



Common Knowledge

info@chandlercommons.com

Vol XXXVII Issue I

The Official Newsletter of the Chandler Commons Property Owners Association

January 2017

2017 Annual Meeting on February 20, 2017

Hello friends and neighbors. I hope your 2017 is off to a great start. In this newsletter issue you will find the 2016 financial statement and your annual membership dues invoice for 2017. The annual dues of \$375.00 will be due by March 15, 2017. Late fees will apply after this date, so please submit your payment on time before March 15, 2017.

The Property Owner's Association annual meeting will take place on *Monday, February 20 at 7PM* at Strongsville's Old Town Hall, located at 18825 Royalton Road (across the street from the police station). All homeowners are invited to attend. This year we are looking forward to our Ward **Councilman Matt Schonhut** updating us on the City of Strongsville news. We are also expecting **Superintendent Cameron Ryba** to stop by and briefly update us on the state of the Strongsville Schools. The Board of Trustees will also discuss events and expenses from the past year, capital projects we are looking forward to completing this year, and we will answer any questions you have.

2017 Social Committee Events

The Chandler Commons Social Committee will again be hosting a variety of social gatherings this year. Our primary events have been the May "Happy Hour" event for adults and the July Family Fun Day event. We will also have a second Happy Hour event in September and last year it was a great success and well attended. The Easter Bunny's visit to the pavilion the Saturday before Easter is always enjoyed by the kids, parents and grandparents too.

Please make note that aside from this January newsletter issue, we are no longer mailing hard copy newsletters, as we now have the majority of our residents receiving the newsletters by email. If you have not done so already, we ask that you provide us with an email address for this purpose. Your email address will be used only for newsletter and social event purposes, and will not be shared. If you would like to be added to our email list, please email **secretary@chandlercommons.com** with your name and email address.

If you do not have an email, or do not want to provide an email address, you can find our current and past newsletters posted on our website at **www.chandlercommons.com**. In addition to the past newsletters, the website also contains Board member contact info, announcements, our bi-laws and covenants, and additional information.

Wishing you and yours an enjoyable 2017!

Spenser Vago, President (440) 655-8344

If you have come to our events in the past, please tell a neighbor. If you haven't come, please come to one this year. They are fun and no cost to you!

Thank you to the Chandler Commons Social Committee who volunteer their time to coordinate these events for the residents. The Committee is always looking for people who want to join, become involved, or have new ideas for events. Drop us a line at president@chandlercommons.com.

SAVE THE DATES

Saturday, April 15 – Easter Bunny at the Pavilion

Friday, May 19 – Happy Hour

Sunday, July 30 – Family Fun Day

Saturday, Sept 23 – Happy Hour II

Chandler Commons Budget 2016-2017*

*Modified February 21, 2017

Category	Actual	2016 Budget	Difference	2017 Budget
INCOME	\$ 134,770.88	\$133,850.00	\$ 920.88	\$ 143,225.00
Dues	\$ 131,250.00	\$131,250.00	\$ -	\$ 140,625.00
Dues:Current Year Late	\$ 1,730.00	\$ 1,000.00	\$ 730.00	\$ 1,000.00
Dues:Prior Years	\$ -	\$ 1,500.00	\$ (1,500.00)	\$ 1,500.00
Interest Inc	\$ 30.88	\$ 100.00	\$ (69.12)	\$ 100.00
EXPENSES	\$ 107,694.53	\$128,750.00	\$21,055.47	\$ 133,100.00
Bank Charge	\$ 15.00	\$ 50.00	\$ 35.00	\$ 50.00
Electric- Non Pool	\$ 3,610.95	\$ 3,000.00	\$ (610.95)	\$ 4,500.00
Insurance	\$ 4,462.00	\$ 5,500.00	\$ 1,038.00	\$ 5,000.00
Maintenance:Electrical	\$ 1,618.54	\$ 1,500.00	\$ (118.54)	\$ 1,500.00
Maintenance:Landscaping:Extras	\$ 10,585.55	\$ 10,000.00	\$ (585.55)	\$ 10,000.00
Maintenance:Landscaping:Fertilizer	\$ 2,467.36	\$ 2,500.00	\$ 32.64	\$ 2,500.00
Maintenance:Landscaping	\$ 23,433.76	\$ 25,000.00	\$ 1,566.24	\$ 25,000.00
Maintenance:Recreation Area:Baseball Field	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Maintenance:Recreation Area:Volleyball Court	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Maintenance:Retention Basin	\$ 1,512.00	\$ 1,700.00	\$ 188.00	\$ 1,550.00
Pool:Electric	\$ 6,668.63	\$ 8,000.00	\$ 1,331.37	\$ 8,000.00
Pool:Gas	\$ 4,049.34	\$ 9,000.00	\$ 4,950.66	\$ 8,000.00
Pool:License to Operate	\$ 775.00	\$ 900.00	\$ 125.00	\$ 900.00
Pool:Management	\$ 32,500.00	\$ 35,000.00	\$ 2,500.00	\$ 35,000.00
Pool:Repairs & Supplies	\$ 4,394.01	\$ 10,000.00	\$ 5,605.99	\$ 15,000.00
Pool:Telephone	\$ 226.08	\$ 1,000.00	\$ 773.92	\$ 500.00
Pool:Water & Sewer	\$ 6,113.89	\$ 7,000.00	\$ 886.11	\$ 7,000.00
Professional Services	\$ 438.39	\$ 500.00	\$ 61.61	\$ 500.00
Social	\$ 3,353.39	\$ 4,000.00	\$ 646.61	\$ 4,000.00
Supplies & Postage	\$ 951.36	\$ 1,500.00	\$ 548.64	\$ 1,500.00
Tax- Property	\$ 519.28	\$ 600.00	\$ 80.72	\$ 600.00
Net Difference:	\$ 27,076.35	\$ 5,100.00	\$21,976.35	\$ 10,125.00

