Tornado Response Information 2019
Beavercreek, Ohio

UP TO DATE INFORMATION: www.beavercreekchamber.org/tornado-response

GET HELP/DONATE/VOLUNTEER - Visit Be Hope Church’s website at http://behope.church/relief to get assistance, sign up to volunteer, or make a donation.

CITY STORM DEBRIS INFO - The city will be collecting yard debris from affected areas in and around Kemp and Grange Hall Roads within the next few weeks. Place debris just inside the curb, not in the street. Please cut branches and other debris down to 6-foot lengths. Do not use plastic trash bags and do not include construction debris (e.g., shingles, windows, etc.) At a charge/fee (cash/check) residents can take construction and demolition debris to Xenia Demolition and Landfill at 588 Dayton-Xenia Road, Xenia OH. Hours are M-F 7:30a.m. – 4:45p.m., Sat 8:00a.m. – 11:45a.m. and closed on Sunday. Additional information please contact Public Services at 937-427-5540. Construction debris mixed with yard debris will not be picked up.

TOWNSHIP STORM DEBRIS INFO - Beavercreek Township has asked that residents who have storm yard debris (tree branches, limbs, bushes) need to put it out behind the curb on your property or on the ditch line. Please keep it out of the roadway completely. The Township will come pick up the yard debris that has been placed by the road. We ask that the debris be cut into 4-foot lengths and stacked as neatly as possible. Pick-up will begin Monday and we ask that you are patient as this will be a long-term operation. Areas North of Fairgrounds Rd. to South of New Germany Trebein Rd and East of Beaver Valley Rd. will be the priority. Construction debris/materials CANNOT be put with the yard debris. It will not be picked up if mixed in with the yard debris.

GREENE COUNTY JOB & FAMILY SERVICES - As a result of the state of emergency declared for Greene County due to the damage caused by the tornado, the Department of Greene County Job & Family Services is accepting applications from Greene County residents through June 10th to assist with damage or loss sustained as result of this natural disaster. This can potentially cover things such as home repairs, appliance repair/replacement, tree removal, employment-related car repairs, and hotel stays. Inquiries/calls should be sent to Amanda Sparks at 937-562-6125. Applications are available at the front desk of Job & Family Services at 541 Ledbetter Rd. in Xenia.

PRC (Prevention Retention & Contingency) - Families with minor children who are below 200% of the Federal Poverty Level. Maximum benefit is $1500.

Adult (no minor children) - Age 55 or in receipt of a disability benefit, at or below 200% of the Federal Poverty Level. Maximum benefit is $750.
ADDITIONAL NOTES:

For safety after a disaster

- Wash hands frequently with soap and water
- Wear protective gear, such as gloves and protection from the sun if outdoors.
- Beware of hazardous material.
- Remember to stay cool, drink water, wear lightweight light colored, loose fitting clothing.
- Throw away food that may have come into contact with storm water.
- Throw out cooked food that has been allowed to stand at room temperature for several hours.
- Recognize the situation you are in may be extremely stressful.
- Keep a comfort item nearby such as a family photo or your favorite music.
- Check in with family members and close friends from time to time.
- Make sure you care for yourself.
- Stay aware of your limitations.
- Recognize when you are hungry, angry, lonely, or tired and take the appropriate self-care measures.
- Engage in activities that are positive.
- Pace yourself.
- Try to be flexible, patient and tolerant.
Organic Yard Waste Drop-off

Greene County Environmental Services  
2145 Greene Way Blvd., Xenia  
937-562-5925  
www.co.greene.oh.us/recycle

To aid Greene County Residents cleaning up from the recent storm damage  
hours of operation temporarily extended:

Monday - Thursday  
10:00 am - 8:00 pm

Friday  
10:00 am - 6:00 pm

Saturday  
9:00 am - 4:00 pm

NO CHARGE for Greene County Residents  
Please check the website or call for updates  
CONTRACTORS MUST USE PRIVATE FACILITIES

Montgomery County Transfer Facility  
1001 Encrete Ln., Moraine  
937-225-4999  
www.mcswd.org

Operating hours:  
Monday - Friday  
6:00 am - 8:00 pm

Saturday  
9:00 am - 4:00 pm

NO CHARGE for Greene County Residents cleaning up from the recent storm damage.

Commercial yard waste will be charged standard rates.

