



Common Knowledge

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The Official Newsletter of the Chandler Commons Property Owners Association

July 2011

Letter from the President

I hope that everyone's summer has been good so far. Hard to believe how fast it flies by. As many of you who frequent the recreation area are aware, we have been busy with a number of improvement projects this summer. Unfortunately we did not have much of a spring as it was a very wet one, and a lot of these improvements were postponed until the last few months.

We have replaced areas of broken concrete in the parking lot and the sidewalks leading to the pool, and have also replaced the asphalt driveway. Some of these areas were beginning to get pretty rough. We also have some new playground equipment that is getting a lot of use. The playground will also be re-mulched in the next few weeks to complete that project. The rec area is also getting a general landscaping facelift that is underway and should be complete by the time you read this. You will notice that some of the very old bushes and trees were removed and replaced, the volleyball court is being cleaned up, and the area looks much better in general. The last of the development entrances has also recently been lighted to that they are all uniform. And in the coming weeks we will be addressing some clean up projects at our two lake areas. All in all, we have made a lot of progress and I hope you enjoy the area. I'd like to thank my fellow board members who have spent a lot of time addressing these and other projects.

If you have not been down to the rec area in some time, then come on down to the Beer, Brat, and Hot Dog family day at the pavilion on Saturday, July 23rd (more information inside this newsletter). This is always a well attended event intended for residents of all ages. Our social committee will be serving up hot dogs, bratwurst, and a variety of beverages from 4-6 PM. Come down, hang out with some of your neighbors, and enjoy some food and refreshments. If you happen to be down at the pool that day, feel free to stop by as we will have plenty to go around.

I will only give you one reminder this time, and that is to please watch your speed when driving and remember to come to a complete stop at stop signs. This is for the safety of everyone in our neighborhood. If that's not enough of an incentive, then we have asked for and received an increased police presence in Chandler Commons. So you have been warned! Oh yeah, and I almost forgot, please be courteous and clean up after your dogs.

Visit our website, www.chandlercommons.com, for updates and additional information. And as always, if you have any questions or concerns about the neighborhood, feel free to call me at (440) 668-4211, or you could reach me by e-mail at president@chandlercommons.com. Have a safe and enjoyable second half of the summer.

Jason Hughes

Pool Update

As you read this article, we are already into our third happy week of the pool season. This year's opening went very smoothly. No major problems with the pool or mechanical systems. Fortunately we needed only a few small maintenance repairs in the pump room at little expense.

As you may have already noticed we have stripped, primed, and repainted all of the pool building doors, changing the color from burgundy to a warm hunter green. We also have been able to finally have major repairs done to the fencing. We recently had the diving board base sandblasted, primed, and repainted, and from now on during the offseason it will be stored inside the pool building. Parents of small children please note, we finally have a working gate lock on the baby pool (I am sure the Ohio Board of Health inspector will finally be happy). When you enter the baby pool area you must pull up on the button on the top of the lock.

We have also upgraded the pool furniture this year by purchasing 6 new tables, 6 new umbrella bases, 6 new umbrellas, 12 standard chairs, 12 baby chairs and my personal favorite, 18 Adirondack chairs. We hope you enjoy them. We also have 12 new noodle floats. Please note the guards will not be putting umbrellas out on windy days.

Speaking of the guards, once again we are fortunate to have a good group of young adults supervising our pool. Please remember that although I may manage our pool, I take a back seat when it comes to safety; the guards have the final say. After managing the pool for eleven years the majority of our residents are generally pleased with the volunteer hours your board does. But still year after year I frankly keep hearing the same whining from a small minority that does not understand why we or I do things the way we/I do. Now I could write a book trying to explain the whys of what we try to do at the pool for you. But I am only given one page of the newsletter. So just let me say that the guards are given **VERY SPECIFIC RULES AND GUIDELINES** from me to follow. These are pretty much **BLACK & WHITE**; they are not given the opportunity to determine shades of gray. So spending your time arguing with them and trying to tell them why they need to change the rules to accommodate your situation is a waste of everyone's time. If you really feel that strongly

about the way the pool is managed I wish you would discuss the matter with myself or any Board Member personally and not take up the lifeguard's time while they are trying to maintain safety at the pool.