Major Capital Worksheet

	Replacement Cost	Useful Life	Current Age	Annual Reserve	YTD Reserve
Swimming Pool	\$200,000	40	9	\$ 5,000	\$ 45,000
Pavilion	\$50,000	40	8	\$ 1,250	\$ 10,000
Playground	\$60,000	40	11	\$ 1,500	\$ 16,500
Tennis Courts	\$85,000	40	26	\$ 2,125	\$ 55,250
Entrance Signs	\$50,000	40	16	\$ 1,250	\$ 20,000
Baseball Field	\$10,000	40	14	\$ 250	\$ 3,500
Volleyball Court	\$5,000	40	7	\$ 125	\$ 875
Totals	\$460,000			\$ 11,500	\$ 151,125

Cash Balances

Starting Balance 1/1/2016	\$ 125,469.60
2016 Income in excess of expenses	\$ 27,076.35
Ending Balance 12/31/2016	\$ 152,545.95
Current Balances	
Checking	\$ 18,876.33
Less uncleared bank items	\$ (9,152.89)
Savings	\$ 142,722.51
Cash	\$ 100.00
Total	\$ 152,545.95

Projected Year End Balances

Starting Balance 1/1/2017	\$ 152,545.95
2017 projected net income	\$ 10,125.00
Projected 12/31/2017 cash	\$ 162,670.95
2017 required capital reserve	\$ 162,625.00
Cash in excess of reserve	\$ 45.95

Neighborhood Security Alert

Throughout this past year our neighborhood has experienced an increase in vandalism, trespassing and theft. Please develop household security measures that you share with all members of your family. Keeping your garage door closed, your

vehicles locked, your house locked, or purchase a home video surveillance system will also help deter trespassers. Keep the Board alert of suspicious activity and most importantly, please let the Strongsville Police know of illegal activity.

2016 Pavilion / Field Reservations

We are now taking reservations for the 2016 season for pavilion and baseball/soccer field reservations. It's first come, first serve so call as soon as you can to reserve your date.

Homeowners in good standing should call Rick Miller at (216) 255-0174. The pavilion is available from May through October, from 9AM to 10PM. The lights automatically turn off at 10PM.

Pavilion rental is free, but does require a \$50 deposit check that will be returned as long as the pavilion is cleaned up afterwards. Cleanup includes taking trash home (as there is no dumpster or trash pickup service at the pavilion),

sweeping the floor, removing any tape or staples, and cleaning the fireplace and grills if you use them. If the pavilion is not cleaned by the following morning, your deposit check will be cashed.

Deposit checks are to be made payable to Chandler Commons Property Owners Association and dropped off at 14539 Trenton Ave. 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, as the summer months are in high demand.

Removal of Dead Trees

The removal of dead and dying trees in the Common Areas continues to be an ongoing expense, both for the association and throughout Strongsville in general. More often than not, it is the Ash tree that we are dealing with.

Our policy is to remove any dead trees in Common Areas that pose a risk of falling on and damaging any residential structures or property.

Trees that are cut down are left in the Common Area. Residents are welcome to cut and keep this wood if they so choose. In the past few years we have had over 100 trees cut down throughout the development.

If you have or are aware of a potentially dangerous or damaging situation due to dead Common Area trees, please contact Rick Miller at (216) 255-0174.

