



OBSERVER

MT. LOOKOUT COMMUNITY COUNCIL www.mtlookout.org

OUR MISSION

Founded in 1906, the Mt. Lookout Community Council is the oldest continually operated civic organization in the State of Ohio. Fostering a heritage of philanthropic and civic activism, we are neighbors committed to the continuous advancement of community pride and camaraderie; economic growth and access for our business district; the protection and aesthetic improvement of our renowned square, our historic streets and observatory; the celebration of our people, and our way of life.

PUBLIC MEETINGS

Mt. Lookout Community Council public meetings are held the third Monday of every other month at Christ The King Parish Center at 7:30 pm. Each February and October, we traditionally hold our meeting at the Cincinnati Observatory. See below for the topics for our upcoming meetings as well as our upcoming events.

April 19	Landscaping/ Yard Care 101 presented by Peter Wimberg with Wimberg Landscaping
May 15	Mt. Lookout Annual Golf Outing
June 21	Fresh Cooking
August 16	Mt. Lookout Community Events
October 18	Astrology
October - Date TBA	Fall Festival
December 20	Holiday Party

BOARD OF DIRECTORS

John Brannock president@mtlookout.org	President
Eric Flamme	Vice President
Matt Johnson treasurer@mtlookout.org	Treasurer
Jeff Waltz	Secretary
Cha Soutar marketing@mtlookout.org	PR/Marketing
Andy Park membership@mtlookout.org	Membership
Jim Gaunt	Legacy Planning/Philanthropy
Brian Kierce	Director at Large
Maryann Ries	Director at Large
Mark Costello	Director at Large

CONTACT US

Please feel free to contact the MLCC Board of Directors with any questions, concerns, or ideas to help better our community.

Mt. Lookout Community Council
PO Box 8444, Cincinnati, Ohio 45208
513-723-5599
info@mtlookout.org

SPRING | 2010

Spring Into Action!

Winters in southern Ohio can be long for gardeners. I don't know about you but February seemed to last twice as long as any month that I can remember. The one benefit of our cold, gray, sun-deprived winters is that they really make us appreciate spring.

As we head into March and April when the sun is in the sky longer each day and the soil temperatures start to rise, we'll quickly see our landscapes come to life. There are a number of ways that we can help our lawns and gardens not only survive but thrive as the growing season starts. Our lawns are coming off one of the more mild summers in a long time. We had few days above 90 degrees and sufficient rain in 2009 but a fertilizer program is always beneficial if you want to control weeds and maintain a thick, healthy turf. The first application of fertilizer in March does not need to be high in nitrogen but should contain a pre-emergent control for crabgrass. Your second application in April should contain a broadleaf weed control. Save the high nitrogen applications for the fall. If you use organic fertilizer products you can expect the results to take longer and you should expect less perfection. The key to a successful organic lawn program is the soil in that it must contain a large variety of beneficial microorganisms and insects. These beneficial microbes will feed and protect the plants from disease-causing microbes. Organic applications apply the beneficial microbes and let them do their work.

In our landscaped beds, we should be cutting back old perennial leaves and stems and taking all ornamental grasses back to as close to the ground as possible. Pruning flowering shrubs in the spring is a little more complicated. You don't want to prune your viburnums until after they bloom in April but you can prune your spirea in March and still expect blooms this spring. You can continue to prune spirea after they bloom and encourage more flowers through the season. Hydrangeas, depending the variety, either flower off old or new growth so pruning can remove flower buds. We usually recommend leaving garden-type hydrangeas (ie, Annabelle, All Summer Beauty, etc) un-pruned other than the removal of deadwood. Selections such as oakleaf and tardiva can be pruned in late winter to early spring and still flower at their usual times. When pruning any of your plants, other than formal hedges, you are better off using hand shears to make selected cuts. You will prolong the life of your plants, encourage more blooms, and have properly shaped plants.

Be sure to visit the wonderful gardens in Ault Park as we go through the spring months. You'll see many of our commonly used plants. Feel free to contact us at wimberco@aol.com with any gardening questions.

VISIT www.mtlookout.org
FOR MORE INFORMATION

3rd Annual MT. LOOKOUT GOLF SCRAMBLE

The 3rd Annual Mt. Lookout Charity Golf Scramble is a fundraiser benefiting the Mt. Lookout Community Council and Mt. Lookout Scholarship Fund. The \$75 (per individual) entry fee includes golf, cart, post-round grill-out, beverages, prizes and great company!

Saturday, May 15

Shotgun tee time:

1:30 pm California Golf Course

Register at www.mtlookout.org

Questions: golf@mtlookout.org
Or call **513-723-5599**

Fun Summer Events at Ault Park

5th Annual Cool Wine & Hot Jazz!

Friday May 21, 2010

6:30-9:30 pm, Ault Park Pavilion

Cost \$30 per person in advance. 21 & up only please.
(\$5 discount off up to 2 tickets for APAC members)

Sample 6 wines carefully selected by our friends at Cutting Edge while listening to the delightful sounds of the Eastside Jazz Quartet and enjoy appetizers courtesy of Hyde Park Tavern!

Ault Park Dances In the Park

Free admission. Beer and soft drinks for sale. Snacks provided.

June 17 - The Remains

July 15 - The Modulators

August 12 - Leroy Ellington and the E-Funk Band

6:00-10:30 pm Ault Park Pavilion

2nd Annual Big Band & Bigger Beer!

Thursday, August 26, 2010

6:00-10:30pm, Ault Park Pavilion

Cost \$20 per person to participate in beer tasting. 21 & up for beer tasting, but all ages welcome to listen to the band and enjoy the park.

