

CITY OF UNION



Spring 2020 NEWSLETTER

CHECK OUT THE NEW WEBSITE AT:

<http://unionoh.org>

This has all the same information included that was in our former website but is more “user friendly”. It should display very easily on your phone. Any events in the City of Union will be posted on the calendar, along with holiday closings and trash delays.

Permit applications and information about all the programs will also be there. Check out the information on a new Hyper-Reach program on **pg. 3** of this newsletter, where you can use our website to get community updates, road closings, and weather alerts as a text or email, or phone call.

NEW FIBER OPTIC INTERNET COMING TO UNION

A fiber optic company called Metronet, out of Evansville, Indiana, is working in Union. These newly installed fiber optic lines will give Union residents an additional option for Internet, Phone, and Television services.

Before digging, all service lines are being marked so expect to see different colored flags in the utility easements, generally along the front edge of yards. This will prevent disruption of any services that residents may already have.

The company has assured us that the construction phase is temporary. If you have any questions, the phone number is **1-877-386-3876** and their website is **MetroNetinc.com/construction**.

WATER QUALITY REPORT

The City of Union 2019 Consumer Confidence Report for water is available on the City of Union’s website at <http://bit.ly/3d3bfTe> or https://www.unionoh.org/sites/unionoh/files/pages/2019_consumer_confidence_report_for_water.pdf

If a paper copy is preferred, it can be obtained by calling **937-836-8624**. This report includes important information about water quality in our community. We have a current, unconditioned license to operate our water system.

SPRIT OF UNION

Award

Have you noticed if someone on your street is sprucing up their property, adding flowers to the landscape, giving the house a fresh coat of paint, or making other improvements? You might consider nominating them to receive the Spirit of Union Award.

The Park Board is accepting nominees for both residential and business owners that have enhanced the appearance of their properties. To see the most recent award winners check out the City of Union website or check out the following link at:
<https://www.unionoh.org/community/pages/spirit-union-awards>.

The last five recipients are featured on our website. If you want to nominate an outstanding property in town call City Hall at 937-836-8624.



Meter Replacement Program

The City of Union is currently replacing residential water meters throughout the city. The city is starting with replacing the oldest meters first. Eventually, the plan is to have all meters that can be read electronically. When we are ready to move to your neighborhood, you will receive a letter from the city, asking that you call and set up an appointment. We will work with you as much as we can to find a time that will work for everyone. There is no charge for this new meter.

One of the advantages of this new technology is that the city can monitor customer's accounts for abnormally high usage. However, in order for the city to notify residents that they're having high water usage we need to receive updated homeowner's contact information.

Recently the city contacted a resident who has a new meter to advise them they were using large quantities of water. They questioned how that could happen because they were out of town at the time.

A relative checked on the property and discovered the hot water tank had sprung a leak. This is an extreme example but numerous homeowners have found that they have leaking toilet tank seals or toilets that when flushed periodically keep running. Taking care of water leaks early can potentially help residents save on their water bills.

When you pay your water bill please send your phone number and email address to the city. We will keep that on file and be able to contact you if we see any extremely high usages on your account. You can also send your information through the contact page on the city's website or to mwright@unionoh.org or jhamilton@unionoh.org.

We appreciate your cooperation with the city and we are confident this is going to be an effective way to assist water customers in the future.

City Income Tax & Street Resurfacing

Thank you Union voters for the passage of an additional ½ percent credit city income tax this past November. This brings Union's tax rate to 1.5% (effective January 1, 2020) which is still one of the lowest income tax rates in the Miami Valley Region.

As promised, the city will dedicate additional funds (approximately \$400,000 annually) to street resurfacing in the city.

Watch for the first year of resurfacing work to begin later this summer. If you sign up for Hyper Reach on **pg. 3**, you can be notified when and where paving work will be taking place in the city.