NO TRASH MIXED WITH ORGANIC YARD WASTE

Greene and Montgomery County yard waste accepted:  
Brush maximum size = 4 inches diameter and 8 foot long  
Firewood maximum size = 14 inches diameter and 18 inches long

Greene County Private Yard Waste Facilities:

Dean's Eco Green – 1290 E. Dayton Yellow Springs Road, Fairborn - 937-608-8010  
Maintaining standard business hours Monday - Friday 8 am to 5 pm; Saturday 8 am - 12 noon  
Standard rates charged to customers to drop-off yard waste

Tom's Mulch – 2113 Ferry Road, Bellbrook - 937-848-3422  
Maintaining standard business hours Monday - Friday 7:30 am to 6:00 pm;  
Saturday 7:30 am to 3:00 pm; Sunday 10 am to 2 pm  
Standard rates charged to customers to drop-off yard waste

Construction Debris take to:

Xenia Demolition Landfill, 610 Dayton-Xenia Road, Xenia - 937-372-2978  

Construction Debris is material that was part of a structure.

Construction Debris and Household Trash take to:

Montgomery County Transfer Facility, 1001 Encrete Ln., Moraine - 937-225-4999  
www.mcswd.org

Contact the facilities for specifics about materials accepted and costs.
BBB Warns To Carefully Check Out Companies Offering Help With Tornado Damage

DAYTON, OHIO, May 28, 2019 - The recent damage done by tornadoes in the Miami Valley brings out the best in people, as neighbors and strangers reach out to help others in need. Unfortunately, the aftermath of a crisis also brings out contractors who take advantage of those who have already been impacted. Better Business Bureau is warning residents affected by the recent storms to beware of storm chasers and out-of-town contractors soliciting business.

“Our thoughts and prayers go out to those impacted by these devastating tornadoes. Unfortunately, some will be swindled by dishonest contractors and bogus charities,” said John North, president and CEO of BBB serving Dayton and Miami Valley. “Victims of severe storm damage should take their time and carefully choose contractors to hire to help with repairs and charities to donate to. Start with companies and charities you can trust by going to BBB.org or calling (937) 222-5825 or (800) 776-5301.”

BBB offers the following tips for storm victims:

- **Get and compare multiple written estimates based on the same specifications.** Make sure the contractors create itemized estimates so you can compare cost, efficiency and warranties.
- **Recognize the red flags.** Don’t fall for high-pressure sales tactics. Be wary of door-to-door workers who claim to have left-over materials from a job down the street or who do not have a permanent/local place of business.
- **Verify the contractor is registered to do business in Ohio.** Visit sos.state.oh.us and look under business services.
- **Make sure contractors are licensed, bonded and insured as appropriate.**
- **Remember, if it seems to be good to be true, it probably is.** Many fly-by-night contractors provide low, low estimates on projects, but you may get what you pay for. Consider reputation and years of service when hiring help.
- **Don’t pay for work in full in advance.** Never pay more than half before the contractor starts repairs and don’t pay the remaining balance until you are satisfied with the work. A good guideline is to pay by the rule of thirds: pay one-third deposit, one-third when the job is 50% complete and one-third once the job is completed.
- **Get everything is in writing.** Make sure that the full scope of the work is explained in the contract including payment terms, material and labor prices, cleanup and disposal of waste. All verbal agreements need to be included, as well as warranties and guarantees.
- **Check that the contractor’s vehicle has signs or markings** on it with the business name, phone number and license plates for your state.
- **Check out charities before lending support.** Make sure donations will go to legitimate and reputable charities and relief efforts that have the capability to help those in need. You can check out charities at bbb.org.

It never fails that natural disasters like tornadoes attract shady contractors. Some out-of-state contractors may even set up shop in the area trying to capture construction work. BBB warns area contractors to beware of storm chasers who are willing to pay local construction companies substantial amounts of money to use a local business’s established name, reputation and phone so they can masquerade as a local business.

BBB has seen this happen in other areas of the country. After doing repairs paid by insurance companies, the out-of-state contractors leave the area. Many contractors who agreed to let these storm chasers use their name regret their decision once they were left holding the bag of unsatisfied customers due to bad workmanship and/or unfulfilled warranties.

**About Your BBB Serving Dayton and the Miami Valley**

For more than 100 years, the Better Business Bureau has been helping people find businesses, brands and charities they can trust. In 2018, people turned to BBB more than 173 million times for BBB Business Profiles on nearly 5.4 million businesses and Charity Reports on 11,000 charities, all available for free at BBB.org. There are local, independent BBBS across the United States, Canada and Mexico, including BBB Serving Dayton and the Miami Valley, which was founded in 1925 and serves Clark, Darke, Greene, Miami, Montgomery, Preble, Shelby and northern Warren counties in Ohio.
A Message from the Beavercreek Police Department

The Ohio Department of Insurance recently provided information to help Ohioans avoid scams and work toward recovery following this week's severe weather.

