



Common Knowledge

info@chandlercommons.com

Vol XXXVI Issue I

The Official Newsletter of the Chandler Commons Property Owners Association

January 2016

2016 Annual Meeting on February 15, 2016

Hello friends and neighbors, and welcome to 2016. Included herein you will find the 2015 financial statement and your annual membership dues invoice. The annual dues of \$350.00 will be due by March 15, 2016. Late fees will apply after that.

The Property Owner's Association annual meeting will take place on Monday, February 15 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.

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 newsletters 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 newsletter and social event purposes, 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. *Cheers to 2016!*

– *Spenser Vago, President*

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 May "Happy Hour" event for adults and the July Family Fun Day event. We have also opted to have a second Happy Hour event in September and last year it was a great success and well attended. We have also been lucky with the weather in recent years with the Easter Bunny's visit to the pavilion.

If you have come to our events in the past, please tell a neighbor. If you haven't come, please come to one this year. 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 president@chandlercommons.com.

SAVE THE DATES

Social Events

Saturday, March 26 – Easter Bunny at the Pavilion

Friday, May 20 – Happy Hour

Sunday, July 31 – Family Fun Day

Saturday, Sept 24 – Happy Hour II

Chandler Commons Budget 2015-2016

Category	Actual	Budget	Difference	2016 Budget
INCOME				
Dues	\$ 131,213.90	\$ 131,250.00	\$ (36.10)	\$ 131,250.00
Dues:Current Year Late	\$ 1,500.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00
Dues:Prior Years	\$ 1,600.00	\$ 1,500.00	\$ 100.00	\$ 1,500.00
Interest Inc	\$ 26.73	\$ 100.00	\$ (73.27)	\$ 100.00
TOTAL INCOME	\$ 134,340.63	\$ 133,850.00	\$ 490.63	\$ 133,850.00
EXPENSES				
Bank Charge	\$ 15.00	\$ 50.00	\$ 35.00	\$ 50.00
Electric- Non Pool	\$ 2,942.62	\$ 3,000.00	\$ 57.38	\$ 3,000.00
Insurance	\$ 4,418.00	\$ 5,500.00	\$ 1,082.00	\$ 5,500.00
Maintenance:Electrical	\$ 574.13	\$ 1,500.00	\$ 925.87	\$ 1,500.00
Maintenance:Landscaping	\$ 22,433.76	\$ 25,000.00	\$ 2,566.24	\$ 25,000.00
Maintenance:Landscaping:Extras	\$ 22,320.19	\$ 10,000.00	\$ (12,320.19)	\$ 10,000.00
Maintenance:Landscaping:Fertilizer	\$ 1,888.89	\$ 2,500.00	\$ 611.11	\$ 2,500.00
Maintenance:Recreation Area:Baseball Field	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Maintenance:Recreation Area:Volleyball Co	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Maintenance:Retention Basin	\$ 1,582.00	\$ 1,700.00	\$ 118.00	\$ 1,700.00
Pool:Electric	\$ 8,274.26	\$ 8,000.00	\$ (274.26)	\$ 8,000.00
Pool:Gas	\$ 8,592.28	\$ 9,000.00	\$ 407.72	\$ 9,000.00
Pool:License to Operate	\$ 872.50	\$ 725.00	\$ (147.50)	\$ 900.00
Pool:Management	\$ 34,110.00	\$ 35,000.00	\$ 890.00	\$ 35,000.00
Pool:Repairs & Supplies	\$ 3,374.41	\$ 5,000.00	\$ 1,625.59	\$ 10,000.00
Pool:Telephone	\$ 199.79	\$ 1,000.00	\$ 800.21	\$ 1,000.00
Pool:Water & Sewer	\$ 7,559.47	\$ 6,000.00	\$ (1,559.47)	\$ 7,000.00
Professional Services	\$ 1,600.94	\$ 500.00	\$ (1,100.94)	\$ 500.00
Social	\$ 4,231.16	\$ 4,000.00	\$ (231.16)	\$ 4,000.00
Supplies & Postage	\$ 771.48	\$ 2,000.00	\$ 1,228.52	\$ 1,500.00
Tax- Property	\$ 519.28	\$ 600.00	\$ 80.72	\$ 600.00
TOTAL EXPENSES	\$ 126,280.16	\$ 123,075.00	\$ (3,205.16)	\$ 128,750.00
OVERALL TOTAL	\$ 8,060.47	\$ 10,775.00	\$ (2,714.53)	\$ 5,100.00

Income Reconciliation	
Starting balance 1/1/2015	\$ 117,409.13
2015 income in excess of expenses	\$ 8,060.47
Ending balance on 12/31/2015	\$ 125,469.60
Current Balances	
Checking	\$ 10,022.48
Less uncleared bank items	\$ (5,927.26)
Savings	\$ 121,274.38
Cash	\$ 100.00
Ending Balance	\$ 125,469.60

\$ 130,569.60

Welcome to new Board Member Dan Paliwoda

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

Dan has been a resident of Chandler Commons for 26 years. Over the years he has enjoyed supporting the CC swim team in addition to other community involvement. We welcome Dan as he is willing to give his time and talents to the Board.

2016 Pavilion / Field Reservations

We are now taking reservations for the 2016 season for pavilion and baseball/soccer field reservations. It's first come, first serve so call as soon as you can to reserve your date.

Homeowners in good standing should call Rick Miller at (216) 255-0174. 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 14539 Trenton Ave. 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.

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 throughout Strongsville in general. More often than not it is the Ash tree that we are dealing with.

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.

Trees that are cut down are left in the Common Area. Residents are welcome to cut and keep this wood if they so choose. In the past few years we have had over 100 trees cut down throughout the development.

If you have or are aware of a potentially dangerous or damaging situation due to dead Common Area trees, please contact Rick Miller at (216) 255-0174.

Thank you John Sullivan

We appreciate the 15+ years that John Sullivan has been serving on the Chandler Commons Board. He has done a great job managing and maintaining the Property and Grounds of the development.

I'd also like to thank his wife and family for supporting and encouraging John in his years of service. We wish him all the best on his new adventures and wish your family well. And for those that don't know, John is the Ditto house guy 😊

2016 Chandler Commons Garage Sale

This year the Chandler Commons Garage Sale will have a Preview Night on May 18th from 5:00 pm – 8:00 pm. The three day sale will be held on May 19, 20, and 21 from 10:00 am – 4:00 pm. each day.

Anyone wishing to participate, please contact Helen Wilhelm at (440) 382-0216. The cost will be \$10 per household to cover the costs of maps, signs and flags. Call Helen for more information.

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 14 and again will be 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.
- 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!

Stay Connected with Chandler Commons News and Events!

To correct or notify us of your email address: email Spenser at president@chandlercommons.com

On Facebook: friend us at Chandler Commons

For the latest info, old newsletters or Swim Team updates: go to www.ChandlerCommons.com

Chandler Commons Property Owners Association

Invoice

2016 Association Dues

If paid by March 15, 2016.....	\$ 350.00
If paid by April 1, 2016.....	\$ 425.00
If paid after April 1, 2016.....	\$ 500.00

Information to be used for updating our database only and not for public use. Via email we will distribute newsletters and social event notices. List multiple email addresses if needed.

Please fill in and return with your dues remittance.

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

Comments you would like to provide to the Board of Trustees:

Please return this invoice along with \$350.00 payment in the enclosed pre-addressed envelope.