FIRE DEPARTMENT NEWS

Interested in getting CPR and/or First Aid certified? Union Fire Department offers classes on a regular basis and we would love to have you sign up; it could save a life! Contact our fire department at **937-836-6452** option 4 or email Julie Volk at jvolk@unionoh.org.

Come this spring, our firefighters will be out performing the annual hydrant flush and preventative maintenance. If you see them out and about, be sure to say hello!

Stay tuned for more information from the city for exact dates of the hydrant flushing.

NEW ALERT SYSTEM Hyper-Reach

The City of Union has a new alerting system, Hyper-Reach, for city residents! This system allows you to be alerted to road closures, boil advisories, criminal activity, etc. Also, this great service is tied directly to the National Weather Service to automatically alert you when there is a serious weather hazard such as a Tornado Warning or Tornado Imminent Threat. Hyper-Reach will replace the Nixle system that has been used in the past so sign up today. It's easy and only takes a minute! →

TIPS FOR HOMEOWNERS TO REDUCE WATER LOSS

Water leaks can waste hundreds of gallons and lead to unexpectedly high water and sewer bills. Homeowners are still responsible for paying for water lost through leaks.

Toilets are the most common and costly source of leaks. To check your toilet for leaks, remove the top of the tank. The water level should be about one (1) inch below the top of the overflow. If the water is at or above the overflow tube, you may have a continuous overflow leak.

To check your toilet for other leaks, put a few drops of food coloring in the tank and check the bowl in one hour. If you see colored water in the toilet bowl, you may have a leak due to improper seating (the seal may be old and need to be replaced)

If your toilet is not leaking and you have a high water bill, you can also take the following steps:

Check all faucets. Replace worn washers or defective fixtures • Check outside water taps to be sure they are turned off at the faucet. • Check your water heater overflow pipe • Check how often your water softener cycles.

If these steps do not solve your problem, you may need to call a plumber.

Hyper-Reach EMERGENCY ALERT SIGN UP

5 WAYS TO SIGN UP:

1. Scan QR Code
2. Go to: <http://bit.ly/2PEYqnL>
3. Call: 937.526.2718
4. Text "alerts" to 937.526.2718
5. Fill out form below and return to the City of Union - City Hall



NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____ ZIP: _____

LANDLINE PHONE: _____

☐ Community Alerts

☐ Weather Alerts

MOBILE PHONE: _____

☐ Community Alerts

☐ Text

☐ Voice

☐ Both

☐ Weather Alerts

☐ Text

☐ Voice

☐ Both

MOBILE PHONE: _____

☐ Community Alerts

☐ Text

☐ Voice

☐ Both

☐ Weather Alerts

☐ Text

☐ Voice

☐ Both

EMAIL: _____

☐ Community Alerts

☐ Weather Alerts

Hyper-Reach •••
Reach Beyond Technology



City of Union | 118 N. Main Street | Union, OH 45322

The City of Union Council and Administration is keeping informed as updates become available concerning the Coronavirus. Here's one website link to important information concerning COVID 19
www.phdmc.org

Regretfully, due to health and safety reasons, the City of Union has cancelled the Egg Hunt that was scheduled for April 4.

Guide to Property Maintenance & Required Permits

This enclosure to the Spring 2020 City of Union newsletter generally outlines the requirements of the Property Maintenance Code of the City of Union. Please use this checklist to evaluate your property. We appreciate your compliance with these important community regulations. If you have questions, please call us at **937- 836-8624**. We're happy to discuss specifics.

Why a Code? The Property Maintenance Code sets minimum standards so a property owner clearly knows what maintenance is expected. Plus, it provides assurance to all residents that their neighbors will do the same. In general, the exteriors of all properties in the City of Union should be structurally sound, and free of nuisances, unsanitary conditions, and hazards, to ensure the safety of occupants, pedestrians, and others, and to help protect property values. It is the property owner's responsibility to comply with property maintenance measures. To further protect property values in our neighborhoods, the City of Union also passed legislation requiring the exterior inspection of properties before they are sold.

