



Common Knowledge

info@chandlercommons.com

Vol XXXI Issue I

The Official Newsletter of the Chandler Commons Property Owners Association

January 2011

Letter from the President

Welcome all to 2011. The Annual Association meeting will again take place at the Old Town Hall this year. I invite you to attend to meet your board members and your councilman. We will discuss the 2011 budget, the planned improvements and needs for the New Year, and recap the pool and social events. We will also discuss other projects in the City of Strongsville. Your input and participation is welcomed.



I know my 'reminders' can get repetitious, but they are necessary. Especially when it comes to safety. I'd like to thank all of you who have made an effort to keep your sidewalks clear of snow. For those that haven't, please get to it. Please give the kids a safe path when walking to the bus stops. Also in the interest of safety, please heed the stop signs and the speed limits in our neighborhood. The stop signs aren't just a suggestion. Finally, maybe while you are out

tending to those snowy sidewalks, take a second to replace the bulb in your lamppost if necessary. There are far too many homes with their light burnt out and this only takes a minute of your time. Please make sure your light is in working order for the safety of pedestrians, your vehicles, and your property.

Finally, we are always looking for help in the form of volunteers for clean up / fix up projects in the spring, and in participation with our social committee in assisting with our social events. If you are interested or even just curious, give us a call.

A copy of the 2010 financial statement is enclosed in this issue, as well as your annual dues invoice. And please remember to visit our website at www.chandlercommons.com for updates and other information. Here we list swim team information, prior newsletters, and our resident business directory for a variety of services. And, as always, if you have any questions or concerns you can reach me at (440) 668-4211 or e-mails questions or comments to president@chandlercommons.com. See you at the annual meeting.

President

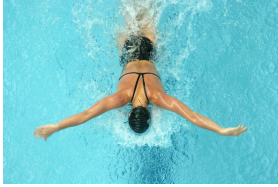
Jason Hughes

Chandler Commons Budget Report 2010 - 2011

Category Description	Actual	Budget	Variance	2011 Budget
INCOME				
Current Year Late	\$1,325.00	\$1,000.00	\$325.00	\$1,000
Prior Years	\$1,348.59	\$0.00	\$1,348.59	\$650
Other Dues	\$122,645.09	\$121,875.00	\$770.09	\$121,875
Interest Inc	\$419.41	\$200.00	\$219.41	\$450
TOTAL INCOME	\$125,738.09	\$123,075.00	\$2,663.09	\$123,975
EXPENSES				
Bank Charge	\$15.00	\$50.00	\$35.00	\$50
Electric- Non Pool	\$1,834.41	\$2,000.00	\$165.59	\$2,000
Insurance	\$3,957.00	\$4,500.00	\$543.00	\$4,500
Electrical	\$6,425.07	\$6,800.00	\$374.93	\$1,200
Other Maintenance:Landscaping:Extras	\$2,966.87	\$5,000.00	\$2,033.13	\$15,000
Fertilizer	\$1,910.23	\$2,000.00	\$89.77	\$2,000
Other Maintenance:Landscaping	\$22,327.27	\$24,000.00	\$1,672.73	\$24,000
Baseball Field	\$720.26	\$1,000.00	\$279.74	\$1,000
Pavilion	\$0.00	\$1,000.00	\$1,000.00	\$2,500
Rec Area Misc	\$0.00	\$0.00	\$0.00	\$19,000
Playground	\$0.00	\$0.00	\$0.00	\$10,000
Tennis Court	\$0.00	\$1,000.00	\$1,000.00	\$5,000
Volleyball Court	\$0.00	\$2,500.00	\$2,500.00	\$1,000
Retention Basin	\$0.00	\$1,700.00	\$1,700.00	\$11,700
Pool Electric	\$7,582.81	\$8,000.00	\$417.19	\$8,000
Gas	\$8,162.74	\$9,000.00	\$837.26	\$9,000
Pool Improvements	\$637.00	\$4,000.00	\$3,363.00	\$4,000
License to Operate	\$675.00	\$725.00	\$50.00	\$725
Management	\$30,499.00	\$32,000.00	\$1,501.00	\$32,000
Other Pool:Repairs & Supplies	\$2,436.38	\$5,000.00	\$2,563.62	\$5,000
Telephone	\$449.82	\$600.00	\$150.18	\$600
Water & Sewer	\$4,003.13	\$5,000.00	\$996.87	\$5,000
Professional Services	\$142.26	\$500.00	\$357.74	\$500
Social	\$1,826.16	\$3,000.00	\$1,173.84	\$3,000
Supplies & Postage	\$1,332.96	\$3,000.00	\$1,667.04	\$3,000
Tax- Property	\$524.82	\$600.00	\$75.18	\$600
TOTAL EXPENSES	\$98,428.19	\$122,975.00	\$24,546.81	\$170,375
OVERALL TOTAL	\$27,309.90	\$100.00		-\$46,400

