



Common Knowledge

info@chandlercommons.com

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The Official Newsletter of the Chandler Commons Property Owners Association

January 2014

From the President

A new year is upon us. We hope that you all had a happy holiday season. Attached you will find the 2013 & 2014 budgets, as well as the annual membership dues invoice, which is due by March 15, 2014. As you will notice, the dues have been increased by \$25 to \$350.00 this year. This is the first increase in eight years and is necessary to fund our ongoing cost of maintenance, repairs and capital projects.

Please note that we will no longer be mailing hard copy newsletters (other than the January issue with dues invoice) as the majority of residents now receive it via e-mail. We ask that you please provide us with your e-mail address if you have not done so already if you wish to receive the newsletter. We will use your e-mail only for newsletter distribution, and for no other purpose. If you do not wish to provide an e-mail, newsletters will be posted at our website, www.chandlercommons.com.

2014 Social Committee Events

Mark your calendars early for this year's social events. Our three main events – the May Wine & Cheese Party, the July Family Fun Day and the September Clambake – are still going strong. Last Spring we had the Easter Bunny pay a visit to the pavilion for a kid's event on a Saturday afternoon, along with cupcakes, hot cocoa and Malley's chocolates. The turnout was great, the kids had fun, and we plan to bring it back this year.

These events are free, except for the very reasonably priced clambake, and they are a great way to meet and hang out with some of your friends and neighbors. We hope to see you at an event soon.

The Property Owner's Association Annual Meeting will take place on Monday, February 17th at 7PM at the Strongsville Old Town Hall, located at the southeast corner of the Pearl Road and Rt. 82 intersection. All homeowners are invited to attend. Your Board of Trustees will be there to discuss the prior year and to answer any questions, and representatives from the City of Strongsville will also be on hand to discuss recent goings on in the city.

As a reminder, you can find past newsletters, contact info, announcements and more at our website, www.chandlercommons.com. Any questions or concerns can be sent directly to the board members through the website, or you can feel free to contact me by phone at (440)668-4211.

Jason Hughes

These events are coordinated by the Chandler Commons Social Committee, whose volunteer efforts are greatly appreciated by many of our residents that have attended our events. If you would like to get involved with the Social Committee, or have any ideas for future events, feel free to give us a call or send an e-mail to president@chandlercommons.com.

Saturday, April 12 - Easter bunny at the pavilion

Friday, May 23 – Wine & Cheese Party

Saturday, July 26 – Family Fun Day

Saturday, Sept 27 - Clambake

Chandler Commons 2013-2014 Budget				
Category	2013 Actual	2013 Budget	Difference	2014
INCOME				
Dues	\$ 123,050	\$ 121,875	\$ 1,175	\$ 131,250
Dues:Current Year Late	\$ 2,312	\$ 1,000	\$ 1,312	\$ 1,000
Dues:Prior Years	\$ 300	\$ 1,500	\$ (1,200)	\$ 1,500
Interest Inc	\$ 86	\$ 100	\$ (14)	\$ 100
TOTAL INCOME	\$ 125,748	\$ 124,475	\$ 1,273	\$ 133,850
EXPENSES				
Bank Charge	\$ 30	\$ 50	\$ 20	\$ 50
Electric- Non Pool	\$ 2,447	\$ 2,800	\$ 353	\$ 3,000
Insurance	\$ 4,969	\$ 5,500	\$ 531	\$ 5,500
Maintenance:Electrical	\$ 1,088	\$ 1,500	\$ 412	\$ 1,500
Maintenance:Landscaping	\$ 23,236	\$ 25,000	\$ 1,764	\$ 25,000
Maintenance:Landscaping:Extras	\$ 6,788	\$ 5,000	\$ (1,788)	\$ 10,000
Maintenance:Landscaping:Fertilizer	\$ 1,629	\$ 2,000	\$ 371	\$ 2,000
Maintenance:Recreation Area:Baseball	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Maintenance:Recreation Area:Volleyball	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Maintenance:Retention Basin	\$ 1,609	\$ 1,600	\$ (9)	\$ 1,650
Pool:Electric	\$ 7,301	\$ 8,000	\$ 699	\$ 8,000
Pool:Gas	\$ 8,651	\$ 9,000	\$ 349	\$ 9,000
Pool:License to Operate	\$ 725	\$ 725	\$ -	\$ 725
Pool:Management	\$ 34,230	\$ 35,000	\$ 770	\$ 35,000
Pool:Repairs & Supplies	\$ 17,285	\$ 9,000	\$ (8,285)	\$ 5,000
Pool:Telephone	\$ 614	\$ 1,200	\$ 587	\$ 1,200
Pool:Water & Sewer	\$ 4,948	\$ 6,000	\$ 1,052	\$ 6,000
Professional Services	\$ 150	\$ 500	\$ 350	\$ 500
Social	\$ 2,707	\$ 3,000	\$ 293	\$ 3,000
Supplies & Postage	\$ 1,226	\$ 3,000	\$ 1,774	\$ 3,000
Tax- Property	\$ 496	\$ 600	\$ 104	\$ 600
TOTAL EXPENSES	\$ 120,128	\$ 121,475	\$ 1,347	\$ 122,725
OVERALL TOTAL	\$ 5,620	\$ 3,000	\$ 2,620	\$ 11,125

