

Country Club Hills Twin Lakes Neighborhood Association Newsletter



Winter 2025
12/15/2025

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.

Note from the President

Country Club Hills Twin Lakes Neighborhood Association



MEMBERSHIP UPDATE

Again in 2026 we are asking that you to pay your 2026 Neighborhood Association dues by February 15th.

2025 was the second year we began asking neighbors to pay their CCHTL Neighborhood Association dues at the beginning of the year. This helps us greatly in planning our new budget. We are ending 2025 with 219 members, the highest number of paid members since 2012. This is a 12% increase over 2024's 191 paid members! **“Thank you” to each of the 219 households who paid their 2025 dues!** Our deficit from 2023-2024 has been erased.

But, with 500 households in the Country Club Hills/Twin Lakes Subdivision, 219 members was still just 43% membership, short of our 2025 goal of 50% paid members. That is our goal for 2026: 50%, or 250 households of paid members! I believe we can do it!

Like most Subdivisions, Country Club Hills/Twin Lakes has a Neighborhood Association. Our nine-member Board of Trustees consists of neighborhood volunteers from among our **502 subdivision households** in the CCHTL Subdivision. Board Trustees are elected for three-year terms. The main functions of our CCHTL Neighborhood Board are:

1. Maintaining our Common Ground: **The Valley Way Park**, the **Carlos-Canyon-Fenway Greenspace**, and our three **Subdivision Entrances**. These Common Areas are owned by the CCHTL Neighborhood Association, not Bath Township.
2. Organize activities and events to make the CCHTL Subdivision a safe and welcoming community.

These functions benefit all residents of our 502 households, not just those paying their dues. My hope for 2026 is that all CCHTL Neighborhood residents sharing in the benefits of living in our subdivision will also share in the cost of maintaining and improving their subdivision. Help support the work needed to keep your CCHTL Neighborhood Subdivision a “Great Place to Live”.

With adequate funding we can continue to maintain our parks and entrances, make Park improvements and increase CCHTL Neighborhood activities See: **[CCHTL Benefits of Membership.](#)**



CCHTL Annual Membership Dues 2026

Please make your **tax-deductible** dues payment by **February 15th**

Name: _____

Address: _____

Email: _____ Phone: _____

(Three Ways to Pay)



PayPal

SEND PAYMENT TO:
cchtlnighborhood@gmail.com

Use PayPal URL
QR Code



- or -

#2 **NEW!** 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 FEBRUARY 15, 2026

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 and pay for Newspaper advertising, provide CCHTL Maps for 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 Neighborhood Association's
Christmas Decoration Contest

December 14, 2025

On Sunday, December 14, 2025, independent judges, from outside our neighborhood, evaluated the festive displays of CCHTL Neighborhood Members' homes.

Our 2025 Christmas Decoration Contest was a success! Thank you to all households that participated in decorating and lighting up their homes for the holidays! Thank you to Heather Gaus, CCHTL Board Trustee, for being Chairperson and Becky Butterfield, CCHTL Board Trustee and Secretary, for helping.

Award Signs were placed in these front yards

(Only dues-paying members of the CCHTL Neighborhood Association are eligible for prizes.)

1st Place - 104 Valley Way, George & Janelle Heise

\$100 Gift Card - Cash

Sponsor: Craig Kohli, Berkshire Hathaway Pro Realty

2nd Place - 211 Devonshire Drive, John & Melissa Shaw

\$50 Gift Card - Good Foods/Beer Barrel

Sponsor: Heather Gaus, Cowan Realtors

3rd Place - 108 Kensington Cir, Jeremy & Kristy Boyer

\$50 Gift Certificate - La Charreada Restaurant

Sponsor: Jodi Cartagena, CCR Realtors

4th Place - 940 Yorkshire Drive, Ali & Marla Davoudi

\$25 Gift Card - Tropical Smoothie Cafe

Sponsor: Dawn liames, CCR Realtors

5th Place - 725 Yorkshire Drive, John & Nancy Young

\$25 Gift Card - Tropical Smoothie Cafe

Sponsor: Dawn liames, CCR Realtors

Honorable Mention - 860 Yorkshire Drive, Joe & Linda Rocca

\$25 Gift Card - Good Foods/Beer Barrel

Sponsor: Mel Butterfield & Son, Insurance Agency

Honorable Mention - 644 Yorkshire Drive, Sergio & Marcia Garcia

\$25 Gift Card - Good Foods/Beer Barrel

Sponsor: Mel Butterfield & Son, Insurance Agency

A Special "Thank you" to our Sponsors for the donation of the prizes.

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, and want to earn a little 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-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
Handyman Repair	Tim - 419-303-5762	125 Kingsbury 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

Remember!

Dates to Remember

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

3rd Thursday of the Month: Recycling at Bath Township House 2880 Ada Rd.

Dec 22-Jan 2: Bath Schools Christmas Break. No School.

Jan 19, Monday: Martin Luther King Jr. Day. No School.

January 26, Monday. CCHTL Neighborhood Association Mtg, Bath Township Hall, 2880 Ada Rd, 7:00 p.m.

February 16, Monday. Presidents Day. No School.

March 8, Sunday. Daylight Savings Time begins. "Spring Forward".

March 17, Monday. Saint Patrick's Day.

March 20, Friday. Bath Schools. Staff Development Day. No School.

April 2, 3, 6. Bath Schools Easter Break. No School

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 Garage Sale.



Country Club Hills Twin Lakes Neighborhood Association Facebook



CCHTL Neighborhood Association Trustees, Heather Gaus and Jodi Cartagena, administer our [CCHTL Neighborhood Association Facebook Page](#). This is a *private page only* for residents of Country Club Hills/Twin Lakes. Members of our page must complete an application and be accepted before admittance. Our page doesn't allow advertising. There are two other Facebook Pages using the CCHTL name: "Neighbors Helping Neighbors" and "Neighborhood Watch".

ALSO NEW: [Bath Township Facebook Page](#)

Visit at: <https://www.facebook.com/BathTwpAllen>



2026 CCHTL Neighborhood Association Board of Trustees

Trustees are elected for three-year terms. Thank You for being willing to serve.

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	Kbifulco99@gmail.com
Trustee:	Jodi Cartagena	877 Kingswood Dr	419-204-7610	jodicartagena77@gmail.com
Trustee:	Wade Long	902 Kingswood Dr	567-712-1522	wslong300@gmail.com
Trustee:	Dawn Iames	111 Kensington Cir.	567-204-2996	diames@gmail.com
Trustee:	Rodney Hefner	200 Valley Way	419-604-9476	hefner_rodney@yahoo.com
Trustee:	Heather Gaus	770 Kingswood Dr	419-236-4391	heather@ohiohometown.net
Trustee:	Berlin Carroll	900 Fenway Dr	419-371-7136	900fenwaydrive@gmail.com

CCHTL Neighborhood Association's 2026 Meeting Dates

Fourth Monday - every other month.

Bath Township Hall, 2880 Ada Road, 7:00 p.m.

Monday, January 26. *(2026 Organizational Meeting)*

Monday, March 23

Monday, May 18 *(May 25 is Memorial Day)*

Monday, July 27

Monday, September 28

Monday, November 16 *(November 26 is Thanksgiving Day)*



Join the Neighborhood Email Blast Network



The Email Network makes it possible to immediately communicate important information 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: CraigKRealtor@gmail.com.



Please remember to move your cars off the street when we have snow so the Township plow drivers can remove the snow.

Thanks!