



Common Knowledge

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Vol XXVI Issue II

THE OFFICIAL NEWSLETTER OF THE CHANDLER COMMONS PROPERTY OWNERS ASSOCIATION

APRIL 2006

President's Corner

I want to take a few lines first to thank outgoing President Jerry Mikolajczyk for all his years of service, and the countless hours of labor. Jerry steered the ship throughout our old pool demolition, and the new pool's negotiation and construction. We have all been better off for Jerry's dedication to our development and extend our thanks. Make sure to shake his hand when you see him around for a job well done. Thanks Jerry.

We are shuffling the board around a little bit, and have listed the members below as well as their duties for your reference. We would like to welcome Jason Hughes to the board, our newest member as Vice-President.

Paul Maskow- President: Will continue to schedule the pavilion for 2006. Paul is the main contact for Association concerns and resolutions. He will be involved in contract bidding and negotiation. Paul has Architectural Review duties for new construction as well. Check with him before starting any new construction such as decks, fences and the like. You can contact Paul at 572-8777.

Dan Hoag- Vice President and Pool Manager: Dan is in charge of daily pool operation and maintenance oversight, pool passes, life guard functions and swim lesson inquiry. You may contact Dan at 572-1231.

Jason Hughes -Vice President: Jason is in charge of common grounds maintenance, upkeep and contractor performance. He will address all common ground questions. Jason also shares Pool Manager duties with Dan. You may contact Jason at 572-4246.

Greg McDonald-Treasurer: Greg is our Treasurer, financial officer and legal records manager. Greg also assists in General Contracting for the Association needs. You may call Greg with any financial or dues questions at 846-2939.

Bob Brink- Secretary: Bob arranges bookings for the ball diamond, oversees the newsletters, Volunteer Committee, and Welcome Committee. Call Bob at 846-9488.

In upcoming newsletters we will be including "Board Member Bio's". This issue includes a bio for Treasurer, Greg McDonald.

We have a web site available with information about Chandler Commons for your convenience. Visit www.ChandlerCommons.com. Should you wish to send us an email, please send it to info@ChandlerCommons.com.

Paul Maskow
President

Chandler Commons 2006 Calendar of Events

Please Note: We recommend that you save a copy of this newsletter and 2006 calendar of events in a place where you can easily locate it. You may want to refer back to this information periodically throughout the year.

Sun 4/9	Easter Bunny 1-3	Tue 8/22	Pool opens at 1 pm; closes at 8 pm
Fri 4/21	Swim Team Kickoff Party 6:30 - 8:30	Wed 8/23	School starts - Pool Closed
Sat 5/13	Pool Tag pickup at Pavilion 1-3 p.m.	Thu 8/24	Pool Closed
Wed 5/17	Pool Tag pickup at Pavilion 6-8 p.m.	Fri 8/25	Pool opens at 4 pm; closes at 8 pm
Sat 5/20	Pool Tag pickup at Pavilion 1-3 p.m.	Sat 8/26	Pool opens at 1 pm; closes at 8 pm
Sun 5/21	Pool Tag pickup at Pavilion 1-3 p.m.	Sun 8/27	Pool opens at 1 pm; closes at 8 pm
Wed 6/7	Last day of school	Mon. 8/28 thru 8/31	Pool Closed
Thu 6/8	Pool opens at 1 pm; closes at 9 pm	Fri 9/1	Pool opens at 4 pm; closes at 8 pm
Thu 6/15	Swim Team Home Meet	Sat 9/2	Pool opens at 1 pm; closes at 8 pm
Tue 6/20	Swim Team Home Meet	Sun 9/3	Pool opens at 1 pm; closes at 8 pm
Thu 6/22	Swim Team Home Meet	Mon 9/4	Pool opens at 1 pm; closes at 8 pm
Tue 7/11	Swim Team Home Meet		

A Note from Outgoing President Jerry Mikolajczyk

Thanks to all of you who have made my term as President enjoyable and productive for the betterment of the Association.

I was only one part of a five board member team. For the development to run smoothly, it takes the cooperation and dedication of all the board

members and volunteers involved not just one-person by herself/himself.

