Country Club Hills Twin Lakes Neighborhood Association

NEWSLETTER

FALL, 2026

CCHTL Neighborhood Association Website – www.cchtl.org

Visit us on Facebook - Country Club Hills Twin Lakes Neighborhood Association

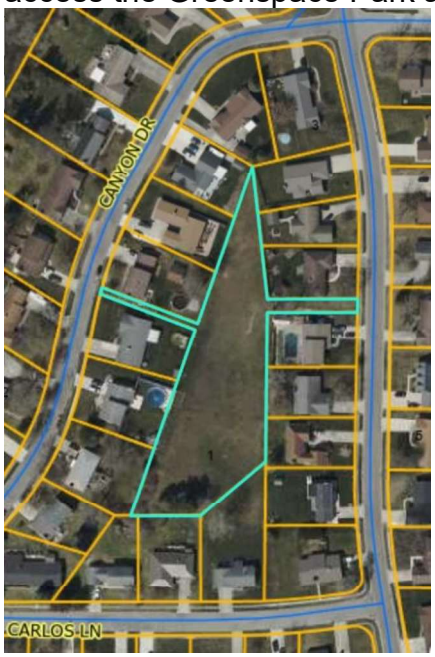
Keeping CCHTL a Great Place to Live!

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.

A Note From the President…

New Basketball Court at CCHTL Greenspace Park

The CCHTL Neighborhood Association is pleased to announce a new basketball court at our Greenspace Park. Thank you to a CCHTL neighborhood resident for donating the funds for the court's materials and labor. We also thank Luke Hefner, Hayden Nolte and Jojo of Cutting Edge Lawn Solutions for donating grass seed, fertilizer, straw and their labor to reseed the surrounding ground disturbed during construction. Oleson's Concrete Construction of Elida built the 30' x 48' concrete court. Two entrance signs and a Basketball Court Rules sign were purchased through Fultz Sign Co. One Greenspace Park Entrance is in the 700 block of Fenway Drive and the other is in the 700 block of Canyon Drive. See the map below. Please respect the neighbors' properties around the Greenspace Park and *only* use these two marked Entrances to access the Greenspace Park and Basketball Court.













BLUE RIBBONS ..... and ..... ROTTEN APPLES



When we know someone in our CCHTL Neighborhood is doing something commendable, let's recognize it and thank them. Please email me if you would like to nominate someone for a Blue Ribbon.

To Kathy & Jim Bifulco for cleaning up the CCHTL Fenway Drive Park and Shelter House area on their own. They cleaned up and hauled away all the fallen tree limbs and branches in the Park.

To Luke Hefner, Hayden Nolte, and Jojo, of *Cutting Edge Lawn Solutions* for donating grass seed, fertilizer, straw, and their labor, to re-seed the ground disturbed around our Basketball Court during construction.

To the 192 CCHTL Households who paid their 2026 CCHTL Neighborhood Association membership fee, showing their sense of shared responsibility and desire to keep their neighborhood a "Great Place to Live."

To all the dog walkers picking up after their dogs on their walks.

To Michelle Snyder, Alexis Hensley and Noah Bowman with *The Federal Savings Bank*, *3225 Harding Hwy, Lima*, for sponsoring our 2026 CCHTL Neighborhood Association Easter Egg Hunt again this past Spring.

To the nine CCHTL Neighborhood Association Trustees who gave their time again this year in 2026 to conduct the business of maintaining our parks & entrances, creating neighborhood events, and working to keep CCHTL Neighborhood a "Great Place to Live". Thank you to: Kathy Bifulco, Treasurer; Becky Butterfield, Secretary; Wade Long, Parks Chairman; Heather Gaus & Jodi Cartagena, Facebook Administrators and Easter Egg Hunt Organizers; Rodney Hefner, Trustee; Dawn liames, Trustee; Berlin Carroll, Trustee; Craig Kohli, President.



To the people who drove their cars up on the sidewalk and neighbors' yards on Fenway Drive during Halloween Night's Trick-or-Treat event instead of waiting for stopped traffic to begin moving.

Join the CCHTL Neighborhood Email Blast



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, are Administrators of 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.** Members of our page must live in the Country Club Hills/Twin Lakes Subdivision. They must complete an application and be accepted before admittance. Our page doesn't allow advertising.

