

## Union Township, Clermont County

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## Talk of the Township

Winter 2015  
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Trustees: John McGraw ♦ Lloyd Acres ♦ Matthew Beamer  
Fiscal Officer: Ron Campbell

## BEWARE OF SCAMMERS!

They were Depression-era kids who grew up to produce Baby Boomers. They lived frugally, paying off mortgages and saving for their retirements, all the while maintaining healthy credit scores. Those qualities were often handed down to their children, the Boomers, along with a good dose of courtesy and respect for others.

And now, all those ingredients make them and that next generation prime targets for telephone and other kinds of scams.

### SENIORS AS PREY—A BOOMING BUSINESS

It is estimated that more than a quarter of the entire U.S. adult population have been victims of fraudulent telephone practices, being bilked out of \$40 billion every year. Of those, nearly 60 percent are over the age of 50.

The Federal Bureau of Investigation reports that seniors are likely victims of unscrupulous scam artists because they are most apt to have nest eggs, own their homes and have excellent credit.

In addition, “... people who grew up in the 1930s, ‘40s and ‘50s were generally raised to be polite and trusting. Con artists exploit these traits, knowing that it is difficult or impossible for these individuals to say ‘no,’ or just hang up the telephone,” according to the FBI Internet site.

What’s more, predators count on the elderly not reporting the crime for a variety of reasons, not the least of which is that sometimes, they don’t even know a crime has been committed. If they know, they are hesitant to make a report because they are ashamed, or don’t want family members concluding they are no longer able to make decisions for themselves. They may not know who to contact to file a report.

### A SCAM TAILORED JUST FOR YOU

A variety of scams has been created especially for this age bracket. Senior citizens are more interested in and susceptible to

products promising increased cognitive function, virility, physical conditioning, anti-cancer properties, and products touting youthfulness, among others. In a country where new cures and vaccinations for old diseases have given every American hope for a long and fruitful life, it is not so unbelievable that the con artists’ products can do what they claim.

Ohio Attorney General Mike DeWine says the scams are sometimes so believable and pertinent to every day life that even the most savvy among us can fall for them. He warns against giving any personal information out over the telephone, no matter what the caller suggests.

### TRIED AND TRUE

Just as with anything else, scams go in cycles, and the following are current headlines:

#### ***Health Care or Health Insurance Fraud***

Medical Equipment Fraud—Equipment manufacturers offer “free” products to individuals. Insurers are then charged for products that were not needed and/or may not have been delivered.

Rolling Lab schemes—Unnecessary and sometimes fake tests are given to individuals at health clubs, retirement homes or shopping malls and billed to insurance companies or Medicare.

#### ***Counterfeit Medications***

This can be big business if you buy online. Authorities recommend that you know your medications—size, shape, taste, side effects, and packaging. Only buy prescription drugs from a safe, reputable source. If you doubt your source, check with your state board of pharmacy or the National Association of Boards of Pharmacy to make sure your supplier is properly licensed.

**Reputable online pharmacies will have a seal of approval called the *Verified Internet Pharmacy Practice Site (VIPPS)*, provided by the Association of Boards of Pharmacy in the United States.**

*Continued on page 2*

Another scam that goes hand-in-hand with the above is where you receive a phone call from a phony “DEA” agent, accusing you of purchasing illegal drugs, and telling you if you make a wire payment for the “fine,” you will not go to jail.

#### **Health Care “Representatives”**



Scammers may call purporting to be health care or Medicare representatives to gain access to personal or contact information. They will then call back at a later date and say they spoke with the target’s daughter, or son or other relative, and that it is okay to provide other personal information.

**Never, never give out personal information, including credit card, bank account or social security numbers.**

#### **Grandchild scam**

Scammers will call pretending to be a grandchild or great-grandchild and try to get money from the senior for a myriad of reasons, sometimes even claiming to be in jail and needing money to get out.

The fraudster will give enough personal information gleaned from Facebook or other social media, such as where they live, or where they are vacationing or going to school. A bad cell phone connection disguises the caller’s voice enough so Grandma believes it is her grandchild.

