



7149 Ridge Road
Amberley Village, OH 45237

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amberleyvillage.org

Dear Homeowner:

Beginning on February 20, 2025, Amberley Village will begin demolition of the deteriorating clubhouse at 7801 Ridge Road. This is a long-awaited project that we are pleased to announce is being funded mostly by grant dollars. However, please note that there are no current plans for development at Amberley Green.

Cost-Saving Culture: Grant Funding Reduces Cost to Less than 8% of Total Project Costs to complete the project total \$398,330, however, grants from Hamilton County have been secured to cover most of the cost. A Hamilton County Community Revitalization Grant in the amount of \$290,000 and an award from Hamilton County Community Development Building Grant totaling \$77,000 have been allocated toward the demolition. This leaves just under 8%, or \$31,330, remaining to be covered by the Village.

In addition, staff joined the Ohio Purchasing Council through the Council of Governments (COG) to leverage unit-priced contracts, saving both time and money. This membership also grants access to specialized expertise in areas where the Village lacks staff and offers cost-effective solutions for cooperative projects like structural demolitions.

Timeline & Scope

The demolition has been contracted to Prodigy Building Solutions following a competitive bidding process and will likely take 6 weeks to complete. The demolition site will be surrounded by safety fencing, so there will be no disruption to users of the Amberley Green property.

The project will include:

- Securing necessary permits
- Clearing vegetation and debris around the building
- Installing fencing around the demolition area
- Abating all identified asbestos
- Complete demolition of the clubhouse and swimming pool, with offsite disposal
- Capping and terminating the sewer line
- Grading the site for proper drainage
- Restoring disturbed areas with hydroseeding

Amberley Green Clubhouse Demolition/2

What to Expect

During the demolition, residents and visitors to Amberley Green should expect construction equipment to be used between the hours of 7 a.m. and 6 p.m., with all areas outside the fenced-in area open for use. All materials being demolished will be removed from the property by large dump trucks, which will enter the property at Ridge Road and be staged for loading near the main entrance of the clubhouse.

The clubhouse, in-ground pool, cart storage area, and all exterior concrete walkways will be demolished. Once complete, the demolition site will be graded to allow positive water flow toward the west. All trees and shrubs within the demolition site will be removed because of their location and/or because they are in poor condition.

Please note that you should also expect an increase in traffic, and some additional damage to the parking lot at Amberley Green during the demolition process. Water will be utilized to minimize dust, but potential airborne debris is expected. Asbestos removal is restricted to the roof and will take place in a contained environment prior to the tear-down of the building.

The final step will be to place topsoil across the site and hydroseed. Residents and users of the property should anticipate a graded piece of property with grass growing by midsummer.

Questions & Concerns

This critical cleanup project has been a long time in the making, and we thank you in advance for your patience and partnership during this process. Regular project updates and progress photos will be made available to Village residents via the Village website at www.amberleyvillage.org in the "In The News" section of the landing page. In addition, questions or concerns regarding the demolition project can be directed to Project Administrator Chris Fritsch at the Village Administration Offices by calling 513-531-8675, or via e-mail at cfritsch@amberleyvillage.org.

Thank you again for your ongoing partnership and support as efforts continue to make Amberley Village the best community in which to work, live and play!

Sincerely,



Scot F. Lahrmer
Village Manager