



Common Knowledge

info@chandlercommons.com

Vol XXXV Issue 1
Association

The Official Newsletter of the Chandler Commons Property Owners

January 2015

2015 Annual Meeting on February 16, 2015

Hello friends and neighbors, and welcome to 2015. Included herein you will find the 2014 financial statement and your annual membership dues invoice. The annual dues of \$350.00 will again be due by March 15, 2015.

The Property Owner's Association annual meeting will take place on Monday, February 16 at 7PM at Strongsville's Old Town Hall, located at 18825 Royalton Road (across the street from the police station). All homeowners are invited to attend. The Board of Trustees will discuss events and expenses from the past year and answer questions and concerns. We also hope to have representatives from the city on hand to discuss recent developments in Strongsville.

2015 Social Committee Events

The Chandler Commons Social Committee will again be putting on a variety of social gatherings this year. Our mainstay events have been the late May "Happy Hour" event for adults and the July Family Fun Day event. Last year, due to lower attendance at the September clambake, we opted to go with a second Happy Hour event instead, and it was a great success. We have also been lucky with the weather in recent years with the Easter Bunny's visit to the pavilion.

Please again note that aside from this January issue we are no longer mailing hard copy newsletters, as we now have the majority of our residents receiving the newsletter by e-mail. If you have not done so already, we ask that you provide us with an e-mail address for this purpose. Your e-mail address will be used only for forwarding the newsletter, and will not be shared.

If you do not want to provide an e-mail address, you can find our newsletters posted on www.chandlercommons.com. In addition to the past newsletters, the website also contains Board member contact info, announcements, and additional information.

If you have come to our events in the past, please tell a neighbor. If you haven't, please come check one out. They are fun and they are free!

Thank you to the Chandler Commons Social Committee who volunteer their time to coordinate these events for the residents. The Committee is always looking for people who want to join, become involved, or have new ideas for events. Drop us a line at info@chandlercommons.com.

SAVE THE DATES

Social Events

Saturday, April 4 – Easter Bunny at the Pavilion

Friday, May 29 – Happy Hour

Sunday, July 26 – Family Fun Day

Saturday, Sept 26 – Happy Hour II

Chandler Commons Budget 2014 - 2015				
Category	2014 Actual	2014 Budget	Difference	2015 Budget
INCOME				
Dues	\$ 130,590.00	\$ 131,250.00	\$ (660.00)	\$ 131,250.00
Dues:Current Year Late	\$ 1,575.00	\$ 1,000.00	\$ 575.00	\$ 1,000.00
Dues:Prior Years	\$ -	\$ 1,500.00	\$ (1,500.00)	\$ 1,500.00
Interest Inc	\$ 88.14	\$ 100.00	\$ (11.86)	\$ 100.00
TOTAL INCOME	\$ 132,253.14	\$ 133,850.00	\$ (1,596.86)	\$ 133,850.00
EXPENSES				
Bank Charge	\$ 30.00	\$ 50.00	\$ 20.00	\$ 50.00
Electric- Non Pool	\$ 2,743.93	\$ 3,000.00	\$ 256.07	\$ 3,000.00
Insurance	\$ 4,858.00	\$ 5,500.00	\$ 642.00	\$ 5,500.00
Maintenance:Electrical	\$ 158.00	\$ 1,500.00	\$ 1,342.00	\$ 1,500.00
Maintenance:Landscaping	\$ 22,433.76	\$ 25,000.00	\$ 2,566.24	\$ 25,000.00
Maintenance:Landscaping:Extras	\$ 8,542.80	\$ 10,000.00	\$ 1,457.20	\$ 10,000.00
Maintenance:Landscaping:Fertilizer	\$ 2,310.45	\$ 2,000.00	\$ (310.45)	\$ 2,500.00
Maintenance:Recreation Area:Baseball Field	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Maintenance:Recreation Area:Volleyball Court	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Maintenance:Retention Basin	\$ 1,632.00	\$ 1,650.00	\$ 18.00	\$ 1,700.00
Pool:Electric	\$ 7,010.16	\$ 8,000.00	\$ 989.84	\$ 8,000.00
Pool:Gas	\$ 8,423.05	\$ 9,000.00	\$ 576.95	\$ 9,000.00
Pool:License to Operate	\$ 725.00	\$ 725.00	\$ -	\$ 725.00
Pool:Management	\$ 32,811.00	\$ 35,000.00	\$ 2,189.00	\$ 35,000.00
Pool:Repairs & Supplies	\$ 4,801.33	\$ 5,000.00	\$ 198.67	\$ 5,000.00
Pool:Telephone	\$ 356.09	\$ 1,200.00	\$ 843.91	\$ 1,000.00
Pool:Water & Sewer	\$ 4,921.10	\$ 6,000.00	\$ 1,078.90	\$ 6,000.00
Professional Services	\$ 175.00	\$ 500.00	\$ 325.00	\$ 500.00
Social	\$ 2,887.05	\$ 3,000.00	\$ 112.95	\$ 4,000.00
Supplies & Postage	\$ 1,063.41	\$ 3,000.00	\$ 1,936.59	\$ 2,000.00
Tax- Property	\$ 532.04	\$ 600.00	\$ 67.96	\$ 600.00
TOTAL EXPENSES	\$ 106,414.17	\$ 122,725.00	\$ 16,310.83	\$ 123,075.00
OVERALL TOTAL	\$ 25,838.97	\$ 11,125.00	\$ 15,509.93	\$ 10,775.00