Current Fund Balance

Checking	\$ 4,310.65	
Savings	\$ 87,159.51	
Cash	\$ 100.00	
Ending Balance	\$ 91,570.16	\$ 102,695.16

Reserving the Pavilion and Baseball / Soccer Fields

Homeowners in good standing may reserve the pavilion, baseball, or soccer fields by calling 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 requires a \$50 deposit check that will be returned as long as the pavilion is cleaned up and returned to the state you found it in. This includes taking all 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 out if you use them. If the pavilion is not cleaned by the following morning, your deposit check will be cashed.

New this year will be a printable Pavilion Rules form on our website that states you understand the rules and will abide by them.

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 the deposit check and completed Pavilion Rules is not received, your date could be made available to a long line of other interested residents.

Architectural Review Board

If you are planning on any home improvements such as adding a deck, fence, shed, room addition, etc., please remember that your plans and copy of plat map (with location of project drawn on plat map) must be submitted to the Chandler Commons Architectural Review Board (ARC) for approval. If the ARC does not approve your plans first, the City won't approve it. When a permit application is filed at the City,

the City will then contact us to see if it has been approved. The above process will stop any unnecessary delays. To save yourself some time and possibly save some money, please submit plans to us **BEFORE** submitting them to the City. That way when your application is filed with the city, they will already have our approval and your project can move forward without delay. Plans can be submitted by calling Jason Hughes at (440) 668-4211

Winter Maintenance

With winter upon us, we have just a few reminders regarding yard maintenance in the following months. Please remember that sidewalks must be kept free of snow to allow for safe passage for pedestrians. This is especially important for children walking to and from the bus stop. We want to keep our children from having to walk in the streets, especially in poor weather and adverse driving conditions. Also refrain from blocking the sidewalk when parking in your driveway.

Along the same lines, please remember that tree branches near sidewalks must be trimmed to a minimum height of eight feet to allow for passage of both pedestrians and bicyclists. Just take a

minute to walk along your sidewalk. If you have to duck, you are overdue for a trim.

Final reminder, please make sure your light post and exterior lights are in working order. It seems our reminders on this one tend to fall on deaf ears. We have an awful lot of dark homes throughout the neighborhood. Exterior lighting increases both safety and security. And this one is also a pretty easy fix.

Please note that these are not only requests for common courtesy, but are also Strongsville City ordinances that must be adhered to. We thank you for your cooperation.

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



Annual Dues Invoice Enclosed

Do Not Forward

American Cancer Society Strongsville Relay for Life - Chandler Commons Team Members Needed!!!

The Chandler Commons Relay for Life Team is looking for additional members to participate in the American Cancer Society Relay for Life at the Strongsville High School Stadium on May 17, 2014.

The Relay for Life is the American Cancer Society's largest fundraiser helping to fund cancer research and support services for those fighting cancer and their caregivers. The Relay for Life starts at noon on Saturday, May 17th and ends on Sunday, May 18th at 8:00am. At least one team 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 be a hero and fight against a disease that has touched so many of our lives.

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 invite you to an informational meeting to be held in February.

If you are not interested in joining the team, there are other ways to get involved. Please let us know if you are a cancer survivor or caregiver, so you can be invited to the special ceremony and free lunch at the Relay.

We are also looking for corporate and business sponsors. There are several different monetary levels for you to support the Relay or we would appreciate any business-related promotional items we can use as prizes at the event. Additionally, we are looking for business owners willing to donate a percentage of their proceeds for a day or designated timeframe to support the Chandler Commons Relay team fundraising efforts. Lastly, please let us know if you are an entertainer or know of someone willing to perform or provide a service at the Relay to help keep the teams motivated and energized. Please consider helping us in any way you can for this fun and important event!