Sidewalks clear and Lamppost lit - Please

We encourage you to keep your sidewalks clear this winter. The City has guidelines for doing so, and as a development we also have wording in our Protective Covenants that require your sidewalks to be maintained and clear.

We also need you to keep your lamppost lit. For security purposes having light on your driveway and the front of your home is valuable. In addition, it helps evening walkers and overall security of our neighborhood.

2017 Chandler Commons Garage Sale

This year the **Chandler Commons Garage Sale** will have a Preview Night on May 17th from 5:00 pm – 8:00 pm. The three-day sale will be held on May 18, 19, and 20 from 10:00 am – 4:00 pm. each day. Anyone wishing to participate one day or all four

days, please contact Helen Wilhelm at (440) 382-0216 for more info. The cost will be \$10 per household to cover the costs of maps, advertising, signs and flags. Call Helen for more information and to register. Happy Spring Selling!

Your comments are important to us

On behalf of the Board, I'd like to thank all those individuals that write comments on the dues form when you are returning your Dues payment. We do take time to read them and discuss your concerns.

Please continue to make comments and suggestions and we will discuss and review. See some of the comments made last year and answers to some of your comments/questions.

- **Should people clean up their dog poop as they are walking their dogs?** – Great question, of course people should clean up their dog's poop. The Board has looked into the cost of Dog Waste Stations, but they cost too much, would require maintenance, and after-all we are not the Metroparks. Pick up your dog poop please and dispose of it properly.
- **Should there be a Neighborhood code of conduct for Renters?** – Of our 392 homes in Chandler Commons, we have less than 2% of homes as rental homes (less than 8 homes). The owner of the home should abide by the same rules even though their rental home is not owner occupied. We have had trouble with a home on Crown Point, which has been unoccupied for the last year and is in foreclosure. Please let a board member know if you feel a property is not being properly maintained. We have almost 400 homes, so at any given time we are not watching all 400 homeowners, so we could use your input and heads-up if you know of a property needing attention. We will always keep your info confidential when you give us information on someone. We never want you in the middle of an issue.
- **Will the basketball and tennis courts be fixed?** - This past year we had a firm fill the cracks that were prominent all over the courts. Most of the cracks have been filled properly, and we will continue to monitor the condition of the courts. They are in better shape than they were last year. The costs of properly fixing/laying new asphalt/tearing out and replacing range from \$70K - \$100K so for now the courts are playable and safe, so enjoy using the courts this spring, summer and fall.
- **What is the Balance in the General Fund being earmarked for?** – I do not want to steal the thunder of our Treasurer Greg McDonald, so for the answer to this question you are going to have to come to our Annual Meeting on President's Day, February 20 at 7:00pm at Old Town Hall. Now you gotta come!
- **Lily Pods are overtaking the ponds on Benbow?** – We have a pond service named Ponds Beautiful that treats, maintains and monitors the health of our ponds/reservoirs. We take their recommendations and act accordingly with the maintenance of our ponds. Stay tuned to see if we can get any fish added.

Stay Connected with Chandler Commons News and Events!

To correct or notify us of your email address: email Dan Paliwoda at secretary@chandlercommons.com

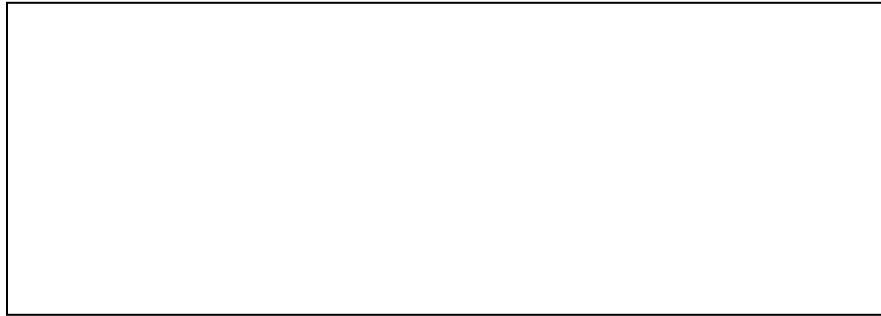
On Facebook: Like/Follow us at Chandler Commons

For the latest info, old newsletters or Swim Team updates: go to www.ChandlerCommons.com

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



Annual Dues Invoice Enclosed



Do Not Forward

Looking forward to 2017

- **Annual Meeting: Monday, February 20, 2017, Old Town Hall 7PM**
- **Association Dues \$375 due by March 15, 2017**
- **Social Committee Events already scheduled - Save the Dates!**
- **Swim Team news and updates coming soon!**
- **Please shovel sidewalks, keep lamppost lit, and Drive slowly!**
- **We wish you all a safe, enjoyable Winter season. ☺**