Income Reconciliation

Starting Balance 1/1/2014	\$ 91,570.16
2014 income in excess of expenses	\$ 25,838.97
Ending Balance 12/31/14	\$ 117,409.13

Current Balances

Checking	\$ 3,505.98	
Less uncleared bank items	\$ (2,444.50)	
Savings	\$ 116,247.65	
Cash	\$ 100.00	
Ending Balance	\$ 117,409.13	\$ 128,184.13

2015

Welcome to new Board Member Rick Miller

In the November newsletter we announced openings for Board of Trustees positions. We are happy to announce that Rick Miller has now joined the Board of Trustees, and will be assuming the role of Secretary.

Rick is a 28 year resident of Chandler Commons and has been an active member of the Social Committee and our neighborhood community for many years. We are very pleased to announce this addition to the Board.

From the Outgoing President

After serving for a number of years, I am stepping down from the Board. I wanted to take just a moment to sincerely thank my fellow Board members, both past and present, for being a great group of people to work with.

events an ongoing success. It all adds up to a rewarding experience, and I recommend that anyone who wants to help our neighborhood move in the right direction consider joining the Board in the future.

I joined the Board shortly after moving into the neighborhood, not really knowing what to expect. What I met was a group of people who volunteer a great amount of time and energy into bettering our community and who get very little in return. During my time on the Board I was very fortunate to work with members that were able to fulfill their own duties and responsibilities as well as efficiently work together on larger projects and concerns. You guys are pros and I learned a lot from you along the way.

Spenser Vago will be taking over as President. He's an energetic, capable, approachable guy that I know will take the ball and run with it. The roles of Dan Hoag (Vice President/Pool Manager), John Sullivan (Vice President/Common Grounds Manager), and Greg McDonald (Treasurer) will remain the same. And as mentioned above, we are happy to announce Rick Miller as our newest member in the role of Secretary. If you happen to run into these gentlemen, please tell them thanks for the work that they do.

In addition to those I worked with, I am also thankful that I was able to meet many fellow residents that I might not have crossed paths with otherwise. I would also like to thank those I have worked with on the Social Committee who again have volunteered a lot of time to help make these

Thanks again,
Jason Hughes

Removal of Dead Trees

The removal of dead and dying trees in the Common Areas continues to be an ongoing expense, both for the association and for our area in general. More often than not it is the Ash tree that we are dealing with.

Trees that are cut down are left in the Common Area. Residents are welcome to cut and keep this wood if they so choose.

Our policy is to remove any dead trees in Common Areas that pose a risk of falling on and damaging any residential structures or property.

If you have or are aware of a potentially dangerous or damaging situation due to dead Common Area trees, please contact John Sullivan at (440) 846-0108.