Jerry Mikolajczyk

Chandler Commons Update

Chandler Commons as a neighborhood is a fairly diverse group of demographics. We have a number of residents who have been here over 20 years, as well as the new development of Stony Point Estates at the north end of our association. The board members want to make it easier for you to get to know your neighbors. We want you to establish contacts, friends and people you can rely on in a pinch. We will be trying to put together a number of social events down at the pavilion for you to drop in for a while, or stay for hours. Details will be provided later. It is vital to know your neighbors, as well as the board who serves you. Please try to come to these extremely casual and informal get-togethers, and bring one neighbor with you. We will all be networking in no time.

We have tried to address a number of the letters that came in with the dues this year, some individually either via mail, email or a phone call. It is good to hear from our neighbors, as it is the only way we know what topics are of the most interest. We would like to address some of the most common ones here for all to understand and help us enforce.

1. Speeding: There is a growing concern in our neighborhood about drivers going too fast, running stop signs, and in general making unsafe judgments in their driving practices. Quite a few of these violations are by our teenage sons and daughters. I would ask you to always be cautious and courteous when driving in Chandler Commons, and remind your kids to do so too. The last thing we need is someone injured from recklessness.

2. Vandalism: It is beyond comprehension why someone wants to damage property, yet we have

several instances every year. Please understand that anyone caught violating property, trespassing after hours or causing any civil disobedience will be prosecuted WITHOUT EXCEPTION. We do not look the other way for criminal activity. If any violators are from within our development they and their family will forfeit all rights to any Chandler facilities for a time determined by the Board, and face charges from the Strongsville Police.

3. The Association does not replace trees in your tree lawn. The City of Strongsville does have a very reasonable program for replacing your tree lawn tree. They will come out, remove the old one, and replace it with a tree that is already a fairly good size for \$75.00 You may contact the Strongsville city forester, Jennifer Milibrandt, at 238-5720.

4. The Stony Point Island at the Hunt Road entrance does not yet belong to us. Due to a difference between the City and the developer, that property has not been deeded to us yet. We cannot **officially** do much to maintain it. If volunteers wish to keep it clean and landscaped until such time that would be wonderful. We will keep you posted.

5. We have contracted to re-landscape the ball diamond infield and volleyball court this year. We are negotiating to have the playground re-mulched also. You should notice improvements soon.

6. Dogs must be on a leash whenever they are outside. You must have your dog on a leash when taking it for a walk. You are expected to clean up after your dog should they soil property.

Easter Bunny

The Easter Bunny will be coming to visit Chandler Commons Sunday 4/9/06 from 1:00 to 3:00 pm. In case of inclement weather on 4/9/06, Saturday, 4/15/06 from 1:00 to 3:00 pm is reserved as a rain date.

Swim Team Kickoff Party

The kick off party for the Chandler Commons Swim Team (CCST) will be on Friday, April 21 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 9 through July 14. 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.

For those of you who are involved in the swim team, we will be looking for some new people to take over some of the committees for next year. Our biggest concern right now is getting someone to take over concessions. The Hoag's will not be taking care of this committee after this year as they no longer have swimmers on the swim team. They have agreed to take on the job again for this season so as to be able to train the person or persons who will be heading up the position next year. We are also looking for people to head up all of the other various committees involved in running a swim meet. The same people have been doing this for a while now and it is time for some new people to get involved. We need people in the following committees: Timers, Runners, Scoring, Spirit, Awards, Champs, Clerk of Course.

If you are interested, please call Amy or Kathy to let one of us know. If we do not have these people in place, I do not know how we will be able to operate a swim team next year.

Board Member Biography: Greg McDonald

Association member: 1995
 Board member: 8 years
 Address: 14644 Trenton Avenue

Married to wife Lisa, with three children in the Strongsville schools, Jessica (14), Bridget (11) and Kevin (9). Greg is the General Manager of The Brewer-Garrett Company in Middleburg Heights, an energy management, engineering, construction and service company dealing in commercial and industrial heating and air conditioning systems. Greg is our Treasurer and Webmaster. He is responsible for finances, dues collection, bill payments, legal record keeping and is extremely instrumental in doing a lot of our General Contracting and overseeing construction projects

like our new pool and the construction of the entrance signs.

