



# Common Knowledge

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## Letter from the President

Hello and a Happy New Year to you all. I hope that you all had a happy holiday season. Now it is back to business. The annual Property Owner's Association meeting will be at the Old Town Hall on Monday, February 20<sup>th</sup>, from 7 to 9 PM. The board will recap some of the improvements and events of 2011, as well as go over the budget and discuss the plans and needs for our community in 2012. Mayor Thomas Perciak will also be on hand to discuss these issues on a City level. All homeowners are invited to attend and your participation is welcomed. We hope to see you there.

Although we have had a very mild start to the winter so far, I'm *fairly* certain that plenty of snow will be on its way in the coming months. Please remember to shovel your sidewalks so that our children have a safe path to travel when heading to and from the bus stops. Snow covered sidewalks lead to children walking in the street. In snowy or icy conditions this can be very dangerous. This is not just a request from the board, but it is also a Strongsville City Ordinance. Please do your part to keep all of our residents safe.

I would also like to remind residents to check or replace the light bulbs in their lampposts and home exteriors. Drive around the development and you will notice a large number of darkened homes. A well-lit neighborhood increases the safety and security of your vehicles and your property. It only takes a second to replace a light bulb.

The 2011 financial statement is enclosed for your review. Also enclosed is your annual membership dues invoice, for which payment is due by March 15, 2012.

You can also find newsletters, neighborhood updates, and other information on our website, [www.chandlercommons.com](http://www.chandlercommons.com). Residents with any questions or concerns can feel free to call me at (440) 668-4211 or to contact me by e-mail at [president@chandlercommons.com](mailto:president@chandlercommons.com). My only request is that you not leave anonymous messages. Please leave your name and contact info so that I can discuss the matter with you and do what I can to resolve it. Thank you and I hope to see you at the annual meeting.

Jason Hughes  
President

## Architectural Review Board

For any homeowners that are planning any home improvements such as adding a fence, deck, shed, patio, addition, etc., please remember that your plans must be submitted to the Architectural Review Committee (ARC) for approval.

Please submit your plans to us **prior** to applying for a permit from the Strongsville Building Department, as the City of Strongsville will not approve your plans unless the Architectural

Review Committee has reviewed and approved them first. Submitting the plans to us first will help avoid any unnecessary delay.

We require a copy of the plans for your project, as well as a plat map showing the location of your project on the plat map. You will receive a response from us within a few days and you can then apply for a permit from the Building Department. Plans can be submitted by calling Jason Hughes at (440) 668-4211.

### *Chandler Commons Property Owner's Association Budget*

	2011			2012
	Actual	Budget	Difference	Budget
<b>INCOME</b>				
Dues	\$123,815.00	\$121,875.00	\$1,940.00	\$121,875.00
Current Year Late	\$1,575.00	\$1,000.00	\$575.00	\$1,000.00
Prior Years	\$500.00	\$650.00	-\$150.00	\$650.00
Interest Inc	\$66.00	\$450.00	-\$384.00	\$100.00
<b>TOTAL INCOME</b>	<b>\$125,956.00</b>	<b>\$123,975.00</b>	<b>\$1,981.00</b>	<b>\$123,625.00</b>
<b>EXPENSES</b>				
Accounting	\$100.00	\$0.00	-\$100.00	
Bank Charge	\$6.00	\$50.00	\$44.00	\$50.00
Capital Improvements				
Benbow Sign	\$3,269.76	\$0.00	-\$3,269.76	
Playground	\$12,140.00	\$10,000.00	-\$2,140.00	
Rec Area	\$17,031.77	\$19,000.00	\$1,968.23	
Electric- Non Pool	\$1,760.80	\$2,000.00	\$239.20	\$2,000.00
Insurance	\$4,197.00	\$4,500.00	\$303.00	\$4,500.00
Maintenance				
Electrical	\$933.37	\$1,200.00	\$266.63	\$1,200.00
Landscaping	\$24,000.00	\$24,000.00	\$0.00	\$24,000.00
Extras	\$13,281.93	\$15,000.00	\$1,718.07	\$4,000.00
Fertilizer	\$1,785.62	\$2,000.00	\$214.38	\$2,000.00
Recreation Area				
Baseball Field	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
Pavilion	\$751.62	\$2,500.00	\$1,748.38	\$1,000.00
Tennis Court	\$377.44	\$5,000.00	\$4,622.56	\$1,000.00
Volleyball Court	\$94.38	\$1,000.00	\$905.62	\$1,000.00
Retention Basin	\$1,508.50	\$11,700.00	\$10,191.50	\$13,600.00
Pool				
Electric	\$6,759.83	\$8,000.00	\$1,240.17	\$8,000.00
Gas	\$6,819.74	\$9,000.00	\$2,180.26	\$9,000.00
License to Operate	\$675.00	\$725.00	\$50.00	\$725.00
Management	\$31,581.50	\$32,000.00	\$418.50	\$33,000.00
Repairs & Supplies	\$6,807.78	\$9,000.00	\$2,192.22	\$9,000.00
Telephone	\$407.18	\$600.00	\$192.82	\$600.00
Water & Sewer	\$2,640.59	\$5,000.00	\$2,359.41	\$5,000.00
Professional Services	\$250.00	\$500.00	\$250.00	\$500.00
Social	\$2,334.28	\$3,000.00	\$665.72	\$3,000.00
Supplies & Postage	\$1,159.92	\$3,000.00	\$1,840.08	\$3,000.00
Tax- Property	\$18.64	\$600.00	\$581.36	\$600.00
<b>TOTAL EXPENSES</b>	<b>\$140,692.65</b>	<b>\$170,375.00</b>	<b>\$29,682.35</b>	<b>\$127,775.00</b>
<b>OVERALL TOTAL</b>	<b>-\$14,736.65</b>	<b>-\$46,400.00</b>	<b>\$31,663.35</b>	<b>-\$4,150.00</b>
Current Checking	\$9,098.35			
Savings	\$82,073.77			
Cash	\$100.00			<i>Projected</i>
<b>Total Cash</b>	<b>\$91,272.12</b>			<b>\$87,122.12</b>