2015

2015 Pavilion / Field Reservations

We are now taking reservations for the 2015 season for pavilion and baseball/soccer field reservations. It's first come, first serve so call early. Homeowners in good standing should call John Sullivan at (440) 846-0108. The pavilion is available from May through October, from 9AM to 10PM. The lights automatically turn off at 10PM.

Pavilion rental is free, but does require a \$50 deposit check that will be returned as long as the pavilion is cleaned up afterwards. Cleanup includes taking trash home (as there is no dumpster or trash pickup service at the pavilion),

sweeping the floor, removing any tape or staples, and cleaning the fireplace and grills if you use them. If the pavilion is not cleaned by the following morning, your deposit check will be cashed.

Deposit checks are to be made payable to Chandler Commons Property Owners Association and dropped off at 14294 Crown Point Parkway. Please do not put 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 residents, as the summer months are in high demand.

American Cancer Society Relay For Life – Chandler Commons Team Members Needed!!!

The Relay for Life is the American Cancer Society's largest fundraiser for cancer research and support services for those fighting cancer and their caregivers. The Relay for Life starts at noon on Saturday, May 16 and ends on Sunday, May 17 at 8AM, and is held at Pat Catan Stadium. At least one member from each team should be on the

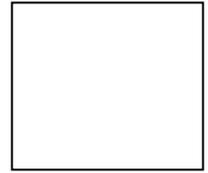
track at all times, but team members are not required to be present at the event the entire time. Team fundraising activities will be organized prior to and during the event. This is great opportunity for each of us to help in the fight against a disease that has touched so many of our lives.

Ways you can support the Cause:

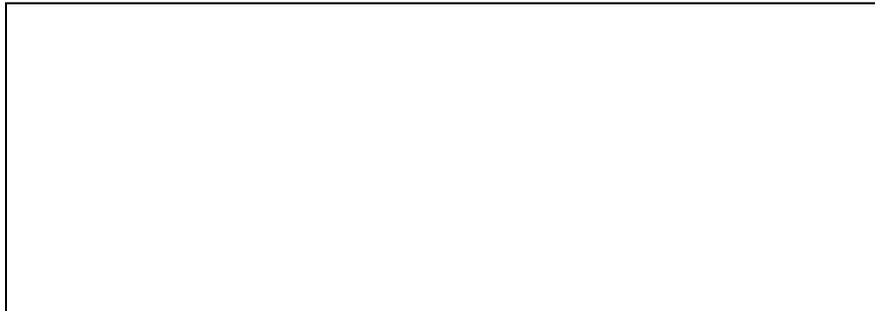
- Join the CC team! If you are interested in joining the team or would like more information please contact Susan Mundy at 440-878-0041 or Tracy Zawie at Zawie@roadrunner.com. Please provide your name, phone, and email address so we can include you in team activities and emails.
- Are you a survivor? If you are a cancer survivor or caregiver, please register at www.RelayForLife.org/Strongsville so you can be invited to the special ceremony and free lunch at the Relay. You do not have to be a member of a team or donate any money to attend the survivor lunch. You are a survivor whether you are or aren't actively in treatment...come to the Relay and let us support/celebrate you!
- Business owner? There are several different monetary levels for you to support the Relay and advertise your business as well! Please email strongsvillerelay@gmail.com or Theresa Wise at wiset@prodigy.net for more information.
- Donate or purchase a Luminaria. If you would like to make a donation or purchase a Luminaria go to www.RelayForLife.org/Strongsville (be sure to direct your donation to the Chandler Commons team). The Luminary ceremony is held at dusk and for \$10 you can honor, support, or remember a loved one that has battled or is currently battling cancer.

Please consider helping us in any way you can for this very fun and important event!

**Chandler Commons Property Owners
Association**
P.O. Box 360218
Strongsville, Ohio 44136



Annual Dues Invoice Enclosed



Do Not Forward

Looking forward to 2015

- **Annual Meeting: Monday, February 16, 2015, Old Town Hall 7PM**
- **Association Dues \$350 due by March 15, 2015**
- **Social Committee Events already scheduled - Save the Dates!**
- **Swim Team news and updates coming soon!**
- **Pool Tag pick-up will be here before you know it**
- **We wish you all a safe, enjoyable Winter season. Spring is near ☺**