



Common Knowledge

ChandlerCommons@Yahoo.com

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The Official Newsletter of the Chandler Commons Property Owners Association

April 2005

This issue is a keeper...

In this issue you'll read about the calendar of events for the upcoming summer, the board members and their duties, pool tag pickup dates, association dues and pavilion rules.

The following list includes the 2005 Board Members, their duties and phone numbers.

- Dan Hoag as V.P., Pool Facilities Coordinator. Call Dan at 572-1231
- Paul Maskow as V.P., arranges bookings for the Pavilion, manages all Common Areas, landscape issues and shares duties with Dan at the pool. Call Paul at 572-8777
- Bob Brink as Secretary, arranges bookings for the ball diamond and is in charge of the Chandler Commons Welcome Committee. Call Bob at 846-9488

- Greg McDonald as Treasurer, manages finances and title transfer records. Call Greg at 846-2939
- Jerry Mikolajczyk as President, contracts and bidding, Association concerns and resolutions, Architectural Review Board Leader, facilities maintenance and repairs. Call Jerry at 572-2680

Just a friendly reminder, if you are planning to construct a fence, shed, room addition, etc., you must apply for a building permit from the city. Before you contact the city, contact Jerry Mikolajczyk and I will inform you of the process needed to obtain a permit from the city and to make sure our By-laws and Covenants will allow your new project. The Association must have a set of plans before you apply to the city. If not, the issuance of the permit from the city can be stalled.

Calendar of Chandler Common Events

Sat 5/14	Pool Tag pickup at Pavilion 1-3 p.m.	Tue 8/23	Pool opens at 1 pm; closes at 8 pm
Sun 5/15	Pool Tag pickup at Pavilion 1-3 p.m.	Wed 8/24	School starts - Pool Closed
Wed 5/18	Pool Tag pickup at Pavilion 6-8 p.m.	Thu 8/25	Pool Closed
Sun 5/22	Pool Tag pickup at Pavilion 1-3 p.m.	Fri 8/26	Pool opens at 4 pm; closes at 8 pm
Thu 6/9	Last day of school	Sat 8/27	Pool opens at 1 pm; closes at 8 pm
TBA	Pool opens at 1 pm; closes at 9 pm	Sun 8/28	Pool opens at 1 pm; closes at 8 pm
Tue 6/14	Swim Team Home Meet	Mon. 8/29 thru 9/1	Pool Closed
Thu 6/23	Swim Team Home Meet	Fri 9/2	Pool opens at 4 pm; closes at 8 pm
Tue 6/28	Swim Team Home Meet	Sat 9/3	Pool opens at 1 pm; closes at 8 pm
Tue 7/12	Swim Team Home Meet	Sun 9/4	Pool opens at 1 pm; closes at 8 pm
Sat 8/13	Adult Steak Roast 6 p.m. to ?	Mon 9/5	Pool opens at 1 pm; closes at 8 pm

Chandler Commons Swim Team

The kick off party for the Chandler Commons Swim Team (CCST) will be on Friday, April 22 from 6:30 p.m. to 8:30 p.m. at the Ehrnfelt Recreation Center. Pizza and pop will be provided at the beginning of the meeting. Please RSVP to Amy Aske at 878-9304 or Kathy Matuszewski at 572-3927 with the number attending. We also need to know if you belong to the recreation center.

The swim team season runs from June 10 through July 16. Practices are in the morning before the pool opens and there are 8 meets throughout the

season ending with the championship meet. Children need to be able to swim the length of the pool and know basic swimming skills. Parents MUST be able to work at the meets. The swim team is run solely on volunteers so every family is required to help with food, drinks and work at several of the meets.

If you're unable to attend the kick off meeting, please call Amy or Kathy for an informational packet with the registration requirements.

“So what does my Property Owners Association do for me?”

Community associations exist because they offer choices, lifestyles, amenities and efficiencies that people value. Many make this choice for countless reasons. For many first-time homebuyers, fixed-income retirees, low and moderate income families, a condominium or planned community is often the most affordable way to own a home. Others are drawn to the architectural uniformity of the neighborhood or the landscaping. Still others are attracted by recreational amenities and social opportunities.

Many community associations offer services and amenities that most Americans cannot afford on their own: swimming pools, tennis courts, playgrounds, picnic facilities, lakes and ponds. These communities also provide some degree of protection against neighborhood degradation and deterioration--cars on cinder blocks, dilapidated homes, yards that are not maintained or even the infamous flock of pink flamingos.

While there can be substantial differences among types, any association's fundamental responsibility is to preserve the community and protect the value of the property owned by members.

Take a walk. Are the common grounds well maintained? Are the homes well kept? Are the amenities: swimming pools, tennis courts and

playgrounds, for example, well maintained by the community?

Assessments (dues) typically cover expenses for items such as maintenance of common areas, insurance, recreational facilities and other amenities.

Does your neighborhood provide the amenities you want; a community pool, recreational opportunities, attractive common grounds, shopping nearby and proximity to schools? Is it a good investment?

Your Chandler Commons Property Owners Association prides itself on the quality of life for all its residents. Board members are volunteers who stand up to help, rather than choosing not to participate, and generously contribute numerous personal hours of their time, to the benefit of the other residents. They insure that the grounds are manicured, the pool is staffed and maintained, and keep a watchful eye to make sure that community property is not damaged or vandalized.

