



Common Knowledge

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Vol XXVIII Issue I

The Official Newsletter of the Chandler Commons Property Owners Association

January 2008

Letter from the President

The annual Homeowners' Meeting will be February 18th, 2007 at 7 pm in Strongsville City Council chambers. We go over the past year's budget and concerns, and discuss the upcoming year and any planned expenditures. We invite all Association Members to join us. We will extend an invitation to our Mayor, Mr. Perciak, and our councilman, Ray Haseley to speak at the meeting as well.

Speaking of our city representatives, I have had discussion with Mr. Haseley, as well as our Strongsville City Service Department, on the continued deteriorating condition of Benbow Road. At last year's meeting, we pointed out that Benbow was beginning to look like the Strongsville moonscape, with more holes and loose stones than roadway. The street repair crew has done patchwork several times over the last several months applying what I have termed as "band-aids" to the several holes and rough spots. I hope to be able to re-address this at our meeting, and get a committed target date for re-paving the road. If you have driven on Boston Road lately, you can see another candidate for roadwork. Let's see what our elected officials have to say. I have received a few calls from residents on this topic, and I encourage you to call your councilman, or the city also to reinforce our desire for a paved Benbow Road. Chandler Commons will occasionally have a tree fall over in the common area that affects bordering

residents. So that you understand our policy, we will have any tree brought down or removed professionally that has fallen on your property from a common ground area. We will help clean up debris as the case warrants. Trees that are leaning precariously on common grounds should be reported to the board members for inspection. Jason Hughes regularly walks most of the common areas a few times a year to keep up with any hazards, but feel free to call him if you notice anything dangerous. We address each incident on a case by case basis.

A quick warning to drivers around the Benbow Road and Hunt Road intersections and south. We have seen an increase in the amount of deer crossings at these roads at dawn and dusk this year. A few residents have hit deer, which causes real damage to the automobile. Please be careful to watch for deer activity during these hours, and remind your younger drivers in the family that deer generally don't look both ways before crossing.

See you at the meeting.

Paul Maskow
President

Lost and Found

A purse and silver IPOD Nano were lost in Chandler Commons on October 18, 2007. If anyone found

either of these items please call Larry Stanoszek at 440-238-5794 or 440-382-1687.

**Annual Chandler Commons Property Owners Association Meeting
Monday, February 18, 2008 at 7:00 PM Strongsville City Council
Chambers**

CCPOA YTD Budget as of 12/31/07

Category Description	1/1/2007 - 12/31/07			FY '08 Budget
	Actual	Budget	Variance	
INCOME				
Dues	122,685	121,875	810	121,875
Current Year Late	2,075	1,000	1,075	1,500
Interest Inc	1,527	1,680	-153	1,200
TOTAL INCOME	\$126,287	\$124,555	\$1,732	\$124,575
EXPENSES				
Bank Charge	30	50	20	50
<i>Capital Improvements</i>				
Panorama Sign Lighting	4,520	0	-4,520	
Chandler Green Sign Lighting				5,000
Pavillion	52,450	50,000	-2,450	
Pool Entrance Way				9,000
Electric- Non Pool	1,106	1,200	94	1,200
Insurance	3,587	4,500	3,394	4,500
<i>Maintenance</i>				
Electrical	243	1,000	757	1,000
Landscaping	22,322	24,000	1,678	24,000
Extras	6,727	5,500	-1,227	10,000
Fertilizer	1,809	2,000	191	2,000
<i>Recreation Area</i>				
Baseball Field	1,108	1,000	-108	1,200
Tennis Court	0	1,000	1,000	1,000
Volleyball Court	985	1,000	15	5,000
Retention Basin	1,478	1,600	122	1,600
<i>Pool</i>				
Electric	4,662	5,500	838	5,500
Gas	5,005	6,000	995	6,000
Improvements	0	2,500	2,500	2,500
License to Operate	675	725	50	725
Management	27,923	30,000	2,077	30,000
Repairs & Supplies	4,819	2,500	-2,319	2,500
Telephone	539	500	-39	550
Water & Sewer	3,104	4,000	896	4,000
Professional Services	100	500	400	500
Social	1,765	3,000	1,235	3,000
Supplies & Postage	1,560	3,000	1,440	3,000
Tax- Property	537	600	63	600
TOTAL EXPENSES	\$147,054	\$151,675	\$4,621	\$124,425
OVERALL TOTAL	-\$20,767	-\$27,120	\$6,353	\$150

Current Checking Balance	\$12,912.85
Current Savings Balance	\$30,349.84
Current Cash Balance	\$100.00
Current Balance	\$43,362.69
Projected Year End Balance	\$43,512.69

Chandler Commons Swim Team

The Chandler Commons Swim Team will begin registration in March for the summer league. The swim team is open to all Chandler Commons residents from the age of 4 - 18. The young swimmers need to be able to swim the length of the pool. The team practices Monday through Friday once school ends. The league lasts 6 weeks with swim meets on Tuesday and Thursday evenings. It is a very fun time for the children and their families. The swim team is run completely by volunteers, so all families must be able to work at the majority of the meets.

