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VOLUME 6

College Expansion Means Expanded Course Offerings

When the economy improves and the employment pool shrinks many businesses will find trained employees as close as Miami Jacobs Career College.

Opened in 2005, the Springboro campus at 875 W. Central Ave., is in the Springboro Business Park just behind Appleby's Restaurant. "Many people still don't know we are here," says Campus Director Beth Millard. That will likely change with new signage and a just-completed 9,000 sq. ft. expansion. The expansion accommodates seven new classes, a new, enlarged nursing education laboratory, and an increase in the existing 335-student enrollment.

In addition to Springboro, Miami-Jacobs has four other locations; Dayton, Sharonville, Columbus, and most recently, Troy. This year, the college marks its 200-year history in the Dayton area.

The Springboro campus offers 18 programs. All courses lead to certifications, and some to an associate's degree.

Course offerings include practical nursing, medical and dental assisting, health information technology, business office management, cosmetology, massage therapy and more. As the name implies, the college gears the curriculum to mature students. "Our students range from late teens into their 50s. We've seen a great deal of interest from people who have lost their jobs and are pursuing a career change."

The Springboro staff includes seven fulltime program directors or lead faculty members. Approximately 20 instructors are on board during each 5½-week term. Class sizes are small, usually, about 10 students

For more information, contact Beth at 937-746-1830, ext. 203, or the website at www.miamijacobs.edu.



Irongate Ready for Economic Rebound

When real estate sales thrive again, Irongate Realtors feel the new Springboro location, just 18-months old, will be positioned to lead the field.

That office, located at 305 W. Central Ave., provides increased visibility, more space, and complementary services including insurance, mortgage, title, warranty, and property management. The Springboro office also houses the 'Appointment Center,' which allows all Irongate agents to schedule property showings at all seven Irongate offices. The showings and other needed arrangements are handled by local employees says Teresa Rasnic, local office manager.

"Many realtors' centers are operated out of state or even out of the country. We have a dedicated staff of seven, with two people on the phones at all times. While the Irongate corporate office is in Centerville, Springboro became home to the system because it has the most advanced telephone

Realtor Julie Beall, who has been with Irongate 11 years, says the system also can track showings versus sales. "We can trend all of the Miami Valley. It's extremely helpful."

The Springboro office is home to 30 agents. "We see about 25 of them each day. They each have their own furnished office and plant their feet here," Teresa says. It also houses "Irongate University," a space that can accommodate almost 70 realtors where classes for various certifications, corporate orientation and other in-service meetings are held. It doubles as a community room where groups such as Toastmaster's meet.

Irongate also gets noticed through a radio talk show, Miami Valley Real Estate Now on WHIO. "About 20 top agents across the country came together and approached WHIO about airing real estate call-in shows. Today shows are aired across the country and the Miami Valley one is the only one in Ohio," says Julie, who broadcasts from 4 to 5 p.m. Saturdays from the WHIO studios.

Contact the Irongate office at 937-748-0000 or on line at irongaterealtors.com.



Same Stability and Service with a Small Name Change

Area residents and businesses count on the Springboro accounting firm of Livingston, Solomon and Tipton, Inc. for financial advice and sound guidance.

With 24 years experience as a Certified Public Accountant, Tim Tipton, has been the Springboro office's mainstay since the firm began in 1995. Alan Solomon and Gary Federmann operate the firm's Sharonville office. The firm's "expertise ranges from basic tax return preparation, tax consulting and accounting services to more in-depth services, including audits, financial statements and financial planning," says Tim.

The three-person Springboro office, at 4 Sycamore Creek Dr. on Ohio 741, adds three tax professionals to assist clients during the busy tax season. "Full time staff member Elizabeth Bowling is an accountant and now an 'enrolled agent, which enables her to communicate with the Internal Revenue Service on our clients' behalf. Her specialty is helping clients with tax issues, both business and personal.

"Although tax issues happen across the board, she has noticed many elderly have a 'transition' period where they need help as they deal with other issues. Elizabeth enjoys being that help and easing their stress." Rhonda Johnson, bookkeeper has been the "right arm" of the firm for 12 years. The business enjoys a high client-retention rate and sees a comfortable increase in new clients each year, says Tim.

These days, he also advocates strongly for financial planning. A health crisis in his family (happily resolved) brought the need home for him. "I really encourage my clients to be aware of their comprehensive planning needs. As soon as you have family responsibilities, it's time for you to review all aspects of your life."

The firm will soon have a name change to Solomon, Tipton & Federmann, Inc. and will unveil a new website. For more information, call Tim at 937-748-9771 or e-mail him at timtipton@woh.rr.com.

El Pueblo and Sammy's Stir Up Cool Cuisine



A successful 'encore' now holds sway at the former Encore restaurant at Settler's Walk Marketplace on Ohio 741.

