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SPRING 2007

VOLUME 2

## New Building is New Home for Coldwell Banker/Heritage Realtors

After serving Springboro residents' real estate needs for many years in a historic building at 20 South Main St., Coldwell Banker Heritage Realtors moved recently to a new, larger office at 535 N. Main St.

"We loved the building and location, but our growth has mirrored Springboro's and we simply outgrew the building," said Ken Parrott, broker/owner. The new building is home to about 60 associates and support staff. With the move to the approximately 8,000 square foot building, the Byers Road office in Miamisburg was merged with the Springboro office.

Springboro is now number one in the Dayton market, in areas such as average sale price, dollar volume and units, he said. Ken and his partner, Steve Earman, have a combined 43 years experience in real estate, and operate nine Coldwell Banker offices in the Miami Valley.

The commercial division of the new office is managed by Paul Lavin, who can be reached directly at 937-847-6829. Jenny Knott manages the residential division and can be reached at 937-748-5500.

The new office is open seven days a week and evenings for the convenience of its clients.

In addition to real estate sales, Coldwell Banker offers one-stop shopping for the homebuyer, including mortgage and title services.



## Check Out Property Listings on City's Website

Whether you want to sell, buy or lease retail or commercial property in Springboro, you should check out the City's web site at [www.ci.springboro.oh.us](http://www.ci.springboro.oh.us) for property listings.

To check out the listings, go to the website, click on the "Services" bar, then click on "Economic Development."

If you have retail or commercial property for sale or lease, the City will be happy to post information on the site for you. You supply the information, photos, architect's renderings and other data for your property.

This is a free service to the business community. We do ask that you contact us when your property leases or sells so we can keep the site updated.

For more information, or to provide information to be listed, please email Chris Pozzuto, Assistant City Manager at [pozzuto@cityof-springboro.com](mailto:pozzuto@cityof-springboro.com).



## Garden of Health Foods Blooming

Dianne Roark smiles as she notes that Garden of Health Foods is flourishing. She opened her store May 1 and plans on a gala one-year anniversary sale.

The seeds were 'planted' last year when a nearby health food store closed. Dianne, an associate there, purchased the display fixtures and shopped for empty retail space. She credits Nick Motto, Springboro's Business Retention Specialist, with helping her through the challenges of a grand opening, particularly with signage issues.

An array of health foods lines the shelves, along with herbs, vitamins, weight loss, metabolic products, essential oils, and more.

"When the other store closed, people actually asked me to open my own store. Even now, people come in and thank me for being here. It's very gratifying." Her customers decide what she will stock on those shelves. Thanks to customer requests, she will soon carry a wider selection of gluten-free products.

In the back of the store is a small soda fountain/coffee bar, where Dianne serves up fresh coffee and healthy smoothies of her creation. Her customers' favorite is Javachino, her frozen coffee dessert that comes in at just under 100 calories.

The store has sponsored several health-related talks by area physicians. In fact, they were so popular, they are now held at the Springboro Library. On April 20, psychologist Dr. Judy Swartz will discuss "How to Keep Your Brain Healthy." The program begins at 7 p.m. and registration is requested.

The Garden of Health Foods, at 778 W. Central Ave., next to Edwards Furniture, is open Monday through Friday, 10 a.m. to 7 p.m. and until 5 p.m. on Saturdays. For more information, call 937-746-7904.

## Shell Station Under New Ownership; Now Offers Convenience Foods

A Springboro Shell service station has been a fixture on the northwest corner of North Main Street and West Central Avenue since Springboro's days as a sleepy village.

Today, the Shell station boasts new owners and a large, airy, and well-stocked convenience store to serve patrons.

Owners Hitesh Patel, and his wife, Shyamal, purchased the station in July and unveiled the newly renovated convenience store at the end of January, following an extensive remodeling. A.J. Desai is the station manager and a partner in the business.

Hitesh has retail experience, while Shyamal is a trained medical technologist. She left her full-time job and now works part-time in the business.

The convenience store carries an extensive selection of groceries, including milk, bread, canned food, snacks, soda pop, beer, coffee, and more. The store has applied to sell lottery tickets as well.

Hitesh and Shyamal said they will adjust their stock as they track customer preferences.

The station is open from 6 a.m. to 11 p.m. Monday through Saturday, with a later opening on Sundays. For more information, call 937-748-1950



## Why We Do What We Do

Thanks to an ordinance passed by City Council in February, the City's sign code now allows "temporary signs" in commercial sign districts.