#### **Telemarketing Fraud**

If you are age 60 or older, and especially if you are an older woman living alone, you may be a special target of people who sell bogus products and services by telephone. Telemarketing scams often involve offers of free prizes, low-cost products, and inexpensive or even free vacations. Common language includes, “You must act now or the offer won’t be good;” “You must pay for shipping and handling,” or other charges; and, “You must send money, or provide credit card information.”

**The key here is—if it sounds too good to be true, it probably is.**

#### **Reverse Mortgage Scams**

The FBI and the U.S. Department of Housing and Urban Development Office of Inspector General urge consumers, especially senior citizens, to be vigilant when seeking reverse mortgage products.

Reverse mortgage scams are engineered to steal the equity from the property of unsuspecting senior citizens or to use these seniors to unwittingly aid the fraudsters in stealing equity from a flipped property.

**A legitimate loan product is insured by the Federal Housing Authority. Do not respond to unsolicited advertisements. Be suspicious of anyone claiming that you can own a home with no down payment. Never sign anything you don’t fully understand. Do not accept payment from individuals for a home you did not purchase.**

#### **Chain Letters**

The Federal Trade Commission reminds us that chain letters are illegal and in a practical sense, rarely give what they promise. At this time of year, several chain letters are popular, including the

“Secret Sister Gift Exchange” and stocking stuffer swaps. Often, these are perpetuated using social media sites, which may prohibit users from using the sites for chain mail.

#### **UNION TOWNSHIP**

Police Lieutenant Tony Rees said the department regularly investigates complaints of scams in Union Township, and cautions residents to use extra care at this time of year.

“These scams seem to make their way through the township every year, particularly around the holidays,” Rees said.

Rees said scams get recycled every so often. Specific scams with which the U.T.P.D. is familiar include:

- ... Driveway sealing, roof jobs, portraying public utility workers to get inside your home (typically perpetuated by “travelers” groups).
- ... Phone scams in which a (phony) check is sent to you and you are asked to cash it and keep a portion, but wire the rest to the scam artist. These are often called Nigerian scams because they originate overseas.
- ... Scammers will call representing themselves as public agencies and warn they will shut your power or water down if you don’t pay an overdue bill. Often elderly victims will panic and send a check or money order to the scammer to avoid any problems.
- ... Scammers advising they are collecting for a charity such as the Salvation Army or Red Cross are particularly common around the holidays. Make your donations in person or through the organizations’ legitimate web sites or addresses.
- ... Be wary of individual charity campaigns—campaigns that are not part of a legitimate non-profit organization. If a person or group associates a fundraiser with a known non-profit but asks that checks be made out to individuals, politely decline.
- ... According to the Federal Trade Commission’s Consumer Information, some scammers focus on specific causes to play on your generosity. Rip-off artists often focus on emotional appeals or disasters in the news.

Rees said scammers make it a point to be very convincing and oftentimes appear legitimate.

“Demand to see or have credentials sent to you or ask for a supervisor’s name and phone number,” he said. “Never give any personal info out over the phone or online. **If the caller is your bank or public works provider, they will already have your information.**”

If you feel you have been a victim of a scam artist or fraud, call the Union Township Police Department at 752-1230.

*More information on page 3*

# ROAD MAINTENANCE

## Who does what?

It won't be long before we face the snow that Mother Nature likes to surprise us with each year. The Service Department staff is well-equipped and well-trained to clear township streets for safe and easy navigation of our residents and visitors.

There are 694 roadways that traverse Union Township. These roadways include state routes, country roads, township roads, and private drives. Responsibility for maintenance and snow removal falls to different entities.

State routes are maintained by the State of Ohio Department of Transportation (ODOT). These roadways include interstate and state highways, including I-275, and State Routes 32 and 125 (Ohio Pike).

County roads are maintained by the Clermont County Engineer's Office. These include major thoroughfares such as Mt. Carmel-Tobasco and Glen Este-Withamsville roads, Clough Pike, and Tealtown, Beechwood, Nine Mile, Bach Buxton and Summerside roads, to name just a few.

Township roads are primarily residential streets. These include all the streets within the numerous subdivisions throughout the township.

