



Common Knowledge

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Vol XXXIII Issue I

The Official Newsletter of the Chandler Commons Property Owners Association

January 2013

From the President

Happy New Year to all of our residents. I hope that you all had a happy and healthy holiday season. In the last newsletter we announced that there were openings on the Board of Trustees. We did not receive any letters of intent for these positions. Current board members Jerry Mikolajczyk (secretary), Dan Hoag (vice president and pool manager), and John Sullivan (vice president and common grounds manager) have agreed to continue serving in these roles for the coming term. I would like to thank each of these gentlemen for continuing to volunteer their time and talents serving our neighborhood.

The Annual Property Owner's Association Meeting will be held on Monday, February 18, 7 p.m. at the Strongsville Old Town Hall, located at the southeast corner of the Pearl Rd and Rt. 82 intersection. All homeowners are invited to attend. City representation will be on hand to discuss any new developments within the City and to answer any questions. We hope to see you there.

You will find the 2012 financial statement in this newsletter. Also attached is your annual membership dues invoice, which is due by March 15, 2013.

As a reminder, you can find past newsletters, updates, our neighborhood babysitter directory, and other information at our website, www.chandlercommons.com. Any questions or concerns can be sent to your board members through the website's "contacts" page, or you can reach me by phone at (440) 668-4211.

Jason Hughes
President

Reserving the Pavilion, Baseball Field, and Soccer Field

Home Owners in good standing may reserve the pavilion, baseball, or soccer fields for the 2013 season by calling John Sullivan at (440) 846-0108. The pavilion is available May through October, from 9AM to 10PM. The lights automatically turn off at 10PM.

Rental requires a \$50 deposit check that will be returned, provided the pavilion is cleaned up afterwards and returned to the state it was found in. This includes taking all trash home (as we do not have trash removal service at the pavilion), sweeping the floors, removing any tape or tacks, and cleaning the fireplace and grills if you used them (by the following morning). If the pavilion is left a mess, we will cash your deposit check.

Deposit checks should be made payable to Chandler Commons Property Owners Association and dropped off at 14294 Crown Point Parkway. Please do not place checks in the mailbox. Checks should be turned in at least 30 days prior to your event. If a check is not received, your date could be made available to other interested parties.

Common Grounds

We removed a large number of dead trees in 2012, many of which fell victim to the ash borer. There are still a few more scheduled, that will be removed once the wet ground is able to handle the equipment. As a reminder, we will only remove dead or dying trees on common ground property that pose a threat to damage property if the tree should fall. We do not remove dead or dying trees from wooded areas.

Chandler Commons 2012-2013 Budget

Category	2012 Actual	2012 Budget	2012 Difference	2013 Budget
INCOME				
Dues	\$122,925.00	\$121,875.00	\$1,050.00	\$121,875.00
Dues:Current Year Late	\$2,300.00	\$1,000.00	\$1,300.00	\$1,000.00
Dues:Prior Years	\$0.00	\$650.00	-\$650.00	\$1,500.00
Interest Inc	\$57.13	\$450.00	-\$392.87	\$100.00
TOTAL INCOME	\$125,282.13	\$123,975.00	\$1,307.13	\$124,475.00
EXPENSES				
Bank Charge	\$80.52	\$50.00	-\$30.52	\$50.00
Capital Improvements:Playground	\$0.00	\$10,000.00	\$10,000.00	
Capital Improvements:Rec Area	\$0.00	\$19,000.00	\$19,000.00	
Electric- Non Pool	\$2,360.17	\$2,000.00	-\$360.17	\$2,800.00
Insurance	\$4,281.00	\$4,500.00	\$219.00	\$5,500.00
Insurance:Rec Area Claim	\$6,305.19	\$0.00	-\$6,305.19	
Maintenance:Electrical	\$1,481.73	\$1,200.00	-\$281.73	\$1,500.00
Maintenance:Landscaping	\$24,247.66	\$24,000.00	-\$247.66	\$25,000.00
Maintenance:Landscaping:Extras	\$2,731.48	\$15,000.00	\$12,268.52	\$5,000.00
Maintenance:Landscaping:Fertilizer	\$1,865.23	\$2,000.00	\$134.77	\$2,000.00
Maintenance:Recreation Area:Baseball Field	\$611.60	\$1,000.00	\$388.40	\$1,000.00
Maintenance:Recreation Area:Pavilion	\$1,079.60	\$2,500.00	\$1,420.40	\$0.00
Maintenance:Recreation Area:Tennis Court	\$0.00	\$5,000.00	\$5,000.00	\$0.00
Maintenance:Recreation Area:Volleyball Court	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Maintenance:Retention Basin	\$12,430.80	\$11,700.00	-\$730.80	\$1,600.00
Pool:Electric	\$7,537.96	\$8,000.00	\$462.04	\$8,000.00
Pool:Gas	\$7,859.22	\$9,000.00	\$1,140.78	\$9,000.00
Pool:License to Operate	\$725.00	\$725.00	\$0.00	\$725.00
Pool:Management	\$34,578.41	\$32,000.00	-\$2,578.41	\$35,000.00
Pool:Repairs & Supplies	\$6,195.40	\$9,000.00	\$2,804.60	\$9,000.00
Pool:Telephone	\$646.07	\$600.00	-\$46.07	\$1,200.00
Pool:Water & Sewer	\$8,682.54	\$5,000.00	-\$3,682.54	\$6,000.00
Professional Services	\$150.00	\$500.00	\$350.00	\$500.00
Social	\$2,055.59	\$3,000.00	\$944.41	\$3,000.00
Supplies & Postage	\$1,995.30	\$3,000.00	\$1,004.70	\$3,000.00
Tax- Property	\$506.48	\$600.00	\$93.52	\$600.00
TOTAL EXPENSES	\$128,406.95	\$170,375.00	\$41,968.05	\$121,475.00
OVERALL TOTAL	-\$3,124.82	-\$46,400.00	\$43,275.18	\$3,000.00

