



Common Knowledge

info@chandlercommons.com

Vol XXX Issue I

The Official Newsletter of the Chandler Commons Property Owners Association

January 2010

Letter from the President

I would like to first thank outgoing President Paul Maskow and Secretary Bob Brink for their years of service to our community. I have worked very closely with these gentlemen since joining the board and can speak firsthand of their dedication and commitment to our development. In addition to their many responsibilities on the board, Paul and Bob were instrumental in the success of our now annual social gatherings that have been so well received by our residents. On behalf of the other board members and of our community, thank you.

After our request for volunteers last fall, I am pleased to announce that Jerry Mikolajczyk and John Sullivan are joining the board. Jerry will take over as Secretary, and John will take over as Vice President in charge of common grounds and the pavilion. Jason Hughes will become President, Dan Hoag will remain as Vice President and Pool Manager, and Greg McDonald will remain as Treasurer.

I invite all residents to attend the Association's upcoming annual meeting, which will be held at the Old Town Hall on Monday, February 15th, at 7:00 PM. The hall is located at the southeast corner at the intersection of Royalton Road and Pearl Road. We will review what occurred in 2009 and also discuss the year ahead. This is a good opportunity to interact with your board and to discuss any issues you may have.

2010 promises to be an interesting year. Thanks to those who have stepped forward to fill vacancies in the Social Committee so that our events can continue and expand. I would also like to thank Nancy Maskow and Debbie Brink for their years of hard work on the committee. We are always looking for a helping hand, whether it is helping out with an event or volunteering some time to clean up the common grounds.

A copy of the 2009 financial statement is enclosed in this issue, as is your annual dues invoice. Don't forget to visit our website at www.chandlercommons.com for more neighborhood information. You can view recent newsletters, find swim team information, access our resident business directory and more. If you have any questions or concerns you can reach me at (440) 668-4211 or you can e-mail any questions or comments to president@chandlercommons.com.

Jason Hughes
President

Chandler Commons Property Owner's Association				
1/1/2009 through 12/31/2009 Using 2009 Budget				
Category Description	Actual	Budget	Difference	2010 Plan
INCOME				
Dues				
Current Year Late	\$1,425.00	\$1,000.00	\$425.00	\$1,000.00
Other Dues	\$121,745.00	\$121,875.00	-\$130.00	\$121,875.00
Interest Inc	\$96.36	\$400.00	-\$303.64	\$200.00
TOTAL INCOME	\$123,266.36	\$123,275.00	-\$8.64	\$123,075.00
EXPENSES				
Bank Charge	\$0.00	\$50.00	\$50.00	\$50.00
Capital Improvements				
Pool Building	\$0.00	\$5,000.00	\$5,000.00	
Electric- Non Pool	\$1,769.59	\$1,800.00	\$30.41	\$2,000.00
Insurance	\$3,702.00	\$4,500.00	\$798.00	\$4,500.00
Maintenance				
Electrical	\$1,430.52	\$1,500.00	\$69.48	\$1,800.00
Landscaping				
Other Maintenance:Landscaping:Extras	\$8,490.15	\$10,000.00	\$1,509.85	\$10,000.00
Fertilizer	\$1,832.00	\$2,000.00	\$168.00	\$2,000.00
Other Maintenance:Landscaping	\$21,877.11	\$24,000.00	\$2,122.89	\$24,000.00
Recreation Area				
Baseball Field	\$475.00	\$1,200.00	\$725.00	\$1,000.00
Pavilion	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Tennis Court	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Volleyball Court	\$4,568.75	\$5,000.00	\$431.25	\$2,500.00
Retention Basin	\$1,508.50	\$1,600.00	\$91.50	\$1,700.00
Pool				
Electric	\$7,848.86	\$6,000.00	-\$1,848.86	\$8,000.00
Gas	\$7,433.13	\$8,000.00	\$566.87	\$9,000.00
Improvements	\$3,265.00	\$4,000.00	\$735.00	\$4,000.00
License to Operate	\$675.00	\$725.00	\$50.00	\$725.00
Management	\$29,985.00	\$30,000.00	\$15.00	\$32,000.00
Repairs & Supplies				
Pool Tags	\$290.00	\$0.00	-\$290.00	\$0.00
Other Pool:Repairs & Supplies	\$4,398.30	\$2,500.00	-\$1,898.30	\$5,000.00
Telephone	\$509.11	\$600.00	\$90.89	\$600.00
Water & Sewer	\$3,853.79	\$4,000.00	\$146.21	\$5,000.00
Professional Services	\$425.62	\$500.00	\$74.38	\$500.00
Social	\$1,801.94	\$3,000.00	\$1,198.06	\$3,000.00
Supplies & Postage	\$1,405.62	\$3,000.00	\$1,594.38	\$3,000.00
Tax- Property	\$526.96	\$600.00	\$73.04	\$600.00
TOTAL EXPENSES	\$108,071.95	\$121,575.00	\$13,503.05	\$122,975.00
OVERALL TOTAL	\$15,194.41	\$1,700.00	\$13,494.41	\$100.00

Chandler Commons Swim Team

Think **SUMMER!!** Think **SWIM TEAM!!**

Thank you to all that helped to make our swim team a huge success last year! We had a great team and lots of fun! We are always looking for new members.....

