....	\$25
_____	Good Neighbor.....	\$35
_____	Best Friend.....	\$50+
_____	Valley Way Park Fund.....	\$ ____
_____	Carlos-Canyon-Fenway Greenspace.....	\$ ____

PLEASE PAY BY May 30, 2026

CCHTL Neighborhood Services Providers

The following is a list of CCHTL Neighborhood Association Members who have offered services to others in our CCHTL Subdivision. They include handyman, pet sitting, tutoring, Notary, power washing and yard work services. You are responsible for checking references and making your own arrangements.

If you have some time and talent, live in our CCHTL Subdivision, are up to date with CCHTL Dues, and want to earn a little extra money, please sign up for our Neighborhood Services. If service providers want to be added or removed from the list, please let me know. Report additions or corrections to Craig Kohli, CraigKRealtor@gmail.com.

Service providers must be CCHTL Neighborhood Association members.

<u>Service</u>	<u>Name</u>	<u>Phone</u>	<u>Address</u>
Dog Sitting, Dog Walking	Hale	567-712-8624	352 Sunnymeade Ln
Dog Walking	Quinn	419-236-4391	770 Kingswood Dr
House Cleaning	Kristi	248-701-9027	115 Oak View Ct
Handyman Repair	Tim	419-303-5762	125 Kingsbury Ct
Lawn Work	Brett	248-701-5666	115 Oak View Ct
Lawn Work	Troy	419-516-3237	828 Fenway Dr.
Notary	Joe	419-230-8797	712 Canyon Dr
Power Washing	Troy	419-516-3237	828 Fenway Dr.
Tutoring Chemistry/Math	Ernst	419-996-8815	216 Valley Way

2026 CCHTL Neighborhood Association Board of Trustees

Thank You to the following neighbors for giving of your time to serve your CCHTL Neighborhood in 2026.

President: Craig Kohli	108 Barnsbury Dr	419-236-1135	CraigKRealtor@gmail.com
Secretary: Becky Butterfield	785 Yorkshire Dr	419-233-1619	beckybutterfield57@gmail.com
Treasurer: Kathy Bifulco	768 Yorkshire Dr	419-230-4011	jbifulco@woh.rr.com
Trustee: Berlin Carroll	900 Fenway Dr	419-371-7136	900fenwaydrive@gmail.com
Trustee: Wade Long	902 Kingswood Dr	567-712-1522	wslong3000@gmail.com
Trustee: Dawn Iames	111 Kensington Cir	419-229-6214	diames@gmail.com
Trustee: Rodney Hefner	200 Valley Way	419-604-9476	hefner_rodney@yohoo.com
Trustee: Heather Gaus	770 Kingswood Dr	419-236-4391	heather@ohiohometown.net
Trustee: Jodi Cartagena	877 Kingswood Dr	419-204-7610	jodicartagena77@gmail.com

Reserve the CCHTL Park Shelter House

Need a venue for a Family Reunion? Church Activity? Club Picnic? Contact Wade Long, 567-712-1522, or Craig Kohli, 419-236-1135, to reserve the Park Shelter House for your event.

Electricity is available. The electrical service will be turned on for you. The only thing requested is that you please clean up the Shelter House area when done.

There is no charge for CCHTL Neighborhood Association members to reserve the Park Shelter House. Non-Dues-Paying residents may also reserve the Shelter House. The Fee is \$50. They must submit \$100 with their reservation. If the Shelter House area is cleaned up when done, \$50 is refunded.

Join the Neighborhood Email Blast Network



The Email Network makes it possible to immediately communicate important information or issues to CCHTL Neighbors by email. The “Email Blast” allows us to share “hot neighborhood news” or warnings with you. *To join, send your email address to Craig Kohli. Email Address: CraigKRealtor@gmail.com.*

Country Club Hills Twin Lakes Neighborhood Association Facebook Page



CCHTL Neighborhood Association Trustees, Heather Gaus and Jodi Cartagena, volunteered to create and administer our [CCHTL Neighborhood Association Facebook Page](#). Neighbors who use Facebook can check on CCHTL neighborhood activities, ask neighborhood questions, and have quick access to important neighborhood information. This is a **private page only for residents of Country Club Hills/Twin Lakes**.



