



# Budget Approval December 4, 2011

## Spyglass Hill Association Newsletter December 2011

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### **News from the President – Dan Easa:**

As 2011 draws to a close, I'd like to briefly talk about some of the major Spyglass Hill events in 2011 and then briefly talk about some of my goals for 2012.

### Major Spyglass Hill Events in 2011

#### **Flooding**

I can tell there is a lot of work being done by the city of Strongsville by reading about it in the various local newspapers, for example: hiring contractors, examining sewers, etc. Unfortunately I am getting very little information from city officials about exactly what is being done for Spyglass Hill in particular. I have talked to various city officials including our councilman but have no new information to share with you. Personally, I don't think it is too much to ask about specifics and I told them that but still can't seem to get any specifics. I will keep at it and them. I feel we deserve to know the specifics. I firmly believe they owe us that much. I have personally escalated my request for status to the president of council.

#### **New Board Members**

I'd like to welcome the two new board members. Rick Thornton is the new vice president replacing Todd Drum and Dan Gavala is the new treasurer replacing Lori Crow. Todd and Lori both did a simply wonderful job and will be missed. I just can't say enough about what a great job they both did.

#### **Clubhouse**

We have now completed the final finishing touches to the clubhouse with the installation of window blinds and a sound system. On behalf of the entire development I'd like to thank Wayne Robinson, Steve Mittelmeier, Jon Deegan and Bob Valentin who spent an entire Saturday afternoon putting up the new

blinds on all 9 clubhouse windows. I'd also like to thank Wayne Robinson, Dave Osborne & Brad Esarove for installing the clubhouse's new sound system. It's very fortunate for our development that we have this kind of volunteerism. Efforts like this are one of the things that make our development such a great place to live.

Please thank all these guys when you see them.

### **Looking Forward to 2012**

As I look forward to a new year (and the start of my fourth year as president), I would like to share with you some of the goals I have been contemplating:

#### **Spyglass Hill Home Expo** (co-idea with Diana Ragan)

We have many homeowners who also have various businesses that other homeowners may wish to use and/or at least know about. The basic concept of a spyglass home expo is that any homeowner who wants to sell their services could have a table in the clubhouse on a certain day. Then any homeowner who is looking for a service can come in and browse the offerings.

#### **Homeowner Meetings Realignment**

No one ever attends our December homeowners meeting and I can understand why. Who wants to go out in the cold to talk about the association in the winter? We will look at canceling the December meeting. In doing so, we would make other related changes as well, such as changing our fiscal year to a calendar year, moving the September meeting to a later month, electing officers whose term begins and ends on the calendar year, etc. In summary, this is a consolidation of miscellaneous events with different timeframes to fewer different timeframes based on a calendar year.

#### **Board Duties Realignment**

The responsibilities of each board member were written quite some time ago. Hence duties are outdated in some cases and in other cases unfairly balanced. In addition, several new responsibilities have arisen over the years which are not officially documented nor assigned. The board has discussed this topic in the past and at that time created a new more applicable alignment. However, the idea was tabled and never presented to the homeowners. I believe realignment would be beneficial and merits reconsideration

These changes will be discussed by the board in the coming months and any ideas that require bylaws changes will also be presented to the homeowners for vote. These are just a few of several ideas of improvement I will be presenting to the board in 2012 for consideration. After the board discusses these ideas we may decide against them and therefore not pursue them. However, in the meanwhile, if you have thoughts on these ideas or if you have any ideas of your own, please let us know. I'm sure I speak for the entire board in asking for your comments and thoughts about these items or any other items you may have.

Here's wishing you a joyous holiday season and a happy new year

The agenda for the Meeting on December 4, 2011 is as follows:

#### **Opening**

Welcome

#### **Reports**

President's Report – Dan Easa

Vice President's Report – Rick Thornton

Treasurer's Report – Dan Gavala

Recreation/Pool Report – Wayne Robinson

Social Chairperson – Chris Rodusky/ Diana Ragan

## **New Business**

Vote on next year's budget  
Open floor discussion of any items

## **Closing**

Next Home Owner's Meeting is tentatively scheduled for May 20, 2012.  
Adjourn

## **Vice President News – Rick Thornton:**

I have just started my new post. My wife and I have been with Spyglass since 1986. I am looking forward to working with everyone!

