



Common Knowledge

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The Official Newsletter of the Chandler Commons Property Owners Association

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From the President

I hope that everyone is enjoying their summer in between the above average rainfall we've had. And on the sore subject of rainfall, we are well aware of the number of homes affected by the May 12 storm. This storm affected not only Chandler Commons residents, but all of Strongsville and many neighboring communities as well.

The Board of Trustees met with our Ward 2 councilman Matt Schonhut to discuss the flooding and road repair matters in our neighborhood. The city is dealing with this as best they can by prioritizing affected areas within the city, especially those with chronic flooding issues. The city had applied for FEMA grants to assist, but to date those funds have not been granted. The city is now working on a long term solution, and is discussing whether to look into pursuing an outside engineering study, which would be at a significant cost, or whether to forego the study and use those funds for actual repairs and upgrades. Either way, this is going to be a long term, multi-million dollar venture, not a quick fix.

Residents with concerns should contact Councilman Schonhut if you have not done so already. He can be reached at 440-554-9840.

A Welcome to New Board Member Spenser Vago

The Board of Trustees recently added a member with new Secretary Spenser Vago. He is replacing Jerry Mikolajczyk, who served on the Board for many years in a number of different capacities and positions. We are thankful to Jerry for his hard work and dedication and wish him well in the future.

Jerry's departure was prior to the ending of his term. Per our bylaws, in this situation the Board is to appoint a successor to carry out the remainder of that current term.

The other area of concern is the state of some of the roads in our development. The City also deals with roads on a priority basis. However, the same funds for road repairs are also being used for the citywide sewer and flooding issues. Although complete repair may not be in our immediate future, I have asked for a band-aid for the problem, such as filling some of these larger holes and cracks. Again I would encourage concerned residents to do the same and voice your concerns with the City and/or our Councilman.

Finally, in related news, most of you are aware of the updates at the Crown Point entrance. The city removed the gum trees at the entrance as it was suspected that the fruits of these trees were blocking sewer drainage. They have since planted new trees. This work was all performed by the city.

As always, you can find our past newsletters, contact info, pool info, and other announcements on our website, www.chandlercommons.com. Homeowners with questions or concerns can contact board members through the website, or you can contact me by phone at (440)668-4211.

Jason Hughes, President

After speaking to several interested parties, the Board chose to add Spenser Vago. Spenser has lived in Chandler Commons for over 10 years, has been and continues to be involved with the Social Committee, and is an energetic and active member of the Strongsville community. We are very pleased to be bringing him aboard.

At the end of this year there will be two board positions up for election. We will be posting an announcement on this in the November newsletter.



Family Fun Day – Saturday, July 26!



Come down to the pavilion area on Saturday, July 26 from 4-6 PM for the neighborhood family cookout event of the summer! Bring the whole family for food, drinks, fun, and sun.

This is a FREE EVENT for Chandler Commons residents. We will be providing hamburgers, hot dogs, cold beer and pop. Please feel free to bring a side dish or a dessert to share.

Activities include an INFLATABLE SLIDE for the kids, an EGG TOSS, volleyball, sidewalk chalk art, cornhole, and of course our pool.



This is another great event put on by your Chandler Commons Social Committee. Anyone that attended either our Easter Bunny visit or the “Happy Hour” event in May know these are a fun way to spend some time with your neighbors, both new and old. And don’t forget to mark your calendars for the annual clambake, which takes place on Saturday, September 27. More info on that to come.

2014 Pool Season Update

As we are well into our summer pool season, here is a short recap so far. We opened for Memorial Day weekend as so many of you have requested. Unfortunately Mother Nature did not provide us with the kind of weather we would have liked, similar to 2012. With temperatures in the mid 40's at night and daytime temperatures in the mid 70's it is impossible to get the pool temperature up to a comfortable 84 degrees as you have been used to. Please consider we have 4200 square feet of surface water which cools down quickly in the evening when temps are as I listed above.

We also discovered that our pool heater would shut off because we had a problem with our heater pump motor, which we have since replaced. Anyone who has been to the pool lately will find we are able to maintain an 84 degree temperature.

