



Common Knowledge

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The Official Newsletter of the Chandler Commons Property Owners Association

January 2007

Letter from the President

The annual Homeowners' Meeting will be February 19th, 2007 at 7 pm in Strongsville City Council chambers. We plan on covering the year past, the future needs and desires, and any issues homeowners may wish to discuss. Please plan on joining us. As always, we have invited our Mayor, Mr. Perciak, as well a few councilmen with whom you can chat.

I would like to thank all the homeowners who participate in lighting their houses with Christmas lights and decorations. This is truly one of the most beautiful developments in the city during the Holidays. I hope you are all as proud as I am of living here. We have received e-mails and telephone calls from people outside of Strongsville asking for directions to bring their kids to view our development. It's nice to be a part of a community that gives so much joy to others.

Thank you so much to all homeowners who complied with our tree trimming request. The sidewalks are much clearer, and many, many of the low hanging branches have been removed. It is

a real pleasure to walk about the neighborhood without getting scratched.

As a rule of thumb, we ask all homeowners whose trees overhang the sidewalk to trim the branches to a MINIMUM of 6—7 feet high. This ensures no harm to those who walk, jog or bike ride around our community.

A gentle reminder that there is still an element in our neighborhood that is breaking into cars, stealing purses and entering garages at night. Please lock your cars, remove any valuables, and keep your garage doors closed. Also, pole lamps and porch lights are the best and first line of security against thieves in the night. Be sure your pole light is working, and if its not, please turn your porch lights on at night until you can repair it.

All your neighbors appreciate the common effort of security in our development.

See you February 19th.

Paul Maskow
President

New Chandler Commons Phone Directory Coming Soon

We are in the process of compiling an updated phone directory which will be distributed to all residents. We plan to distribute it by spring or summer of 2007. Please update any of your personal information (e.g. phone number, email address etc.) on the attached data sheet on the

2007 Association dues invoice. Additionally, please update names and ages of children for pool tag purposes as well as indicating any interests they may have in babysitting, yard work, etc. if you would like this to be included in the directory.

**Annual Chandler Commons Property Owners Association Meeting
Monday, February 19, 2007 at 7:00 PM Strongsville City Council Chambers**

Board Member Biography: Jason Hughes

Association Member: 2004
 Board Member: 2006
 Title: Vice-President, Common Grounds

Jason Hughes is vice president of Common Grounds and Pavilion Scheduling. He is married to wife Marie, and has three children: Alyssa (4), Ashley (2), and Justin (3 months). Jason is a claims manager for Chaney Consulting, Inc., a third party administrator for self insured employer's workers compensation programs.

Jason is responsible for common grounds maintenance, upkeep, and contractor performance. He is your contact for all common area questions. If

you wish to schedule the pavilion this year, Jason is your man.

Jason grew up in North Royalton, Ohio and graduated from Holy Name High School. He is an alumnus of Kent State University, with a bachelor's degree in Criminal Justice. Finally, Jason is a loyal but thoroughly disgusted supporter of the Cleveland Browns.

Welcoming Committee

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

December, 2006

Charles and Michelle Thall
 19257 Dorchester Circle

October, 2006

Elizabeth O'Deens-Saluan
 15214 Chandler Green

Julie Nguyen
 14477 Savannah Ct.

September, 2006 or earlier

Robert and Laura Wolford
 19423 Stony Point

Christopher and Tina Dadas
 118512 Stony Point

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

The Welcoming Committee would like to thank the following sponsors for supporting us. We encourage residents to patronize the following businesses to show our appreciation for their support of Chandler Commons:

East of Chicago Pizza

19772 W. 130th Street
 (440) 878-1700

Beef O'Brady's Family Sports Pub

17692 Pearl Road
 (440) 572-4467

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 recently moved into Chandler Commons and your name does not appear above or you did not yet receive a visit from a Welcoming 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.

CCPOA Budget 2006-2007

1/1/2006 Through 12/31/2006 Using Budget 2006

Category Description	12/31/06 Actual	FY '06 Budget	Budget Variance	FY'07 Budget
INCOME				
Dues	\$122,417.73	\$120,250	\$2,167.73	\$121,875
Current Year Late	\$1,200.00	\$1,000	\$200.00	\$1,000
Prior Years	\$0.00	\$300	-\$300.00	\$0
Interest Inc	\$2,053.96	\$600	\$1,453.96	\$1,680
TOTAL INCOME	\$125,671.69	\$122,150	\$3,521.69	\$124,555
EXPENSES				
Bank Charge	\$10.00	\$50	\$40.00	\$50
Capital Improvements	\$0.00	\$25,000	\$25,000.00	\$50,000
Pool Landscaping	\$20,859.38	\$24,000	\$3,140.62	\$0
Electric- Non Pool	\$886.87	\$1,500	\$613.13	\$1,200
Insurance	\$3,758.00	\$4,500	\$742.00	\$4,500
Maintenance				
Electrical	\$712.81	\$1,000	\$287.19	\$1,000
Landscaping	\$18,762.12	\$24,000	\$5,237.88	\$24,000
Extras	\$2,849.97	\$2,000	-\$849.97	\$5,500
Fertilizer	\$1,708.01	\$2,000	\$291.99	\$2,000
Recreation Area				
Baseball Field	\$833.00	\$1,000	\$167.00	\$1,000
Pavilion	\$0.00	\$1,500	\$1,500.00	\$0
Tennis Court	\$0.00	\$1,000	\$1,000.00	\$1,000
Volleyball Court	\$438.71	\$1,000	\$561.29	\$1,000
Retention Basin	\$1,429.75	\$1,500	\$70.25	\$1,600
Pool				
Electric	\$4,927.33	\$5,200	\$272.67	\$5,500
Gas	\$6,273.80	\$5,200	-\$1,073.80	\$6,000
Improvements	\$9,339.72	\$2,500	-\$6,839.72	\$2,500
License to Operate	\$675.00	\$700	\$25.00	\$725
Management	\$26,452.25	\$30,000	\$3,547.75	\$30,000
Repairs & Supplies	\$2,274.40	\$2,000	-\$274.40	\$2,500
Pool Tags	\$950.00	\$0	-\$950.00	\$0
Telephone	\$460.56	\$450	-\$10.56	\$500
Water & Sewer	\$827.11	\$5,000	\$4,172.89	\$4,000
Professional Services	\$339.74	\$500	\$160.26	\$500
Social	\$2,715.88	\$2,000	-\$715.88	\$3,000
Supplies & Postage	\$2,174.62	\$2,500	\$325.38	\$3,000
Tax- Property	\$543.88	\$1,000	\$456.12	\$600
TOTAL EXPENSES	\$110,202.91	\$147,100.00	\$36,897.09	\$151,675
NET TOTAL	\$15,468.78	-\$24,950.00	\$40,418.78	-\$27,120

Current Checking Balance	\$206.40
Current Savings Balance	\$63,757.52
Current Cash Balance	\$100.00
Projected Year End Balance	\$64,063.92

12/31/07

\$36,944

Volunteer request

We are always looking for residents who are willing to donate some of their time and skills to help with minor maintenance around the development (painting, fixing signs, fixing picnic tables, cleaning

debris from the common areas etc.). If you are willing to help out in the spring of 2007, please contact Bob Brink at 846-948.

New Contact for Scheduling the Pavilion

Please note a change of contact person for scheduling the pavilion. Jason Hughes has taken this over from Paul Maskow.

Any Association member may reserve the pavilion for use of a private party or picnic by calling Jason Hughes @ 572-4246. 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



Annual Dues Invoice Enclosed



Or Current Resident