Current Checking	\$3,719.46		
Current Savings	\$82,130.90		
Curent Cash	\$100.00		
Ending Balance	\$85,950.36		\$88,950.36

Pool Building Addition Budget **\$150,000.00**

Neighborhood Watch

The Board of Trustees was recently made aware of an unnamed person or persons planning to take it upon themselves to start their own neighborhood watch and to “administer neighborhood security”. While we do agree that a heightened sense of awareness is a good thing, the Board (and more importantly, the Strongsville Police Department) does not condone “vigilante groups” – their words, not mine. The police warns that anyone approaching or confronting someone that they think is up to no good can be held liable if such a confrontation gets out of hand, and they can get much more than they bargained for.

The police advise that any suspicious activity be reported to them immediately, and you let the police handle police business. They also advise that any and all acts of vandalism be reported to them, so they can track these occurrences and provide special attention when and where it is needed.

The Strongsville Police have offered to assist in developing an actual, organized, police-backed neighborhood watch program. We have invited the police to attend our annual meeting on February 18 to discuss this program, what it would require, and what it entails. Anyone interested in participating in a legitimate neighborhood watch is invited to attend.

Along the lines of safety, remember to lock your car doors and to remove valuables from plain view while in your driveway. In addition, please turn on your outdoor lights and make sure your lamppost is working. We all have lampposts, but we don't all have one that is working. This is a city ordinance. A well-lit neighborhood is a deterrent for criminal activity.

Social Committee Events

Please mark your calendars for this year's Social Committee events. Every year these events are a great success. They can only continue and grow with your continued participation. We will again be hosting our “big three” annual events, and will try to introduce some new ones to keep things interesting. This year we will welcome the Easter Bunny for a kid's event at the pavilion, as he can get tired out from hopping through the neighborhood. Watch for more information on that.

Saturday, March 23 – Easter Bunny visit
Friday, May 24 – Wine and Cheese Party
Saturday, July 27 – Family Fun Day
Saturday, September 29 – Clambake

Ponds

You may have noticed some odd looking lights floating in each of our two ponds. As crazy as it may sound, these are supposed to deter Canada Geese from settling in the area. We have had talks with pond management regarding the ongoing problem of nuisance geese at both of the ponds. Deterrents range from chemical applications, to noise making devices, all the way to hiring trained border collies to come by on a regular schedule to scare them off. Most options are expensive, and most have little guarantee of success. The idea behind the lights is that the amber light simulates the eye reflection of a predator, disrupting their ability to sleep, making them nest elsewhere. Believe me, I know how it sounds. But they were recommended both by our pond management company and by some neighboring communities that claim success with them. Because they are relatively inexpensive, solar powered, and maintenance free, we are giving them a shot. However, these lights will do little to deter the existing population, as they are ‘established’. The hope is to keep new ones from showing up. Further information on these lights can be found at www.awaywithgeese.com.

Finally, on the subject of the ponds, please note that ice skating or walking on the frozen surface of the ponds is not permitted.

To Our Dog Owners

As always, a few words to dog owners, particularly those walking their dogs in the common ground areas. As is the case with walking your dog in the neighborhood, you must clean up after your dogs in the common grounds as well. Please bring a bag, use the bag, and then bring the bag home for disposal. We have several trash receptacles in the common areas, including at the pavilion and the playground, and these cans are routinely filled with bag after bag of dog waste. As you can imagine, this makes for an unpleasant scene for the residents using these amenities, as well as for the volunteers that empty these trash cans. We ask that all dog owners do their part to keep these areas clean.

Please also remember that per city ordinance, dogs must be leashed when outside, anywhere in the neighborhood.

**Annual Chandler Commons Property Owners Association Meeting
Monday, February 18, 2013 at 7:00 PM**

Please Note: Meeting at Old Town Hall

Chandler Commons Property Owners Association

P.O. Box 360218

Strongsville, Ohio 44136

ANNUAL DUES INVOICE ENCLOSED



Do Not Forward