Sample 15 different craft beers courtesy of Stone Brewery and Dutch's Wine Merchant, enjoy the big band sounds of The Jump n' Jive Show Band, and socialize under the stars with your friends and neighbors!

The inaugural event was an over-the-top party, join us for the 2nd annual event as we make it the BIGGEST ever!





**MT. LOOKOUT
COMMUNITY
COUNCIL**
CINCINNATI OHIO

ANNUAL
MEMBERSHIP
\$20
PER CALENDAR YEAR



**MT. LOOKOUT
COMMUNITY
COUNCIL**
CINCINNATI OHIO

Become and active supporter of your community by joining the Mt. Lookout Community Council.

Please fill out the information below and return to the address at the bottom along with a check for \$20 made payable to Mt. Lookout Community Council. Or, join online at www.mtlookout.org. As a thank you for joining, you will receive a membership card which includes coupons on the back from Mt. Lookout Square businesses that is valued in excess of \$100!

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

EMAIL _____

Would you like to be included on our MLCC email list to be kept up to date on all MLCC functions and community events? Yes No

What new activities would you like to see the MLCC involved with?

Would you be willing to volunteer with MLCC events such as Luminaria, Ault Park dances or golf outing? Yes No

Are you interested in becoming a MLCC Board member? Yes No

Mt. Lookout Community Council Attn: Membership
P.O. Box 8444, Cincinnati, Ohio 45208

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Mt. Lookout Square Revitalization Project

The Mt. Lookout Community Development Corporation (MLCDC) continues to make great strides in moving forward with the Mt. Lookout Square Revitalization Project! This is a streetscape project focused on safety improvements and business district aesthetics. The City of Cincinnati has some fantastic Traffic & Engineering and Community Development resources engaged with the Mt. Lookout Community in this effort, and we continue to have overwhelming support from Mt. Lookout businesses and residents. Angie Strunc (Cincy DOTE) has worked with the MLCDC and her team to complete the updated Square design and construction plans. In March the plans were distributed to contractors in an open bid process, and we should have the results of the bids shortly. In parallel to this effort, the MLCDC has been garnering support for the new 12 ft. post decorative lighting to be installed on the Square. Many of the property/business owners are supporting the community's efforts on this project, so I have every expectation that all aspects of the current plan will be implemented in one of the upcoming construction phases. There is a lot of excitement and energy around this project. It has been in the works for almost 20 years, and we're finally there! Thank you for all of your support Mt. Lookout!

UPCOMING EVENTS

Award of our project to the construction firm that will be completing the Phase 1 work (South end of the Square).

Groundbreaking Ceremony Date TBD, but will happen late spring or early Summer, 2010. Be there, or be "Square"!

Pavers, Benches, Trees....oh my! Forever cast your family or business name upon this beautiful, transformed, neighborhood gem in the City of Cincinnati. Contact info@mtlookout.org for more information, or visit the Mt. Lookout Community Website at www.mtlookout.org.

Urban design contest! If you have a knack for landscape design or community identity branding, please contact Andy Park at adpark@zoomtown.com for more information on opportunities to compete for our Mt. Lookout Square Design Award! We are looking for talented individuals or companies that want to make a difference in the community by helping us create a new Mt. Lookout identity that respects our Mt. Lookout history, represents our culture, and differentiates our business district as a premier location for food, retail, services and entertainment.

Please contact us via the Mt. Lookout Community Council website or at info@mtlookout.org if you are interested in participating in the Square Revitalization effort!

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Mt. Lookout Real Estate Update

Maryann Ries - Sales Vice President, Sibcy Cline Realtors

Mt. Lookout has remained one of the fastest selling areas in Cincinnati; we have also sustained prices better than other segments of the market. Although no one is immune to the recession, we are very lucky to live in an area which has fared far better than most over the past two years. Prices have declined throughout the country. However, in Mt. Lookout, the average selling price declined less than 2% in the latest twelve months compared to the previous year (\$349,000 in the past twelve months versus \$355,000 in the previous year).

There are several drivers contributing to favorable conditions in Mt. Lookout Real Estate:

Absorption rate of properties for sale On average, in Cincinnati over the past year, there have been approximately seven months of inventory on the market. In Mt. Lookout, we have enjoyed less than five months of inventory on the market. Properties sell faster in this area compared to greater Hamilton County.

Federal tax credits for first time buyers and home owners that have lived in their homes for five years Mt. Lookout has always been a popular choice for many buyers with charming neighborhoods, great parks, restaurants, shops and proximity to downtown and all types of activities. The buyer tax credits coupled with historic low interest rates and more affordable prices have driven many buyers into the market that may not have been able to afford the home they wanted previously.

Limited Inventory If you compare active listings as a percentage of sold properties, there are 44% more sold/pending properties for every active listing in Mt. Lookout than there are in greater Hamilton County. In the past 12 months in Mt. Lookout, 114 homes sold/pending, 45 are currently active listings. In Hamilton County 10,391 are sold/pending and 5,908 are active.

Higher Selling Price as a percentage of List Price In Mt. Lookout, the average selling price is between 94%-95% of current list price, while in greater Hamilton County the average selling price is 93% of current list price. These figures reflect list price at the time the contract is accepted. It does not reflect selling price as a percent of the original asking price. Therefore, if a property took several price reductions prior to getting an offer, that would not be reflected.

The bottom line is that there is a great deal of positive news in the Mt. Lookout Real Estate Market, especially compared to other parts of the city and the United States.

If there are any questions that I can help answer, please contact me at mries@sibcycline.com.