Please watch for swim team sign-up boards posted at development exits. We will be updating our website for the 2010 season, registration, and Malley fundraiser.

In the meantime, if you have any questions please feel free to call Rachel Malley 440-238-4939.

New Contact Procedures for Reserving the Pavilion

Although the summer months seem extremely far away, we are reserving dates for the pavilion. Any paid up association member may reserve the pavilion by calling **John Sullivan at 846-0108**. Dates are reserved on a first come basis. We do require your address, phone number, and a \$50 deposit check made out to Chandler Commons. This is a deposit only and is only needed in the event that you fail to clean up after your use. All trash, decorations, etc must be taken home, as we do not have trash pickup service at the pavilion.

You may reserve the pavilion for your use all day. However we do ask you to be courteous to your neighbors regarding noise and lights after dark, as there are many children who live nearby. If you are having a graduation party or similar event, an adult must supervise the party at all times. Guest passes for the swimming pool are \$2.00 each and can be obtained from Dan Hoag at 572-1231.

Finally, if you schedule a date and for any reason find that you cannot use it on that day, please call and let us know. Saturdays and Sundays fill up fast and there may be other residents that can use it if a reservation is cancelled.

Chandler Commons Social Activity Survey

The Chandler Commons Social Committee has included an activity interest sheet for all to fill out to express your interest in potential social activities that they are planning. If you have any other ideas, just jot them down on the backside of the sheet and drop it off in their mailbox or email if you prefer.

Volunteer Request

We are always looking for residents who are willing to donate some of their time and skills to help with minor maintenance around the development (painting, fixing signs, fixing picnic tables, cleaning

debris from the common areas etc.). If you are willing to help out in the spring of 2010, please contact John Sullivan at 440-846-0108.

**Annual Chandler Commons Property Owners Association Meeting
Monday, February 15, 2010 at 7:00 PM**

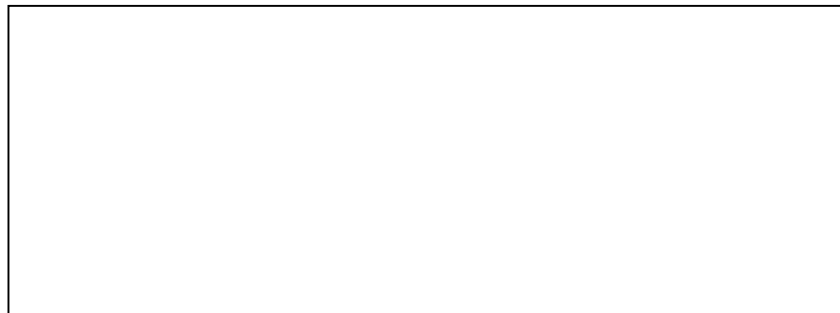
Please note: Meeting at Old Town Hall this year!

Chandler Commons Property Owners Association

P.O. Box 360218
Strongsville, Ohio 44136



Annual Dues Invoice Enclosed



Chandler Commons Property Owners Association

Invoice

2010 Association Dues

If paid by March 15, 2010.....\$325.00
If paid by April 1, 2010.....400.00
If paid after April 1, 2010.....500.00

Optional information to be used for updating the Phone Directory (please return with your dues remittance):

Name: _____
Address: _____
Phone: _____
E-mail: _____

Children: (check specialty if desired)

Name	Age	Babysitter	Mother's Helper	Yard Work

Any other information or comments you would like to provide to the Board of Trustees:

Please return this form along with payment in the enclosed pre-addressed envelope.

Chandler Commons Social Activity Survey

Your Chandler Commons Social Committee is looking forward to providing you with another year of fun events for all to enjoy. Of course, the three cornerstone events will be ongoing as in past years. They are the Wine 'n' Cheese Party, the Beer 'n' Brats (Hot Dog 'n' Pop) picnic and the Fall Clambake. Each year the attendance continues to rise for these events and we're sure that this positive trend will continue.

As we move into 2010, we need your input to continue to provide the events that work best for you and your family. Please let us know if you would support any of the following events, or if you have any additional suggestions.

	Family Member(s) Would attend <i><u>Yes/No</u></i>	Family Member(s) Will help with <i><u>Yes/No</u></i>
Teen pool/pizza/volleyball evening	_____	_____
Overnight camp out at ball field	_____	_____
<u>Strongsville Rec. Ctr. Swim Party</u>	_____	_____
<u>Scrap-booking</u> Bring your own project and tools, Work with other croppers, Snacks will be provided	_____	_____
<u>Chandler Commons Couples Softball</u>	_____	_____
<u>Corn-hole</u> game/teams	_____	_____
Wine 'o' Club Ladies only Social Event B.Y.O.B. Snacks Provided	_____	_____
<u>Daytime Golf League</u>	_____	_____

Your Name _____ Your Phone _____

Please fill out the survey and email to or drop off in the mailbox of:

Tom Durbin at 15177 Camden Circle or tdurbs101@yahoo.com
 Jason Hughes at 15230 Camden Circle or jhughes0315@yahoo.com
 Rick Miller at 14539 Trenton Ave. or rickmiller@eaton.com
 Spenser & Christy Vago at 18953 Stony Point or svago@sbcglobal.net