6.

Dates to Remember

3rd Thursday of Each Month. Recycling at Bath Township Hall, 2880 Ada Rd, 2:30 – 5:00 p.m.

4th Monday of every other Month. CCHTL Neighborhood Association, Bath Township Hall, 2880 Ada Rd, 7:00 p.m.

1st and 3rd Tuesday of Each Month. Bath Township Trustees Meeting, Bath Township Hall, 2880 Ada Rd, 7:00 p.m.

May 18, Monday. *CCHTL Neighborhood Association Mtg*, Bath Township Hall, 2880 Ada Rd, 7:00 p.m.

May 25, Monday. Memorial Day

May 27, Wednesday. Bath Schools. Last Day of School.

June 4, Thurs; June 5, Friday; June 6, Saturday. *CCHTL Neighborhood Association Garage Sale*

June 30, Tuesday, Picnic In The Park, Fenway Park Shelter House, 5:30 – 7:30pm.

CCHTL Neighborhood Association

Picnic in the Park



Tuesday, June 30

Fenway/Valley Way Park, 5:30pm – 730pm.

Hamburgers, Hot Dogs, Beverages provided.
(You are welcome to bring a side dish but not required)

Come to the Fenway/Valley Way Park on Tuesday, June 30, for a Picnic in the Park. New neighbors are encouraged to attend. Be wowed by Chef Parker's BBQ cooking skills. Activities provided.



BERKSHIRE HATHAWAY

HomeServices

Professional Realty

Sponsored by Berkshire Hathaway Professional Realty
3435 W. Elm St., Lima, OH 45807