Pre-Sale Inspections. An exterior inspection is required of all properties before they can be sold. The current property owner should stop by City Hall to complete an application and pay an inspection fee of \$50. A City of Union building inspector then will inspect the exterior of the property, including the exterior of the building and any other structures on the property, including driveways, storage sheds, etc. Any violations to the City's Property Maintenance Code will need to be resolved before the property is sold, or arrangements will need to be made to transfer the required repairs to the new property owner. Adding a pre-sale inspection is an expansion of the existing zoning code and is designed to prevent deterioration of properties. The pre-sale inspection does not replace other inspections such as those for termites, plumbing, interior, etc.

Who's Affected? All owners of properties or structures within the City of Union must comply with the Property Maintenance Code.

Who Enforces the Code? The City Building & Zoning Department has the responsibility to enforce the code.

How Will It be Enforced? It will be enforced initially by a formal notice of violation when inspectors observe significant deficiencies on a property. Later, specific legal steps may be implemented to gain compliance and protect the rights of all residents.

Why Comply? Property maintenance benefits property owners and neighborhoods by protecting property values. Compliance also avoids possible fines that may be imposed if property owners fail to correct property deficiencies.

CODE CHECKLIST:

___ Refuse. Properties should be free of broken glass, stumps, garbage, and other debris.

___ Placement of Receptacles. Containers for all residential garbage and residential rubbish and recycling materials shall be placed at the street curb or alley right-of-way line not sooner than twelve hours before the beginning of the day of normal collection thereof. For the purposes hereof, the beginning of the collection day shall be considered to be at 7:00 a.m.

___ Removal of Empty Receptacles. Empty containers shall be removed from the street curb or alley right-of-way line within twelve hours after the end of the collection day. For the purposes hereof, the end of the collection day shall be considered to be 10:00 p.m.

___ Natural Growth and Weeds. Dead trees and limbs or other natural growth that is rotting should be removed. Vines, grasses, rank vegetation, and noxious weeds, any of which that are 6 inches or more in height, should be cut down.

___ Landscaping. Properties should be maintained, with lawns, hedges, and bushes kept from becoming overgrown or decayed. Grass may not exceed a height of 6 inches. All trees and bushes along sidewalks and streets should be trimmed back to provide a clear height of 10 feet above the surface of the sidewalk and 12 feet above the surface of the street. Overhanging branches should be trimmed back to the property line. If a property backs up to a City- owned greenspace, that area may not be used for gardening, planting of bushes, flowers, trees, etc. If there are any questions concerning this space, then please contact the City's zoning inspector.

___ Yard Waste. Yard waste should be disposed of properly. Or, if yard waste is composted, it must be maintained properly, and kept in the rear yard, so as to not create a nuisance for adjacent properties. Dumping of grass and weed clippings, tree limbs, or other debris on private property or City parks/greenspaces is prohibited.

___ Foundation Walls and Basements. They should be structurally sound, free from defects and damage, and capable of bearing loads safely. Basements should be sound and maintained to prevent the entrance of rodents, wood-boring insects, rain, or water runoff.

___ Chimney and Flue-Vent Attachments. These features must be maintained to be structurally sound, free from defects, and capable of performing the functions for which they were originally designed.

___ General Maintenance. The exterior walls, trim, doors, and window casings of every structure and accessory building should be structurally sound and kept painted and/or coated to prevent decay. Paint should be lead-free. Exteriors should be free of broken or unusable windows, crumbling stone or brick, peeling paint, or other conditions that reflect deterioration.

___ Roofs, Gutters, and Downspouts. Roofs should be maintained to be free of leaks and rot. Drainage should be collected in suitable downspouts, which may discharge into splash blocks or other devices provided that no excess water flows into adjoining properties or over sidewalks. Downspouts should be free of clogs and rust. Connecting any pipe carrying roof water or yard drainage to a sanitary sewer is prohibited.

___ Design Schemes. Garish design schemes must be modified to eliminate obvious negative impacts on surrounding properties.