On a side note, I would really appreciate it if residents have issues with either the pool or the manner in which I manage it, I would prefer you come directly to me instead of my wife and daughter. I know that on Memorial Day weekend some residents complained to the guards and/or my family about the pool temperature and they also like to call me number of names we don't want to print. Please remember it usually takes about 2 weeks of running to get all the bugs worked out and things running smoothly.

Normally we have had very good lifeguards to work with, but frankly our 2013 guards were not at all up to the standards I believe we should expect. As I tell our management company, the residents of Chandler Commons pay tens of thousands of dollars to have this service performed. This year was no exception, and unfortunately we have had to recently let the two male lifeguards who started this season go. Basically they were unable to follow the rules and guidelines, and frankly they had some bad work ethics and some issues dealing with the homeowners. I certainly hope the new replacement guards show a marked improvement.

I have also heard from our guards about homeowners complaining about the pool rules and the manner in which the guards enforce them. As I tell our management company, I need guards that are pit bulls, not prom queens. Please remember they are doing the job that they are being asked to do, and as you stand there and debate issues with the guards FOR WHATEVER REASON, that is time that they are not able to do their job, which is safety, safety, safety. They are given very specific and detailed instructions on how, why and what I want them to do exactly. And they are not given the option to make judgment calls. If this happens they are instructed to contact me only. Thank you for your consideration.

Dan Hoag, Vice President and Pool Manager

No Glass Items Permitted in the Pool Area!

Please be advised that there is a strict no glass policy in the pool area, for obvious reasons. There is a large sign posted at the pool entrance to remind residents of this as they enter, yet for some reason this still becomes an issue.

In addition to the safety hazards with potential broken glass and bare feet, if any glass finds its way into the pool we are required to drain and refill the pool. We unfortunately had to deal with this two years ago. Of course there is significant cost associated with a refill, not to mention the inconvenience to all of our residents caused when

the pool is out of commission for several days during this process.

For these reasons, anyone found bringing glass items into the pool area will lose their pool privileges for a period of one year. If you have guests that bring items into the pool area (as has been the case on several occasions this year), then you, the homeowner, will lose your tags for one year. Please make sure that your family and your guests are very aware of this rule, as we have no choice but to be serious about it.

Removal of Dead Trees

The emerald ash borer has wreaked havoc on ash trees throughout our area. Removal of these dead trees has been a costly and ongoing issue. Please note that our policy is to cut down dead trees in the common area that pose the risk of falling and damaging residential structures. Trees that are cut

are left in the common area. Residents are welcome to cut and keep this wood for personal use. If you have a potentially dangerous situation with dead trees on nearby common grounds, please call John Sullivan at (440) 846-0108.

What's in that Driveway?

A quick word about what is parked in some of our driveways. Please be aware that per our restrictive covenants, the list of things **not** allowed to be kept in our driveways includes trailers, boats, commercial vehicles, and mobile homes.

If any of these is in your driveway, or frequents your driveway at times, we ask that you please remove them so we don't have to talk to you separately about them. We don't get a kick out of having to make special visits.

In addition to vehicles, some of us have some other...um, *items* being stored in or near our driveways.

Lumber, pallets, work equipment, buckets, trash cans, firewood, etc. need to be stored in your garage or behind your residence, and not in the driveway or in view from the curb. Although you may have reasons for these items being out, or not think that it's a problem, please be aware that to the rest of the neighborhood it tends to look like trash.

Per the covenants, these items must be kept out of public view. Please do your part to keep up a neat appearance. Nobody wants to be "that guy".

Reserving the Pavilion

We are still reserving the pavilion through October, although be advised that most summer weekends have been booked. Homeowners in good standing may reserve the pavilion by calling John Sullivan at (440) 846-0108. The pavilion is available 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 both 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 is a printable Pavilion Rules form on our website that states you understand these 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 a check is not received, your date could be made available to other interested residents.

Have you checked your bulb lately?!?