Private drives make up the smallest portion of roadways in the township. These roadways are primarily within the confines of apartment complexes. These roadways are maintained by private entities and not by local, county or state government.

A quick "at-a-glance" guide is here, specifying county roads, as these are the streets most often confused with township-maintained roads.

### COUNTY ROADS IN UNION TOWNSHIP

- Aicholtz Road
- Bach-Buxton Road
- Beechwood Road
- Cincinnati-Batavia Pike
- Clough Pike
- Eastgate Boulevard
- Eastgate North Drive
- Eastgate South Drive
- Eastgate Square Drive
- Ferguson Drive
- Ferris Road
- Glen Este-Withamsville Road
- Interstate 275
- Ivy Pointe Boulevard
- McMann Road
- Mt. Carmel Road
- Mt. Carmel-Tobasco Road
- Nine Mile-Tobasco Road
- Old State Route 74
- Roundbottom Road
- Shayler Road
- State Route 125
- State Route 32
- Summerside Road
- Tealtown Road

If you have questions about a particular road, you will get answers more quickly if you start out by contacting the responsible agency:

#### State Roadways

ODOT District 8 513-797-6010

#### County Roadways

Clermont County Engineer Highway Dept. 513-732-8869

#### Township Roadways

Service Department 513-753-2221

For a complete listing of township roadways, download the Street Guide found on the Union Township web site ([www.union-township.oh.us](http://www.union-township.oh.us)) under Service Department—Roads.

**Mt. Moriah records are now on-line and can be accessed by the cemetery search link. Locate your loved ones, and submit memories, stories and photos. There is also a mobile app on the Apple® app store, making it more convenient for you to find your loved ones.**

### WANT TO FILE A SCAM COMPLAINT OR NEED MORE INFORMATION?

Union Township Police Department	513-752-1230
Federal Trade Commission	<a href="http://www.consumer.ftc.gov">www.consumer.ftc.gov</a>
Ohio Attorney General Mike DeWine	1-800-282-0515
Ohio Consumers Counsel	1-877-742-5622
Ohio Board of Pharmacy	1-614-752-4143
FBI, Cincinnati Office	513-421-4310
Better Business Bureau (BBB), Cincinnati Office	<a href="http://www.bbb.org/scamtracker/cincinnati">www.bbb.org/scamtracker/cincinnati</a>

## OHIOANS URGED TO PREVENT AND PREPARE FOR FIRES DURING WINTER MONTHS

As the temperatures begin to drop and we start spending more time indoors, State Fire Marshal Larry L. Flowers and Chief Stan Deimling of the Union Township Fire Department are asking all Ohioans to take the steps necessary to prevent and prepare for a fire emergency. During the heating season, there is an increased risk of fires often due to the use of alternative heating sources. Taking necessary precautions can save your life and the lives of your loved ones.

"We hope no Ohioans ever experience a house fire, but the reality is that it will happen to too many. That's why everyone needs to be prepared to stop fire before it starts," Flowers said. "And if they do start, a working smoke alarm and two ways out of your home can help get your family to safety."

"You also have less of a risk of a fire if you actively try to prevent one from starting," Deimling said. "Paying attention to any heat sources and materials that can burn are two of the surest steps you can take to prevent the loss of life."

Marshal Flowers, Chief Deimling and the U.S. Fire Administration offer these tips:

### PREPARING FOR A FIRE

#### *Smoke Alarms*

- ... Make sure that your home's smoke alarms are in proper working order.
- ... All smoke alarms should be tested monthly. All batteries should be replaced with new ones twice a year.
- ... Some smoke alarms may be dependent on your home's electrical service and may not work during a power outage. Check to see if your smoke alarm uses a back-up battery and, if so, install a new one twice a year.
- ... Smoke alarms should be installed on every level of your home, and inside and outside bedrooms.
- ... Smoke alarms should be replaced every 10 years.