___ Junk, Inoperable, or Unlicensed Vehicles. Properties must be free of junk, inoperable, or unlicensed vehicles. Repairing any such vehicle or trailer is prohibited anywhere on the exterior property, including on the front driveway.

___ Utility Trailers. These trailers must be stored in the rear yard only.

CITY OF UNION | Guide to Property Maintenance & Required Permits

Trailers, RVs, Mobile Homes, and Boats. Trailers, recreational vehicles, tents, garages, or temporary buildings cannot be used as residences. RVs, in the front or side yard of residential properties, except for a loading or unloading period, not to exceed 48 hours. RVs, trailers, and boats less than 6 feet in height may be parked or stored in the side yard of residential districts if screened by a 6-foot solid or privacy fence.

e. Temporary parking of a mobile home is permitted for up to 48 hours; it cannot be used as a residence.

Operable Vehicles and Commercial Trucks. All operable vehicles should be parked on a paved surface. Parking or storing any truck or commercial vehicle more than 11,500 pounds is prohibited in the front yard, including on the front driveway.

Porches. Foundations should be sound; the porch, guardrails, handrails, and porch stairs should be safe and without rot. Porches require a building permit.

Additions or Separate Structures. They should be sound and capable of serving their original purpose. Applicable permits should have been obtained for their construction. If the structure has a garage door, it must have a paved driveway. If a garage is to be converted to living space, the permit will require the existing driveway to be enlarged to accommodate the loss of a parking space. The enlargement of the driveway will not be required if the property is in compliance with parking requirements. When converting a garage into a living area, the construction must include adding a footer under the garage door, leveling the floor, and adding appropriate insulation.

Driveways and Other Paved Areas. All off-street parking areas must be either asphalt, concrete, brick, brick paver, or other similar hard-surfaced material. Specific requirements are available at the City Building. Permits are required for replacing deteriorating concrete or blacktop. Best results occur when the original, crumbling layer is removed. Sealing a driveway does not require a building permit.

Fences, Walls, and Other Non-Residential Exterior Structures. Accessories such as fences, walls, signs, etc., should be maintained and firmly anchored, with painted and/or protected surfaces to prevent decay and hazard. All fences and signs require a permit. Regulations may vary among subdivisions.

Reconstruction of Walls and Siding. Reconstruction of these features should be of standard quality and appearance commensurate with the character of the neighborhood.

Free From Infestation. All areas of properties should be maintained to prevent infestation from rodents, insects, and other animals.

Pools. Pools are regulated in Union for safety reasons. Even inflatable pools, if the sides are 24 inches or higher, require a building and if applicable an electrical permit. Check with the City's zoning inspector for details.

Storage Sheds. Storage sheds require a building permit and must be located in the rear yard. Check with the City's zoning inspector for regulations regarding the size, foundation, and placement on the property.

Temporary Storage Containers. Containers such as PODs (Portable on Demand) are permitted but do require a permit. The location and time used are specified in the City of Union's building code.

Permanent Signs and Billboards. All signs and billboards exposed to public view must be maintained or otherwise removed. Permits are required.

Home Occupations. Generally, office-related home occupations that do not change the appearance of the residential property or increase traffic on the street are permitted, but please contact the City first about the proposed home occupation.

Pets. Dogs must be secured on the property of the owner, either by way of leash, fence, or contained inside the home. Dogs are not allowed to run loose while on walks; they should be tethered on a leash no longer than 6 feet. By City Ordinance, pet owners must immediately pick up after their pets on walks and in public areas and also routinely take care to keep their property clean of pet waste. Also, owners should take measures to prevent a dog's prolonged howling or barking. Vicious animals, including vicious dogs, are prohibited in the City of Union. Vicious animals are those that bite or have a propensity to cause harm to humans or animals. Residents must limit the number of dogs and cats to no more than two of each per household.