Manager Brian Liscano presides over dual eateries—El Pueblo and Sammy's Gourmet Burgers and Beer, owned by former Springboro resident and Mexican native Samuel Flores. The Flores family already operates a

successful El Pueblo in the Cincinnati suburb of Blue Ash and a nearby freestanding Sammy's. The Blue Ash El Pueblo just marked its fifth year, while Sammy's has been serving burgers and beer for about a year.

The Springboro restaurants share space, servers, and cooks, as well as most menu items. In addition to burgers, gourmet hotdogs and wings, Sammy's provides a full bar menu and multiple sports screens.

Brian wasn't intimidated by the August opening on Friday the 13th. He attributes part of the success to the well-trained staff and having the experienced Blue Ash chefs bring their El Pueblo experience to Springboro. Scanning the extensive menu likely keeps diners busy as they nibble on warm chips and fresh salsa. Many dishes reflect Flores' family recipes, traditional Mexican specialties. "Our dishes have a more authentic Mexican flavor so they are not as spicy as Tex-Mex."



Brian plans on offering Happy Hour soon, and a mariachi band and local musicians may find an audience at El Pueblo. The bar offers 70 beer brands, including draft and domestics. Seven margarita flavors are made to order, plus the

standard lime. A private dining room seats 50 and has full audio-visual capabilities making it ideal for business meetings, alumni games and other gatherings. A state-of-the-art point of service system provides up-to-the-minute information on sales, inventory and related issues.

Patrons can log on to www.opentable.com for reservations and a website and Facebook page will soon be available. For more information, call 937-550-0430.



One Man Show a Challenging, But Rewarding Move

Greg Page admits that "a lot of people questioned my sanity" when he left the comfort of a large corporate law office last year.

From his still-new office at 325 N. Main St., he says, "I had a good first year despite the economy." His area of expertise - construction and real estate law for the public and private sector - continues among the hardest hit areas of the economy. His practice also includes estate planning, leasing, and general litigation.

The recent new dad, graduated cum laude from the University of Toledo law school. He honed his skills during an about 10-year association with the Dayton firm of Pickrel Schaeffer Ebeling.

While many clients chose to remain with him, today, he's also busy building new relationships. He's a member of the Springboro Chamber of Commerce, Rotary Club, serves on the board of directors of the Home Builders' of Dayton and presides as president of the board of trustees for the Muse Machine in Dayton.

His unique practice specialty and computer technology provide a comfort level in his solo practice. "We're fortunate in Ohio. We have high quality, rich research tools available here. I couldn't have done this 20 years ago." As the practice grows, he expects to add office staff, including a paralegal and, someday, an associate. "I don't think the practice will ever be huge. I don't think I want it to be. The trend is away from larger firms to smaller ones with niche practices. Large firms have huge overhead and billable hours are king. I can be flexible and better serve my clients."

With six small children, Greg and his wife, Patty, have a strong relationship with the community, church, and school. Patty is a Registered Nurse specializing in cardiac care. "Our relationships here are important and my practice is relationship-driven. You have to trust the legal advice you're given."

Contact Greg at 937-550-0037 or by e-mail at Greg@gsplaw.net.



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NEW CITY PROGRAM! LEAF COLLECTION

The people have spoken and we are listening! We have been asked by many residents to start a leaf pick up program within the City and the City Council made it a priority at their recent goal setting session to begin the program in 2010. With that mandate by the City Council, staff has been planning for the past few months for the kick off of the new program this October.

Details of the new Leaf Collection Program:

Collection Schedule—Leaves will be collected from Monday, October 11-Friday, December 17.

Areas To Be Collected—Leaves will be collected from all areas of the City, including retail, office and industrial locations. Crews will collect leaves from each area a minimum of **THREE TIMES** after the start of collection. (Please visit the City website at

www.ci.springboro.oh.us to see the collection schedule map.) If your leaves don't happen to be falling in October when crews visit the first time—don't worry, crews will be back a minimum of two more times well into December.

What We Need You To Do To Help—To keep the leaf collection on schedule and to help keep costs down, please adhere to the following:

- o DO NOT rake anything except leaves out to the curb for collection. Branches, sticks and other waste clogs the machinery and can potentially damage the leaf vacuums.
- o Rake your leaves to the curb or tree lawn, but not into the street where they will block traffic.
- o Please have your leaves raked out to the curb at least two (2) days before crews are scheduled to arrive (Again, see leaf collection map on the City website.) Depending on Mother Nature, equipment problems and the volume of leaves, the crews may be as much as two days early or two days late.
- o Do not bag your leaves and leave them out for the City's collection crews. Any bagged leaves will be by-passed. Leaves must be raked out to the tree lawn or curb all by themselves for ease of pick up by the leaf vacuums. Please rake leaves to as close to the curb as possible.
- o Do not park vehicles near the leaf piles. Leaves must be accessible to the trucks and the leaf vacuum. If leaves are not accessible, they will be bypassed - we do not want to risk damaging the leaf vacuum or your vehicles.

Once the program begins, leaf collection schedule updates will be provided on the City website. If you have questions about leaf collection, please call (937) 748-9791 for more information.