#### *Fire Escape Plans*

- ... Develop a home fire escape plan with a primary and secondary route.
- ... Practice the escape drill twice, once using the normal exits and then the alternative route.
- ... To start the drill, set off a smoke alarm by pushing the test button.
- ... Family members should sound their own alarm at the first sign of fire. Yelling or pounding on walls are examples.
- ... Always test the doors for heat before opening. Sweep your hand over the upper portion of the door to feel for heat. If the door is hot or warm, do not open it. Instead, use your alternative route. If the door does not feel hot to the touch, open the door a crack to see if there is smoke. If there is no smoke, exit the house. If you find heavy smoke, close the door and use your alternative escape route.
- ... Stay as low as possible to avoid rising smoke.
- ... Close doors behind you when escaping a room or building that is on fire.
- ... Go to the designated meeting place outside.

### PREVENTING FIRES

#### *Heating Safety*

- ... Use kerosene heaters and space heaters according to the manufacturer's instructions.
- ... Alternative heaters need their space. Keep anything that could burn at least three feet away.
- ... Make sure your alternative heaters have "tip switches." These "tip switches" are designed to automatically turn off the heater in the event they tip over.
- ... Do not use the kitchen oven range to heat your home. In addition to being a fire hazard, it can be a source of toxic fumes.
- ... Never refill a space heater while it is operating or still hot.
- ... Only refuel heaters outdoors.
- ... Make sure wood stoves are properly installed, and at least three feet away from anything that can burn. Ensure they have the proper floor support and adequate ventilation and your chimney is clean.

#### *Cooking Safety*

- ... Stay in the kitchen when you are cooking on the stovetop so you can keep an eye on the food.
- ... Stay in the home when cooking your Thanksgiving or holiday turkey and check on it frequently.
- ... Keep children away from the stove. The stove will be hot and kids should stay three feet away.
- ... Make sure kids stay away from hot food and liquids. The steam or splash from vegetables, gravy or coffee could cause serious burns.
- ... Keep the floor clear so you don't trip over kids, toys, pocketbooks or bags when handling hot foods.
- ... Be sure electric cords from an electric knife, coffee maker, plate warmer or mixer are not dangling off the counter within easy reach of a child.

#### *Additional Tips*

- ... Be careful when using candles. Keep the flame away from anything that can burn and out of the reach of children.
- ... Consider using battery-operated flameless candles, which can look, smell and feel like real candles.
- ... When using candles, place them in sturdy, safe candleholders that will not burn or tip over.
- ... Never use a candle where medical oxygen is being used.
- ... Always use a flashlight, not a candle, for emergency lighting.
- ... If the power goes out, make certain that all electrical appliances, such as stoves, electric space heaters and hairdryers, are in the OFF position.
- ... If there is a fire hydrant near your home, keep it clear of snow, ice and debris for fast access by the fire department.



# Spotlight on business



## Union Township Goings On

In 2015, many new and exciting developments have been approved in Union Township. By now, many of you have seen the progress at the new West Clermont High School site, which is well underway, and the 32 East Development along Eastgate South, across from Jungle Jim’s International Market, Eastgate. The High School is still on track for more than 300,000 square feet of new educational space, with an adjoining healthplex as well. Furthermore, 32 East has landed many new and exciting national, new-to-market tenants, such as Gordman’s Department Stores, 5 Below, Ulta Beauty, and Home Goods, to name a few. The newly renovated 32 East project will be nearly 200,000 square feet of new retail and will represent a nearly \$24 million investment in Union Township.



West Clermont High School

Union Township also approved a new 5-story Home 2 Suites by Hilton, to be built along Eastgate North, just west of the redeveloping Eastgate Marketplace site. This new flagship extended stay hotel brings yet another high-quality lodging opportunity to the area. More recently, the township approved a Raising Canes restaurant nearby at Eastgate Marketplace, which will complement the new McDonald’s, Sleep Number Bed and Hobby Lobby now open in that area of the township.

Eastgate Brew & View has plans to open in late November, adding an exciting new destination to the bustling Jungle Jim’s Eastgate complex located in Eastgate South. The theatre will offer a full menu, as well as craft beer and first run movies, creating an exciting new entertainment venue in the township.

Jeff Wyler Mazda recently cut the ribbon on a new multi-million dollar facility at the Jeff Wyler Automall.