Current Funds

Checking	\$4,331.71
Savings	\$102,007.70
Cash	\$100.00
Total	\$106,439.41
Projected Year End 2011	\$60,039.41



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 2011 season, registration, and Malley fundraiser.

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

Pavilion Rental Procedures

1. To rent the pavilion, contact John Sullivan at 846-0108.
2. Pavilion rental fee is \$50.00. All checks should be made payable to Chandler Commons Homeowner's Association and dropped off at 14294 Crown Point Parkway 30 days prior to your event. If your check is not received by the appropriate time, your date will be made available to other interested parties. Do NOT put your check in the mailbox or newspaper box.
3. Cleaning of the pavilion includes removal of all decorations, including staples, thumbtacks, etc. The floors should be thoroughly swept. Tables and benches should be positioned as you found them. If the fireplace or barbecues are used, they must be cleaned out as well. If the coals are still hot, return the following morning to complete your cleaning. If the premises are thoroughly clean after your event, your check will be shred. If not, it will be cashed.
4. There is no garbage service at the pavilion. Each renter should bring your own garbage bags and take them back to your home for garbage pickup.
5. The pavilion is available for rental from May through October from 9am – 10pm. The lights will automatically turn off at 10pm. The pavilion is closed during the winter months.

Baseball and Soccer Fields Reservations

Contacting John at 846-0108 may also make reservations for the baseball and/or soccer fields.

A Christmas Past

Once again Santa visited the Chandler Commons neighborhood on December 20th and 21st. He saw 18 families for a private visit. I have to say that of all the different duties I have for the neighborhood this is one I personally enjoy. I wish everyone could see the looks on the children's faces when they Santa at their front door.

For all of the newer families to the neighborhood or for families with young children if you never had a visit from Santa you should really consider calling for a visit this coming December. Also if you have any family members with younger children they are certainly welcome to be there when Santa comes.

Finally I would like to thank Kim Giberson and Dave Cleary for taking the time out of their holiday season to help make this event possible.

Sincerely,
Dan Hoag aka Santa's Helper

P.S. Don't forget to get your pool tags on time this Mothers Day weekend.
(Sorry had to have a pool plug)

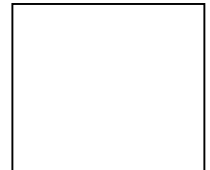
Annual Chandler Commons Property Owners Association Meeting

February 21, 2011 at 7p.m.

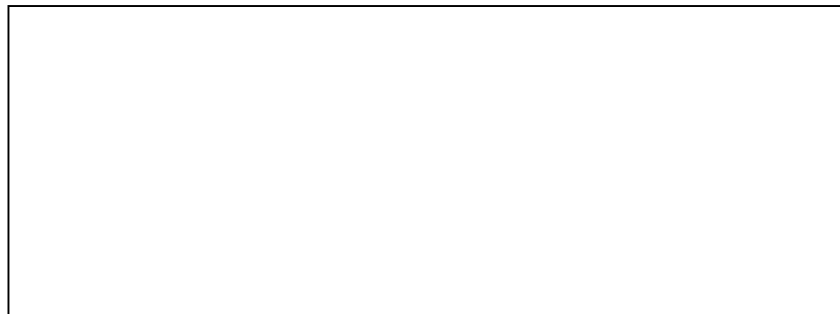
Please note: Meeting at the Old Town Hall

Chandler Commons Property Owners Association

P.O. Box 360218
Strongsville, Ohio 44136



Annual Dues Invoice Enclosed



Do Not Forward