2026 MEMBERSHIPS - 170 HOUSEHOLDS

BEST FRIENDS - 86

Austin, Irene	218	Fenway	Laukhuf, Dale & Marcia	377	Sunnymeade
Bailey, Judith	740	Kingswood	Lehman, Keith & Lana	111	Yorkshire
Baldauf, Frank & Linda	131	Kensington	Long, Max & Theresa	445	Sunnymeade
Barnes, Larry & Denise	111	Barnsbury	Long, Wade & Sandy	902	Kingswood
Barnes, Ray & Barbara	818	Canyon	Luchini, Doug & Jeannie	665	Fenway
Basinger, Kevin & Melita	109	Barnsbury	Marfo, Joseph	119	Kingsbury
Beery, Joshua & Sarah	860	Heritage	McCaughey, Michael	255	Barnsbury
Bifulco, Jim & Kathy	768	Yorkshire	McNamara, Dennis	178	Carlos
Birkemeier, Bob & Cheryl	760	Kingswood	Menchini, Mickey & Debbie	216	Valley Way
Bledsoe, Ray & Dolly	210	Devonshire	Mooney, David & Denise	127	Foxfield
Bowsher, Terry & Joyce	109	Devonshire	Nusbaum, Ted & Carol	109	Yorkshire Cir
Breitigan, C.W. & Michelle	546	Sunnymeade	Parker, Tim & Shandra	124	Valley Way
Burleson, Skip & Joy	830	Kingswood	Perry, Bryan & Sue	128	Cheshire
Butterfield, Ty & Becky	785	Yorkshire	Quatman, Deborah	511	Cumberland
Capers, Kevelin & Betty	875	Yorkshire	Renner, Jerrod & Kim	225	Devonshire
Carroll, Berlin	900	Fenway	Rocca, Joe & Linda	860	Yorkshire
Cartagena, Jose & Jodi	877	Kingswood	Rockhold, Brian & Meg	162	Oakview
Carter, Dan & Dianne	863	Yorkshire	Rodriguez, Familia Del Real	311	Fenway
Chiles, Barney & Beth	112	Carlos	Saggerson, Jason	701	Canyon
Clark, Heath & Angie	246	Valley Way	Salsbury, Jonathan & Eva	712	Queensbury
Coder, Alan & Toby	715	Fenway	Schaaf, Judy	736	Yorkshire
Coon, Glen & Bonnie	117	Yorkshire	Scott, Jay & Susan	167	Foxfield
Danik, Frank	726	Yorkshire	Seggerson, Dick, Barb & John	122	Kingsbury
Davoudi, Ali & Marla	940	Yorkshire	Shade, Matthew & Amber	137	Barnsbury
Duncan, Anna	419	Fenway	Shaw, John & Melissa	211	Devonshire
Duval, Jim & Barb	796	Yorkshire	Smith, James	811	Canyon
Ellinger, Shirley	124	Valley Way	Snoke, Mike & Pam	864	Canyon
Flanagan, Steve & Robin	763	Queensbury	Snyder, Trudi	127	Barnsbury
Foust, Rick & Cheryl	123	Cheshire	Spragg, Cynthia	252	Sunnymeade
Garver, Cameron & Megan	140	Greenbriar	Spragg, Van & Angie	202	Devonshire
Hall, Dean & Darlene	815	Fenway	States, Scott & Missy	100	Greenbriar
Haller, Timothy	125	Kingsbury	Stubbs, Monty & Peggie	104	Oakview
Hasting, David & Teresa	129	Oakview	Stuber, Rick & Diane	850	Yorkshire
Hefner, Rodney & Mary	200	Valley Way	Stuckey, Tim & Kathy	924	Fenway
Henning, Mark & Sharon	209	Barnsbury	Terry, Adrienne	166	Carlos
Herring, Doris	969	Kingswood	Thieman, Nancy	111	Winston
Hollon, Charles	228	Barnsbury	Warnement, Mitch	567	Fenway
James, Mike & Dawn	111	Kensington	Wilkerson, Kami	698	Canyon
Kalb, CJ & Kim	758	Yorkshire	Young, John & Nancy	725	Yorkshire
Katzenmeyer, Debra	421	Sunnymeade	Young, Sharon	782	Fenway
Keller, Ben	735	Yorkshire	Young, William & Sandi	781	Kingswood
Kitchen, Joseph	124	Kingsbury	Youngquist, Niles	116	Valley Way
Kohli, Craig & Nancy	108	Barnsbury			

Korkate, Rich & Bina 512 Sunnymeade

GOOD NEIGHBORS - 44

Alford, Clarissa 128 Barnsbury
Arthur, Todd & Judi 233 Devonshire
Barnes, Dennis & Deb 778 Yorkshire
Bennett, Alice 985 Fenway
Bernacchi, Raymond 900 Yorkshire
Boertje, Darwin & Cheryl 143 Foxfield
Burden, Debra 911 Kingswood
Casebolt, Kyle & Raleigh 532 Cumberland
Chivington, Sue & Osborne, Jeff 920 Yorkshire
Collins, Allen & Donna 530 Sunnymeade
Connor, Kevin 116 Barnsbury
Cox, Elizabeth & Weidel, Charlie 933 Yorkshire
Dackin, Richard 521 Fenway
Downton, John & Tami 210 Fenway
Fifer, Sue & Dan 118 Oakview
Frey, Ruth 132 Barnsbury
Garcia, Sergio & Maria 644 Yorkshire
Gast, Nathan & Jennifer 524 Fenway
Gossard, Eugene 105 Kingsbury
Gough, Tim & Tami 100 Cheshire
Hensley, Kristi 352 Sunnymeade
Huber, Cheryl 146 Oakview
Kowal, Joe & Wendy 814 Fenway
Miller, Phyllis 444 Sunnymeade
Myers, Jane 155 Greenbriar
Neth, Dave & Linda 132 Oakview
Nutter, Tana 510 Cumberland
Offenbacher, Les & Donna 105 Greenbriar
Parlette, Nancy 121 Valley Way
Renshaw, Susan 130 Yorkshire Cir
Reynolds, Michael & Cynthia 948 Fenway
Rose, Tim & Lori 716 Yorkshire
Sample, Duane & Robin 115 Greenbriar
Schafer, Fred & Marla 628 Fenway
Schepp, Mike & Mary Lou 892 Fenway
Schick, Joe & Deb 907 Yorkshire
Schmidt, Rick & Debbie 110 Cheshire
Schneider, Christina 947 Kingswood
Schoonover, Rex & Sue 905 Fenway
Schoonover, Tom & Sharon 537 Fenway
Seay, Gina 774 Queensbury
Slusser, Laura 309 Devonshire