Greg grew up on a farm about 60 miles outside of Chicago, Illinois. He met Lisa while they both attended the University of Illinois in Urbana-Champaign. Greg has a Bachelors of Science in Business Administration from Illinois (1988) and a Masters in Business Administration and Finance from DePaul University (1991). He is also on the Board of Directors for the International Facility Management Association and a member of Strongsville's Planning Commission.

From the Pool Manager:

As the summer season finally approaches it is time to begin another pool season. Before I get started on new news, lets recap last year. We started off last Spring early finishing the construction of our new pool. We also decided to do some further upgrades around the pool area. Most noticeably we extended the fence another thirty feet back towards the wooded area behind the pool. We added a service gate in the fence and added new fencing. We also added 120 yards of dirt to regrade the steep slope that occurred from moving the pool further away from the pool building. Unfortunately because of timing, the grass went in late and was not able to be used last year. The grass came in more as a weed bed than as a lawn. So last fall the company we used at their own expense removed and reseeded the entire grassy area. It will be ready for use at the beginning of this pool season. (No more snow fence). Also we completely renovated the pool building, installing new vinyl siding, lights, signs, downspouts and repainting all of the doors. The building looks like new and helps to compliment the new pool.

The new pool was opened on schedule on June 10, 2005. All went very smoothly. The only noticeable problem we had was the cloudy water condition that occurred for the first seven to ten days. The reason for this was that the lime stone coating on the new aggregate for the pool walls and floor took some time to wash off and go through the filter system. But after that the water was clear, warm and very refreshing for the entire season. We also had some of the largest attendance at the pool in the last few years. This was probably because of the hot weather. But we also hope it was because you wanted to check out your new investment.

This year we have done additional landscaping in and around the pool area. Because of the milder than average winter, we were able to complete 100% of the work in March. This will give everything a better start on the growing season. All of the messy trees that were by the entrance gate have been removed. And a stone retaining wall was installed with the landscaping. We also planted five trees inside the pool area. Hopefully there will be shade for all who have asked for it. We also planted

many trees outside the pool on the Benbow side to act as a windbreak. I think when you get a chance to go and see the pool you will be impressed. We are also installing a new drinking fountain to be located where the old shower used to be on the pool building. There will also be new locks on the main gate and baby pool gate. We will be buying additional lawn chairs and umbrellas around the pool deck area.

I have been very fortunate to have a very good group of lifeguards to work with these last few years. Hastings waterworks, our management company, has done a very good job. Please remember that like many of you I have to work for a living. I am not able to be at the pool during the day when it is most used. So remember you are my eyes and ears. I would appreciate you notifying me if you see anything you feel is unsafe, guards not checking for pool tags, guards not checking for guests. Please remember the guest's fee collected at the pool pay for all the miscellaneous items used in the operation of the pool. "Thank you."

The dates for pool tag pick up are listed on the front of this newsletter. Please go to the pavilion on one of the four dates listed and pick up your tags. If you cannot pick up the tags on one of the available dates, please have a neighbor do it for you.

Note that lost pool tags are \$5.00 per tag. 2006 pool tags will not be issued without paying for lost tags from 2005. I hear creative excuses every year about lost tags, but the tags are expensive. Lost tags are \$5.00 each.

Anyone who does not pick up tags at the assigned dates, may contact my house for an appointment to pick up pool tags. They will have to pay a \$10 late fee for such pick up. I prefer you talk to me directly if this is necessary. It is important to note that my family members have nothing to do with the pool tags or management of the pool. I hope anyone contacting my house will be courteous at all times.

Dan Hoag
Vice President and Pool Manager

**Rent a Party Tent 20 Ft. x 20 Ft.
Set Up in Your Yard
\$100.00**



Call (440) 238-7709

**John Spooner
Financial Advisor**

I help clients grow and protect assets for their heirs through the use of efficient estate planning documents.

If you own real estate have you considered a Revocable Living Trust?

The RLT Package (13 documents for a married couple's trust) is just \$750 compared to \$1,500 to \$2,500 elsewhere.

Call (216) 362-1526

I am a Chandler Commons Resident

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

Place
Postage
Here



Or Current Resident