**The Pool.....**

What can I say? Who really is thinking about the pool in January? But, it's one of my nonpaying jobs to do that.

We are presently negotiating our 2012 pool contract with Hastings Water Works. We were pleasantly impressed as usual with the performance of their guards and their technical personnel. All the guards that have worked at our pool have done a top quality job, even though they sometimes have to work under adverse conditions.

A few days in July of last year, when the guards had informed me that the pool was literally trashed by the homeowners, they brought in their area supervisor to assist in cleaning up the mess. Please, please, please remember that you, the homeowners, are the people that are paying for their services. Treat the pool area and deck as you would your own yard. Pick up your trash and place it in the garbage cans provided for that purpose.

Remember, pool tags this year will be as always, starting Mother's Day weekend. There will be 5 days and times for you to get your tags. You must bring your current tags with you to exchange for the

2012 tags. A \$5.00/tag fee will be assessed for every lost tag. Should you not be able to make those times, you will have to pay a \$10.00 late fee and arrange a time after hours to obtain them from my house. Updated days and times will be published later this year and posted on the Chandler Commons website.

**Santa.....**

This year Santa made visits to Chandler Commons on the 19<sup>th</sup> and 20<sup>th</sup> of December. For the first time in many years, we had to run later than usual to accommodate all the families wanting to visit with the Jolly 'ol Elf. Please remember that we work on a first call, first come basis. The sooner you contact us to set up your appointment, the more likely it is that Santa can pay you a visit.

We would also like to thank Kim Giberson and Dave Clary for their help with this year's festivities. Also, we would like to thank Bill Malley for donating the Santa Candy for all of our little kiddies. Santa enjoyed it, too!

Your humble servant,  
Dan Hoag

**Reserving the Pavilion**

Homeowners in good standing may reserve the pavilion by calling John Sullivan at 846-0108. The pavilion is available from May through October, from 9AM – 10PM. The lights automatically turn off at 10PM.

Rental requires a \$50 deposit check that will be returned to you as long as the pavilion is cleaned up after your use. Cleaning up includes removal of all trash, decorations, staples, tape, etc. Please note that we do not have a trash pickup service at the pavilion, therefore you must bring your own garbage bags and take your trash home for pickup. Clean up also includes sweeping the floor and returning all tables to the pavilion as they were found. If the

fireplace or grills are used, they must also be cleaned out afterwards or by the next morning. If the premises are not thoroughly cleaned after your use, your check will be cashed.

Deposit checks should be made payable to Chandler Commons Homeowners Association and dropped off at 14294 Crown Point Parkway. Please do not put checks in the mailbox or in the newspaper box. Checks should be turned in 30 days prior to your event. If a check is not received, your date may be made available to other interested parties.

**Reserving the Baseball and Soccer Fields**

Contacting John at 846-0108 may also make reservations for the baseball and/or soccer fields.

### Social Committee Events

Mark your calendars early for the 2012 Social Committee events. These events are a big hit every year and are only that way because of your attendance. Please come to hang out at the pavilion with some good food, good drink and good friends!

- Friday, June 8 – Wine & Cheese Party
- Saturday, July 28 – Beer & Brats Family Day
- Saturday, September 29 – Clambake



**Annual Chandler Commons Property Owners Association Meeting  
Monday, February 20, 2012 at 7:00 PM**

**Please note: Meeting at Old Town Hall this year!**

**Chandler Commons Property Owners  
Association**



**ANNUAL DUES INVOICE ENCLOSED**



**Do Not Forward**