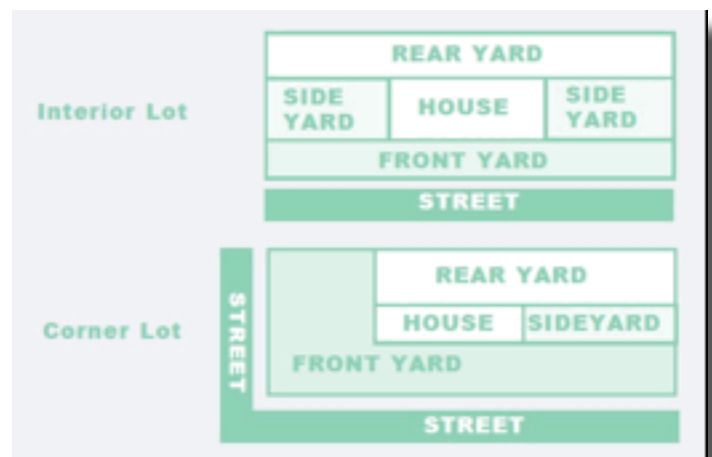
PERMITS:

The City of Union requires permits for certain projects, structures, and activities. Some projects, such as plumbing projects, require a permit from Montgomery County. Please contact the City of Union for details about each permit or if you have any questions about if a project does or doesn't require a permit. Items requiring permits:

Air conditioning • Decks • Driveways • Electrical • Fences
Fireplaces/wood stoves • Garages • Garage sales • Gas • Heating
Home construction and structural remodeling, including converting
garages • Patios/patio enclosures • Peddlers/solicitors • PODs (Portable on
Demand) storage containers • Pools • Pre-sale property inspections
Rehabilitation of properties • Room additions • Satellite dishes
Sewer lateral replacement* • Sidewalks • Signs • Storage sheds
TV and radio towers

*Residents must notify City Hall if they plan to replace their sewer lateral. Because most sewer laterals are connected to the City's sewer main within the street, either the contractor or the homeowner must post a \$500 bond to ensure that any sidewalk, curb, or street asphalt is properly replaced. The City will inspect these repairs before releasing the bond.

Corner and regular lots have different definitions of "front yard." Use this representation to understand the definition as it applies in the City of Union Property Maintenance Code.





The City of Union Newsletter

118 North Main Street, Union, Ohio 45322
(937) 836-8624
www.unionoh.org

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937-836-0177

Vice Mayor John Bruns
937-832-0912

Councilwoman Lynne Thomas-Roth
937-671-6613

Councilman David Blackwell
937-470-6695

Councilwoman Jean Kyle
937-832-2811

Councilwoman Helen Oberer
937-832-3269

Councilwoman Robin Perkins
937-832-3902
Robin.perkins.council@unionoh.org

CITYWIDE GARAGE SALE JUNE 4, 5, 6

Union will have their citywide garage sale this year on **Thursday, Friday, and Saturday, June 4, June 5, and June 6**. No permits are necessary for this weekend!

Call **937-836-8624** by the **May 26** deadline to have your sale listed and your address will be included in a garage sale ad in the local newspaper. Union will also have a list of the street addresses of the garage sales and maps available at city hall.

Having a garage sale is a great way to do some spring cleaning and earn extra cash.

**Save the date for the fall garage sales,
September 10, 11, 12.**

HOLIDAY DECORATING *Winners*

The City of Union Park Board members chose thirteen addresses that had outstanding lighting and decorating for the 2019 holiday season.

Listed below are the winners for December, 2019.

**101 Cabernet Drive • 198 Carol Lane
102 Churchill • 14 Hitching Post Road
104 Irongate Drive • 108 Krug Drive
109 Krug Drive • 880 Old Springfield Road
199 Preakness Drive • 204 Riesling Drive
137 Union Ridge Drive • 100 Waldwick
154 Westrock Farm Drive**

The City of Union Park Board and City of Union staff appreciate the efforts made by the citizens participating in decorating for the holidays.