Registration this year will begin March 28 and the forms will be available online through the Chandler Commons website beginning March 1. Families must have the registration forms and fees turned in by Sunday, April 28, to avoid paying a registration fee. We will have an informal registration meeting on Friday, April 25, from 6:30 to 7:30 at the Chandler Commons Pavilion. We will be available to answer questions during this time. You may also turn in your forms at this meeting.

Our annual pizza party will be on May 16 at the Rec Center for the families that have joined the team. This will be a "Meet & Greet" pizza party with swimming for the team. We look forward to seeing everyone there.

We would like to try to get the team and families interested in joining the team together for some pre-

season activities. On Saturday, Feb. 2, please join us at Bradnan's Recreation Center in the Southland Shopping Plaza for our own "Super Bowl." From 12:00 - 2:00 on Feb. 2, we have a few lanes reserved for bowling. The cost is \$2.50 per game plus shoe rental. Please RSVP by Jan.30 to Sally at 878-1490.

Some dates to remember:

Feb. 2 - Super Bowl at Bradnan's 12:00 - 2:00.
 March 1 - Registration forms available online.
 March 15 - March Madness Activity - details to follow.
 March 28 - Registration begins.
 April 25 - Question & Answer meeting at pavilion 6:30 - 7:30.
 April 27 - Registration ends.
 May 16 - Meet & Greet Pizza Party at Rec Center 6:00 - 8:00.
 June 9 - Mandatory practices begin

This year, we will be using the Chandler Commons website to post all of our activities and forms. Please go to the Swim Team page on www.chandlercommons.com to get up to date information regarding the team.

Easter Candy Sale

The Chandler Common Swim Team will be holding a fundraiser with Malley's Chocolates from February 1st to March 17th. We welcome all Chandler Common Residents to participate. Traditional orders will be taken through Feb. 22 and candy will be delivered the week of March 10th. Internet orders can be placed through March 17th and can be delivered right to your home.

Log onto the Chandler Commons Swim Team campaign site at <http://www.malleys.com/?id=07b5ea89-4e7a-4a36-a0bc-2ad8e17ac86d> to order directly. You can also

reach this link from the Swim Team page of www.chandlercommons.com.

All proceeds raised will help support our coaches, lifeguards, and concession needs for our 2008 season. Please contact Antoinette Starkey at 440-572-1686 to get your catalogs and order forms or to place an order.

2008 Swim Team members will have the opportunity to purchase new yard signs this year. Any member who sells \$300.00 or more will receive their yard sign for FREE! Help support our swim team. Go Tidal Waves!!!!

Request for E-mail Addresses for Newsletter Distribution

Beginning last summer, we started distributing newsletters by e-mail (where possible) because we had collected e-mail addresses for about 30% of Chandler Commons residents. Many of those e-mail addresses were collected from last year's dues remittances. This has provided a significant cost savings as opposed to mailing printed copies via US mail.

We would prefer to distribute newsletters by e-mail to as many people as possible if you are willing to receive them by e-mail. This annual dues newsletter was sent by US mail only (no e-mail) because of the return envelope for the dues invoice, but all other newsletters throughout the year can be delivered by email.

If you have not previously received any newsletters by e-mail (meaning we don't have an e-mail address

for you), and you are willing to receive future newsletters by e-mail, please fill out the "E-mail" line on the dues invoice when you return it in so we can add your e-mail address to our newsletter distribution list.

Your e-mail address will not be shared with anyone else and will only be used for newsletter distribution and other Chandler Commons communications. If we can increase the number of e-mail addresses from 30% to a larger majority, it will help reduce costs even further. If you are already receiving newsletters by e-mail, thank you for helping us in this regard.

In addition to adding/updating your e-mail address, please include any new or revised information regarding your name, phone number, etc. Thank you.

Chandler Commons Property Owners Association

P.O. Box 360218
Strongsville, Ohio 44136



Annual Dues Invoice Enclosed



Do Not Forward