New businesses holding grand openings, businesses hosting special events and sales will benefit from the change that now allows temporary use of wall-mounted banners for retail businesses and offices.

City staff reviewed sign and banner ordinances in nearby cities, including Centerville and Kettering, before making a recommendation to Springboro Planning Commission members. Staff and city officials listened to business owners who expressed their opinions and offered suggestions on how to include the use of temporary signs into the sign code. Fairness to all business owners, the overall appearance of the city, and safety issues were major considerations in changing the ordinance.

Now, your retail business or office may erect a banner on a quarterly basis, for a maximum of 30 days for each installation. For details as to size requirements, permit fees, and other specifics, call Ron Gibboney, Zoning Inspector, at 937-748-9791.

The City thrives when its businesses thrive and we understand that signs are a vital part of letting customers know about your business. Creating fair and effective signage regulations is a balancing act. The City is always open to review its policies. As business owners know, appearances matter. The same is true of a municipality. Consistent, fair signage rules help ensure the city displays itself as an attractive, clean and safe community in which to work and live.



## Warren County Safety Council

The Bureau of Workers' Compensation Division of Safety & Hygiene sponsors more than 70 safety councils around the State of Ohio, and Warren County has one of them. The safety council provides Warren County with quality programs addressing occupational safety and health, workers' compensation and risk management education and information. They inform participants about new techniques, products and services, and provide a thorough knowledge of these services.

In addition, employers actively participating in the Warren County Safety Council receive a four-percent, workers' compensation premium discount. This discount can be added to any existing Drug Free Workplace, Premium Discount Program + and/or group rating discount.

Any Springboro business can be a part of the Warren County Safety Council. For more information on potential savings and programs, please contact Sara Arseneau at the Lebanon Chamber of Commerce at 513-932-1100.

## Satisfied Customers Spur Growth at Springboro Automotive

Springboro Automotive, 216 Hiawatha Trail, just off West Central Avenue, has doubled its business in the last couple of years – thanks to satisfied car owners and Springboro's continued growth.

"It was pretty much just me and a partner when we started 12 years ago. Now, it's three full-time technicians and me," said owner Bob Grove.

Before starting Springboro Automotive, Bob had been associated with an automotive shop in Montgomery County.

"Springboro worked closely with me to help make it easy to come here. So, when the population exploded, we were here."

Springboro Automotive offers the full spectrum of automotive repair and maintenance services. Bob's passion for having customers who are both satisfied and well informed is evidenced by the shop's monthly maintenance or repair specials, Customer Loyalty Reward program, a website offering automotive tips and education, links, feedback and more.

"Being independent is nice. You're not going to a chain where you deal with a service writer. Here, it's just us. It's more personal and that means better service." Since he likes to deal directly with people, it's not unusual for him to talk to the car owner about the problem, then cure the problem himself.

Springboro Automotive recently earned a 100-percent rating with the American Automobile Association and is an AAA Approved Auto Repair Center.

Springboro Automotive is open from 8 a.m. to 6 p.m., Monday through Friday and can be reached at 937-746-7999.

## Paintbrush Pottery Mixes Well with City's Retail Offerings

Lee Mershad was a customer at a Springboro pottery studio when she was a child. Today, she and her mother, Linda, own the store, now called Paintbrush Pottery.

Purchased just over a year ago, the studio has been in Springboro Pointe shopping plaza for five years and was on Main Street for two years before that.

While they share responsibilities, Lee spends most of her time in the store, while Linda handles invoices and their growing database.

Hosting birthday parties, scout troops and church groups are mainstays of Paintbrush Pottery, but Girls' Night Out evenings and corporate team-building events are gaining in popularity. Unlike many pottery studios, the pricing is all inclusive, including studio time, as well as painting and firing.

Lee and Linda are finalizing plans for their second Spring Break Camp offerings in conjunction with the schedules of area school districts. They also plan special Mother's Day commemorative plates.



During their first year, "We've gotten a whole new line of bisque and we've raised the 'fun' quotient in several ways, including allowing snacks and drinks in the store," says Lee.

Paintbrush Pottery, at 255 W. Central Ave., is open Tuesday through Thursday, 11 a. m. to 7 p.m., Friday and Saturday 11 a.m. to 9 p.m., and Sunday, noon to 4 p.m. The store is closed Mondays except for private parties. For more information, call 937-748-8707.