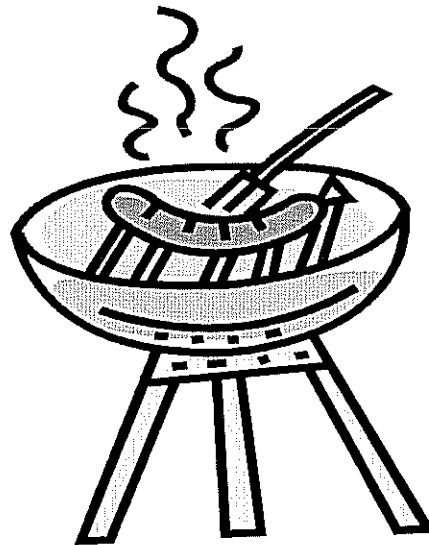
As mentioned earlier in this newsletter we have done quite a bit of maintenance and improvements to the Common Area this year. Unfortunately the new concrete sidewalk improvements caused some problems with the baby pool and it was not able to be open to start the year. We have recently resolved this problem and the baby pool is open once again. Also it has been brought to my attention recently (and I am sorry I must have missed this with the guards) that parents or guardians have not been able to bring their toddlers into the main pool at break time. So I am now announcing the "Dave Clary" toddler swim rule. At break time for the other children you may bring your toddler into the main pool for 15 minutes of quiet bonding time.

On Friday, July 1, I was informed that the guards were not allowing any more people into the pool area because we reached the maximum of 115 people that the State Board of Health has mandated based on having two guards at the pool. I am now doing some checking to find out if this is a total inside the pool area or just in the pool itself. Part of the problem we are having is that when our homeowners are at work, some of our children are using your family tags to bring in their friends, which in turn is causing our dues paying homeowners to be turned away when we reach the maximum number inside the pool area. This is one reason why I keep insisting that the guards check tags constantly. Unfortunately we have a lot of homeowners that will do the same thing by bringing in their friends. And instead of going up to the guards to show your tags upon entry, many do the walk by and jingle their tags in the air like they could be counted when you do that. I guess saving a \$2.00 guest fee is that big of a deal to some of our homeowners in our present economy. Please refrain from sharing your pool tags with non-residents.

Dan Hoag

Family Day at the Pavilion

Please come to our annual Beers & Brats Family Day on Saturday, July 23rd, from 4-6 PM at the pavilion. The Chandler Commons Social Committee will be serving bratwurst, hot dogs, lemonade, iced tea and cold beers to all Chandler Commons residents. Feel free to bring a snack or side dish to share if you wish. This is a fun family event so bring the whole gang!



Reserving the Pavilion

The pavilion is currently rented for all Saturdays and Sundays through August. Some Fridays, most September weekends, and most weekdays remain available. Homeowners may reserve the pavilion by calling John Sullivan at 846-0108.

We do require a \$50 deposit check that is only needed in the event that you fail to clean up after use. You must bring your own trash bags and take all trash, decorations, etc. home, as we do not have trash pickup service at the pavilion. In addition, the fireplace and barbecue grills (if used) must be cleaned out and the floors must be swept. Picnic tables, if removed, must be returned to the pavilion. The pavilion must be left in the same way it was found.

You may reserve the pavilion for your use all day; however we do ask you to be courteous to your neighbors regarding noise and lights after dark. Lights are on a timer and turn off at 10PM. Guest passes for the swimming pool are \$2.00 each and can be obtained by calling Dan Hoag at 572-1231.

Architectural Review Board

If you are planning any home improvements, such as adding a fence, deck, shed, room addition, etc., please remember that your plans must be submitted to the Architectural Review Committee (ARC) for approval. Please submit plans to us **prior** to submitting them to the City. When a permit is applied for at the City, they will contact us to see if it has been approved. The City will not approve your plans unless the

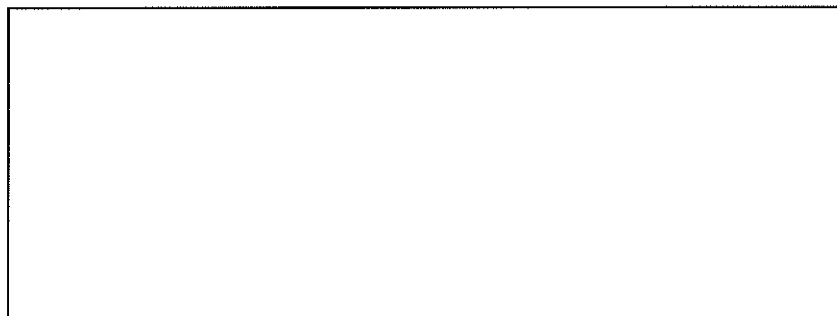
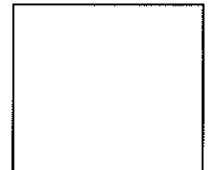
ARC has reviewed and approved them first. Submitting the plans to us first will save yourself some time and ensure that your project can go forward without delay.

We will need a copy of your plans, as well as a plat map showing the location of the project drawn on the plat map. Plans can be submitted by calling Jason Hughes at (440) 668-4211.

Pool Dates

The pool is now open from 12PM – 9PM daily. Starting in August the pool will close at 8PM. The pool is open until Labor Day, September 5.

Chandler Commons Property Owners Association
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Do Not Forward