Along State Route 125, development activity has been very strong as well, with a new Freddy’s Frozen Custard, Arby’s, and Taco Bell restaurant underway or now open along State Route

125 near Bach-Buxton Road, along Waterford Parkway. In Cherry Grove, a new Buffalo Wings and Rings restaurant is being constructed where the old Smokey Bones restaurant was located, representing a continuing pattern of strong investment within the Cherry Grove area of the township.

Mt. Carmel Brewing Company is now in the process of seeking land use approvals for a major expansion of their event facilities, representing a home-grown success story and creating a unique destination within the Mt. Carmel area for tourists and locals alike to visit. JEST Enterprises and Blue Spruce Landscaping are also complete along Mt. Carmel-Tobasco Road, with these successful locally owned businesses transforming dilapidated houses and overgrown lots into productive commercial endeavors. Also, be sure to stop by the new satellite location of Marcella’s Doughnuts at the intersection of Clough Pike and Mt. Carmel-Tobasco Road.

The Ivy Pointe Commerce Park area continues to buzz with activity, with Mercy Health announcing more than 100,000 square feet of new development just north of the fully leased TCS Consultancy Office building. Additionally, Clover Development Group announced a new senior housing facility at Clough Pike, adjacent to Ivy Pointe, with 119 new market-plus apartments targeted at independent senior living. Redwood Communities has commenced construction of the first phase of Savannah Ridge, a single family-attached rental community located just north of the new West Clermont High School site, and Otterbein Senior Communities is finishing its long-awaited nursing home and rehabilitative care facility in this area of the township as well.

As you can see, development is booming in Union Township, and new proposals continue to come in as quickly as the shovels turn dirt on newly approved projects.



Home 2 Suites by Hilton



## Bulletin Board

**Christmas Tree Drop-Off**  
Residents may drop off their Christmas trees behind the Union Township Service Garage at 4312 Glen Este-Withamsville Road from Friday, Jan. 1, through Sunday, Jan. 31. Signs to the designated drop-off area will be posted.

**U.T.F.D. to offer CPR classes**  
The Union Township Fire Department will offer Cardiopulmonary Resuscitation (CPR) and Emergency Cardiovascular Care (ECC) classes on the following Saturdays in 2016: Jan. 9, March 5, May 21, July 9, Sept. 17 and Nov. 5. Each class is from 9 a.m. to 2 p.m. These classes are free to the public. Registrations will not be taken prior to one month before the scheduled class. To register, please go to [www.union-township.oh.us](http://www.union-township.oh.us) and find CPR Sign-Ups under Quick Links on the right.



Union Township Board of Trustees  
 John McGraw  
 Lloyd Acres  
 Matthew Beamer  
 4350 Aicholtz Road.  
 Union Township, Ohio 45245

**PRSR STD**  
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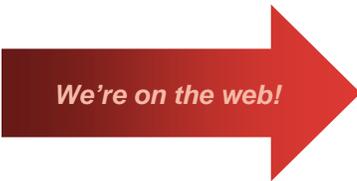
**Monthly Meetings**

Trustees	2nd & 4th Thursday	7 p.m.
Zoning Commission	2nd Wednesday	7 p.m.
Board of Zoning Appeals	1st Thursday	7 p.m.

**Contacts**

<b><u>EMERGENCY NUMBER</u></b>	<b>911</b>
Trustees & Administration	752-1741
<a href="http://www.union-township.oh.us">http://www.union-township.oh.us</a>	
Fiscal Officer	753-2216
Planning & Zoning Department	753-2300
Fire Department	528-4446
<a href="http://www.utfire-ems.org">http://www.utfire-ems.org</a>	
Police Department	752-1230
<a href="http://www.utpd.org">http://www.utpd.org</a>	
Service Department	753-2221
Post Office	947-7330
UTTV	947-7336

**Don't forget** to make the Union Township U.S. Postal Service Contract Unit your one-stop shop for all your postal needs. Stamps, envelopes, packages, priority mail, express mail. Conveniently located on the lower level of the Civic Center.  
**Stop in and see us today!!**



*We're on the web!*

[www.union-township.oh.us](http://www.union-township.oh.us)