Like a lot of things in life, it's so easy to take the community for granted, when you don't know what's going on behind the scenes. If you're interested in volunteering for any of our various committees, please see or call Jerry Mikolajczyk, your President of the Chandlers Commons Property Owners Association.

A Note About Your Dues:

The Chandler Commons Homeowners' Association Dues for 2005 is \$300 per household. We have had inquiry on discounts for Senior Citizens, and those with no children. We are sorry we are unable to award discounts, as this fee is assessed for every homeowner regardless of age, or the amount of facility time you utilize. These fees also provide for the protection of your property value and the landscaping and maintenance of our entrances and common areas.

If you are moving, your real estate agent can contact our Treasurer, Greg McDonald, at 846-2939 to verify you have paid your dues. You may be eligible for a pro-rated refund. Any forms for inquiry or information regarding real estate transactions may be faxed to Greg's attention at 440-243-9993 for prompt attention and return.

Every household is an equal member of our Association in both privileges and dues. Thank you for your understanding.

News to Absorb in the Commons.....

What side do you park on in the street?

The Strongsville Police Dept. has asked the board to remind the residents not to park on the hydrant side of the street. Vehicles will be ticketed and can be towed.

Also vehicles in one's drive shall not block the city sidewalk or risk the possibility of a written ticket.

Low hanging tree branches.....

Check the tree branches hanging over the city sidewalk in your yard. The branches should be trimmed back to at least seven feet off the sidewalk. This will allow adults clear passage as they are walking or jogging and will allow an adult riding a bike on the sidewalk clearance to safely ride under the tree branches.

Another thing about sidewalks.....

Homeowners are reminded that it is their responsibility to keep the walks in front of their property in good condition. Sunken slabs should be raised and deteriorated slabs should be replaced or repaired. Any injury or legal action occurring from sidewalks that are in need of repair and/or tree branches will be the responsibility of the homeowner and not the Chandler Commons Property Owners Association.

Common Grounds.....

Common Grounds ARE NOT to be used for the dumping of your yard and garden waste. Violators will be expected to pay for the removal and cleanup of the affected areas according to the By-Laws and Covenants of the Association.

Vandalism.....

Over the past year there have been numerous complaints from residents and the Association itself regarding vandalism to community property including the destruction of the pavilion picnic tables. Anyone caught in the act of trespassing after dark in the common areas or vandalizing anyone's property will be prosecuted to the full extent of the law. If the offenders are from this development, they will lose their privileges to use the facilities for a year in addition to the police charges.

We take every precaution possible to prevent vandalism. If it occurs however, we must follow through with local authorities regardless of whether the culprits are residents of Chandler Commons or non-residents. If we did not follow through in cases in which vandalism does occur, all our attempts to deter vandalism would be wasted efforts, and it would not be possible to protect the property of individuals or the Association.

Welcome Committee

Chandler Commons welcomes the following families who have recently moved in to the neighborhood:

November, 2004

Charles and Jean Grittner
13977 Trenton Oval

Robert and Laura Mancuso
18650 Stony Point

Badal Das and Bilkis Banu
14674 Pebblestone Court

Kenneth and Dawn VanHove
18558 Stony Point

January, 2005

Pauline Wert
15136 Colony Court

March, 2005

Surendra Shivnarine
19304 Stony Point

David Blasko & Allison Raymond
19348 Julie Circle

If you live near any of these new residents or see them around, please join us in welcoming them to Chandler Commons.

We get our information about new residents from the title companies when a title transfers. If a title company does not forward the information to us, it is possible that we may unintentionally miss someone. If you have moved into Chandler Commons recently, and your name does not appear above, or you did not yet receive a visit from a Welcome Committee representative, please call Bob Brink at 846-9488. We would still like to bring you a packet of information about Chandler Commons' recreation facilities and welcome you to the development

Procedures for Reserving the Pavilion:

Any Association member may reserve the pavilion for use of a private party or picnic by calling Paul Maskow at 572-8777. The earlier you call, the better your chances of getting the preferred date. If you get voice mail, leave a message and I will get back to you ASAP with date availability. This still preserves your date unless it has already been taken.

If the date you want is available, you will need to provide me with your address, phone number and a \$50 check made out to Chandler Commons. This check is only needed in the event you fail to clean up after your party. If you clean up (all trash, all decorations, sweep the pavilion, and take your trash home, as we do not have garbage pickup service) I will shred your check. There is a large garbage can

behind the pool building which you may use. Please use a bag, and empty and return the can when finished. You may reserve the pavilion for your use all day. We ask that you be courteous to your neighbors who live near the pavilion after dark concerning noise and lights, as we have a lot of young children who live nearby.

Note that the pool is open from 1--9 PM until the middle of August, when we close at 8 PM because of darkness. Any guest passes for the pool may be obtained from Dan Hoag at 572-1231, or let me know the head count and I will have the life guards hold them for you. Guest passes are \$2.00 each. The washroom facilities open two weeks before the pool (about the last week of May) and are available to October 31.

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

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Current Resident or,