RE-INTRODUCING
Country Club Hills Twin Lakes Neighborhood Association's
WEBSITE: CCHTL.ORG

Our COUNTRY CLUB HILLS/TWIN LAKES NEIGHBORHOOD ASSOCIATION'S Website is back up and running! It had been down for the last three years. Thanks go to Patricia Felkner for getting our website working again and for being our Website Administrator.

Go to CCHTL.ORG to find helpful information including:

- CCHTL Neighborhood Covenants and Bylaws
- CCHTL Neighborhood Association Constitution
- CCHTL Garage Sale Information
- Bath Township and Allen County Resources
- CCHTL Neighborhood Association Membership Information
- Neighborhood Announcements
- CCHTL Neighborhood Association Newsletters
- CCHTL Neighborhood Association Meeting Agendas
- CCHTL Neighborhood Association Meeting Minutes



CCHTL Neighborhood Association

Dates to Remember

Nov 16, Monday: **CCHTL Neighborhood Association Meeting,** Bath Twp House, 7:00pm.
Dec 13, Sunday: **CCHTL Christmas Decorating Contest – Judging,** 7:00 – 9:00pm.
Jan 25, Monday: **CCHTL Neighborhood Association Meeting,** Bath Twp House, 7:00pm.

2026

CCHTL Neighborhood Association's Annual Christmas Holiday Decorating Contest

Sunday, December 13, 2026, from 7:00 – 9:00pm



On Sunday, December 13, judges from outside our neighborhood, will review the decorated homes in our CCHTL Subdivision.
Award signs for 1st – 5th Place will be placed in the yards of the homes receiving recognition.



Remember to "light up" for the judges!

Santa will be giving prizes again this year!

Gift Cards will be awarded to 1st – 5th Place and Honorable Mention

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

Sponsored by: The CCHTL Neighborhood Association

CCHTL 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 Association Board of Trustees 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 annul Easter Egg Hunt.

These functions benefit ALL residents of our Subdivision's. My hope for 2027 is that as 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).**
Please pay for your **2027 Neighborhood Association Membership** by **February 28, 2027.**
This helps with planning our budget for the rest of the year.

Craig Kohli, President
CCHTL Neighborhood Association

CCHTL Benefits of Membership

What your CCHTL Neighborhood Association Membership Supports:

1. **Pays for the Mowing of your Fenway Dr Park and Greenspace Park (5.5 acres total)**
2. **Pays for Maintenance of your Park Shelter House, picnic tables, playground equipment and Basketball Court.**
3. **Pays for Maintenance of your three Subdivision Entrances.**
4. **Pays for yearly Insurance for your Parks' Shelter House, playground equipment, Basketball Court and our three Entrances.**
5. **Organize your annual CCHTL Neighborhood Garage Sale.**
6. **Organize the CCHTL Christmas Holiday Decorating Contest held annually**.
7. **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.**
11. **CCHTL Neighborhood Association Members attend Bath Township Trustee Meetings.**
12. **Provides 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.**

2026 CCHTL Neighborhood Association Board of Trustees

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:	**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 Iiames**	**111 Kensington Cir**	**419-229-6214**	**diiames@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**

2027 CCHTL Annual Membership

Please make your *tax-deductible* payment

Name: _____

☐ **Check if you'd like to be Anonymous. Please do not publish my name.**

Home Address: _____

Email: _____

1. ***PayPal*** PayPal

SEND PAYMENT TO:
cchtlneighborhood@gmail.com

QR Code

2. **Pay with ZELLE: cchtlneighborhood@gmail.com**

3. **Write your check payable to: "CCHTL Neighborhood Assoc."**
   Kathy Bifulco, Treasurer, 768 Yorkshire Dr. Lima, OH 45804
   Mail your payment to Kathy or leave it in her locked drop box on the front porch. (On the back of a porch support.)

Please make payment by February 28, 2027

Indicate Membership Level below:

_____ **Supporting Member…… $25**
_____ **Good Neighbor $35**
_____ **Best Friend .....$50+**
_____ **Fenway Way Park Fund**
_____ **Greenspace Park Fund**

When paying with PayPal or Zelle, please make sure you indicate your name and address as you want it in the newsletter.