"People who have experienced damage should contact their insurance agent or company right away to initiate the claim-filing process," Director Jillian Froment said. "Insurance experts at the Ohio Department of Insurance are also available to answer any questions related to your policy and filing a claim."

If you suffered storm damage:

- Call your insurance agent or company right away.
- Take reasonable steps to prevent additional damage if permitted by public safety authorities.
- Closely inspect property and cars for damage. Note and photograph any damage.
- If required to seek temporary housing, check your policy for "loss of use" coverage.
- Be sure everything is considered in your claim. Back up claims with written estimates.

During the recovery process:

- Obtain a list of reputable contractors from your insurance carrier, the Better Business Bureau, or a specialized consumer organization.
- Contact multiple contractors and obtain more than one estimate.

Tips to avoid scams and insurance fraud:

- Beware of contractors coming to your home unsolicited, offering to do work, and seeking your insurance information to submit claims on your behalf.
- Do not allow a contractor to inspect your property when you are not home.
- If you give a contractor permission to inspect your property, watch the contractor conduct the inspection. Beware that some fraudulent contractors will intentionally damage property in order to secure repair work.
- Obtain, in writing, the terms and conditions of the project.
- Avoid signing any documentation (including a contract) until you fully review it. Be aware that in some cases, scammers will have consumers sign a document without explaining it is a contract.
- Pay the contractor by check or credit card, rather than in cash, and do not pay in full until all work has been finished.
STORM/TORNADO DAMAGE OPEN BURNING

Even with the recent storm event, the Beavercreek Township Fire Department (BTFD) would like to remind Beavercreek residents of the State of Ohio’s Open Burn Regulations...

BURNING OF YARD OR CONSTRUCTION DEBRIS IS NOT PERMITTED.

Other means of yard and construction debris disposal are available (ex.: curb-side pickup of yard debris by the City of Beavercreek or Beavercreek Township, construction debris disposal at Greene County Environmental Services, etc.) Please see additional information in the packet provided.

The Open Burn Regulations do allow residents to have Recreational Fires (or fires for survivability) with some restrictions:

1. The fire can be no larger than 3 feet in diameter and 2 feet in height with a maximum burn time of three hours.
2. Only use clean, dry wood. Never burn yard waste (grass, tree limbs, leaves, etc.), garbage, furniture, asphalt shingles, construction waste, tires, or plastic.
3. Have a readily available means to extinguish the fire close by (garden hose, fire extinguisher, or bucket of sand or dirt).
4. Make sure the area around the fire is clear of all combustibles and that the open burning is no closer than 25 feet to any structure. Fires in containers (warming fires) shall be a minimum of 15 feet from a structure.
5. Open burning shall be prohibited when an air alert, warning, or emergency is in.
6. Fire pits and charcoal grills do not generally fall under the category of an open burn. However, only clean wood or charcoal should be used in a fire pit or grill.

Be aware that even if your fire is within the legal limits, there are still some instances where the fire department will ask you to extinguish the fire. If the smoke is bothering a neighbor or creating a safety hazard (i.e.: roadway hazard), you may be asked to extinguish the fire.

Any type of fire that does not fall within the above guidelines is considered an illegal open burn. If the fire department determines that a fire is illegal, we will either ask you to immediately extinguish it or we will extinguish it for you. Multiple offenses by the same property owner will result in the fire department reporting that person to RAPCA. This can result in citations and fines.

Again, the Open Burn Regulations do allow for a Recreational Fire. However, just be aware of and follow the above stated regulations. Also, be aware of the weather conditions. If it is a windy day, it is not a good idea to start a fire. The wind can blow the flames to nearby vegetation or a building and quickly cause a small fire to become out-of-control. Make sure that you are aware of your surroundings as well. If your neighbors are close by, it’s a good idea to let them know you will be having a Recreational Fire. Let them know when and for how long, and also ask them to let you know if the smoke bothers them.

If you have questions about whether your fire is permitted or not, contact the Beavercreek Township Fire Department’s Fire Prevention Bureau at 937-426-1213 or e-mail us at BFD-PreventionBureau@beavercreektownship.org

Serving Proudly since 1946

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May 30, 2019

City Zoning Permitting Process for Properties Damaged by the Tornado

Residential Properties

If a house is to be rebuilt, a permit will be required from our office, but will be at no charge.

A permit will not be required for repairs to the principal structure.

Accessory Structures and Fences

An accessory structure permit and a fence permit will be required for the replacement, not repair, of any detached garage, shed, carport, fence and any structure attached to the principal building by a breezeway which is not considered an addition per §158.104(F). Although a permit will be required, there will be no cost to process the permit.