SUPPORTING MEMBERS - 40

Allen, Derick & Jessica 733 Queensbury
Armstrong, Angie & Luchini, David 773 Queensbury
Arthur, Joyce 671 Canyon
Belcher, Kenneth 162 Foxfield
Billings, Shirley 111 Carlos
Black, Evelyn 119 Foxfield
Boyer, Jeremy & Kristy 108 Kensington
Brown, Ryan & Becky 469 Sunnymeade
Christian, Andrea 118 Kingsbury
Collar, Sharon 935 Kingswood
Core, Shirley 772 Canyon
Dick, Rusty & Cindy 114 Kensington
Diepenbrock, Ben & Patty 840 Heritage
Droll, Mark & Renee 732 Queensbury
Fisher, Ben & Tammy 105 Yorkshire
Gossman, Mike & Ginny 520 Sunnymeade
Harris, Jason & Amanda 748 Canyon
Kennedy, Jake 780 Kingswood
Luchini, Elaine 545 Sunnymeade
McSwiney, Harry & Carol 513 Sunnymeade
Mertz, Mary 509 Sunnymeade
Moor, Alicia 741 Kingswood
Mueller, Marvin & Theresa 773 Fenway
Mumea, Rex 100 Winston
Mumea, Rex 227 Valley Way
Pahl, Gary & Sharon 269 Sunnymeade
Paisley, Jessica 234 Valley Way
Pearson, Kristi 115 Oakview
Pugh, Howard & Darlene 120 Valley Way
Riegle, Tom & Paula 401 Fenway
Russell, Larisa 300 Sunnymeade
Sarno, Kelly 217 Barnsbury
Schneider, Richard & Janice 105 Fenway
Schulty, Tom & Carol 916 Kingswood
Sharpe, Joy 306 Fenway
Singhaus, David 111 Kingsbury
Warnecke, Cody 885 Yorkshire
Wertz, Michelle 225 Barnsbury
Whitehead, Jon & Jennifer 150 Greenbriar
Wireman, Roger & Pam 133 Valley Way

Taylor, Michael	508	Sunnymeade
Vandemark, Melissa	105	Kensington

PARK AND/OR GREEN SPACE

Bowsher, Terry & Joyce	109	Devonshire
Burden, Debra	911	Kingswood
Cartagena, Jose & Jodi	877	Kingswood
Coon, Glen & Bonnie	117	Yorkshire
Danik, Frank	726	Yorkshire
Hollon, Charles	228	Barnsbury
Long, Max & Theresa	445	Sunnymeade
Long, Wade & Sandy	902	Kingswood
McSwiney, Harry & Carol	513	Sunnymeade
Nusbaum, Ted & Carol	109	Yorkshire Cir
Quatman, Deborah	511	Cumberland
Scott, Jay & Susan	167	Foxfield
Stubbs, Monty & Peggie	104	Oakview
Terry, Adrienne	166	Carlos
Young, Sharon	782	Fenway