Commercial Properties

A permit to approve plans to ensure commercial buildings are repaired/remodeled according to the plans approved by the City will be required. If the building will look the same and there are no changes to the foundation/footprint, the permits will be processed at no cost.

If a commercial business wishes to make changes to the building, as part of the repairs, the City will need a permit and need to formally approve any changes through the Incidental Modification process. The fee for an Incidental Modification is $150.00.

Building permits will likely be required for all the aforementioned circumstances. Please contact the County Building Department at (937) 562-7420 with any questions and to see whether a building permit will be required for your home or business.

For all questions, please contact:

City of Beavercreek
Planning and Development Department
(937) 427-5512
planning@beavercreekohio.gov

1368 Research Park Drive. Beavercreek, Ohio, 45432 Phone: 937-427-5512 Fax: 937-427-5544
Have you lost your job due to the recent severe weather?
OhioMeansJobs Greene County is here to help!

We can provide you with job search support, match you with employers with job openings and provide opportunities for job training.

Our resource room is open and available to everyone. It offers free internet, printing, copying and faxing. Our resume service can create or update a resume for you.

Be sure to check out www.ohiomeansjobs.com, Ohio's premiere job search website. It has information about in-demand jobs and free training. Today there are over 15,000 jobs posted there in this local area.

Stop by or call 937-562-6565. We are open Monday – Friday 7:30am to 5:00pm. We look forward to assisting you.
Application for Valuation Deduction for Destroyed or Damaged Real Property

Answer all questions and type or print all information. Please read instructions on back before completing form.

1. Owner's name __________________________

2. Owner's address _________________________

3. Owner's telephone number __________________

4. Parcel number of damaged property __________________

5. Address of damaged property __________________

6. County where located _______________________

7. Date damage occurred _______________________

8. Cause of damage ___________________________

9. Description of damage _______________________

10. Estimated dollar amount of damage $ ____________

11. If property insured, amount of insurance received $ ____________

I declare under penalties of perjury that this application has been examined by me and, to the best of my knowledge and belief, it is true, correct and complete.

Owner ___________________________ Date _______________________
Signature

Sworn to and signed in my presence, this _______________ day of ______________, ___________.

______________________________
Notary public

Return to:
David A. Graham
Greene County Auditor
69 Greene St.
Xenia, OH 45385
Instructions for Completing Form

Filing Deadlines and Schedule of Deductions

An application for a deduction from the current year's value must be filed by Dec. 31 for property that is destroyed or damaged in the first nine months of the year. For property damaged in the last three months of the year, the filing deadline is Jan. 31 of the following year. This form should be filed with the county auditor of the county in which the property is located. Any deduction from value approved will affect the tax bills due the following year. The amount of the deduction equals a percentage of the reduction in value caused by the damage or destruction. That percentage is determined by the calendar quarter in which the damage occurred. The filing deadline and percentage deduction allowed for each calendar quarter are shown below.

<table>
<thead>
<tr>
<th>Calendar Quarter in Which Property Was Damaged</th>
<th>Application Deadline</th>
<th>Percentage Deduction Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>January – March</td>
<td>Dec. 31</td>
<td>100%</td>
</tr>
<tr>
<td>April – June</td>
<td>Dec. 31</td>
<td>75%</td>
</tr>
<tr>
<td>July – September</td>
<td>Dec. 31</td>
<td>50%</td>
</tr>
<tr>
<td>October – December</td>
<td>Jan. 31</td>
<td>25%</td>
</tr>
</tbody>
</table>

Line Instructions

Lines 1, 2 and 3: Enter owner's full name, mailing address and daytime phone number.

Line 4: Enter parcel number(s) of damaged property. This number is shown on your tax bill.

Line 5: Enter the full address of the damaged property.

Line 6: Enter name of county where damaged property is located.

Line 7: Enter date the damage or destruction occurred.

Line 8: Explain cause of damage: fire, flood, intentional demolition, etc.

Line 9: Describe the damage to the property. Attach additional pages if necessary.

Line 10: Enter your best estimate of the reduction in the property's value caused by the damage.

Line 11: If property is insured, show the amount the insurance company paid or will pay, if available.

Owner's Signature

Sign and date the application at the bottom of page 1 and have your signature notarized. If the owner's signature is not notarized, the section below must be completed and notarized.

Affidavit of Two Disinterested Persons

If the owner's signature is notarized on the front of this application, this affidavit is not necessary.

being duly sworn, say that they are residents of the municipal corporation or township in which the above property is or was situated, that neither of them has any interest therein, and that property was destroyed or injured on the date shown above.

Signed ___________________________________________ and ________________________________

Sworn to and signed in my presence, this __________________ day of __________________, ________.

________________________________________
Notary public