As a reminder, during the winter/snow season, it is important for everyone to keep your sidewalks cleared for all the walkers. This is especially important for the children walking to their bus-stops. Also, please remember to replace your lamp post light bulbs when they are burnt out. As the daylight hours get shorter, our lit lamp posts will make our streets brighter and will provide an extra margin of safety for anyone outdoors.

Thanks for everyone's help in keeping the common grounds and sidewalks free of litter. Also, thanks to all of the dog walkers for cleaning up after their pets.

Please contact me if you have any questions or concerns!

## **Recreation Center News – Wayne Robinson**

The recreation center renovation is complete including the blinds and the surround sound system. Thank you again to all of the volunteers that worked on the recreation center.

**IF YOU NOTICE ANYTHING UNUSUAL AROUND THE RECREATION CENTER OR POOL WHEN THE FACILITIES ARE CLOSED, PLEASE NOTIFY THE POLICE.**

[wayne@spyglasshomeowners.com](mailto:wayne@spyglasshomeowners.com)

216-536-0201 (Cell)  
440-238-1811 (Home)

## **Treasurer's Report – Dan Gavala**

My wife Sharon and I moved into Spyglass Hill in September 1995. We have two daughters that go to the High School. We have been involved with the Spyglass Swim team since 2002. I have worked as the controller for MedData, Inc. in Brecksville, Ohio for the past 18 years. I look forward to being your treasurer for the next two years.

You will be receiving your statement for the 2012 dues in the next few weeks. The 2012 annual dues are \$336; if unpaid dues exist from 2012, there will be a \$60 late fee included on your statement (or more if you are multiple years behind). If you choose to pay your dues in increments, please identify what your intentions are with your first payment; future statements will not be sent out as reminders; so if paying on a plan, it is *your* responsibility to keep to this plan. If any of your information has changed since last year such as your phone number, email address, etc., please include that information with your payment so we can update our records. Liens will continue to be placed on homes for those that are a year or more behind in their dues. Please work with us to make your dues current so we can avoid this liens process with you.

Anybody who is paid in full for all dues by January 31, 2012 will be eligible to be in our annual drawing to receive a reimbursement of your dues (a \$336 value) or ½ year reimbursement (\$168 value). What a great present to receive right after the holiday season! Get those payments in early!

### **Rentals of the Recreation Center – Brad & Kelly Esarove**

If you need to reserve a date for rental of the Spyglass Hill Association Recreation Center, please contact Brad & Kelly Esarove at 440-846-8703 or send an e-mail to [bradandkelly@spyglasshomeowners.com](mailto:bradandkelly@spyglasshomeowners.com) to request a reservation. We will return your call as soon as possible.

The cost for rental is as follows:

Monday thru Thursday	\$55.00
Friday, Saturday and Sunday	\$75.00

\*When reserving the room, we require a refundable \$100.00 security deposit check to hold your date. A cleaning deposit check in the amount of \$50.00 has been added to the rental program. When you pick up the keys for your event, you will then pay the rental amount (\$55.00 or \$75.00). The \$100.00 security deposit will be returned or destroyed as long as the rules and regulations are followed. The cleaning deposit will be returned if the room is in its proper condition and cleaned according to the checklist. Please remember to read the rental rules carefully when using the room.

*\*There are changes to the Recreation Center rental policy. A total of three checks are required for rental and the checks need to be made out to: **Spyglass Hill Association.***

### **Secretary's Meeting Notes – Bonnie Bailey**

#### **September Homeowners' Meeting Highlights:**

- Dan opened the meeting and welcomed everyone.
- Dan explained that the flooding situation had hit all 4 wards in Strongsville. Some homeowners have never had water in their basements before including him. Dan sent out an e-mail and asked homeowners to let him know if they had flooded. Dan took that information to Joe DeMio. Joe Walker is handling the situation for the Mayor. By going to the City as a group it has helped. The City is still working on the drainage problems.
- Mayor said he has 6 people managing the crews. Trucks have been down our streets.
- H.O. said they have been down their street also.
- H.O. in North Royalton had no water.
- H.O. said they are in North Royalton and they did have water but thought it came from a crack in the floor. Plumbers came out and cleaned out catch basin. Said part of the problem could be from the street to the down spout. Debris and gravel were cleaned and they worked for approximately 6 hours and the cost was approximately \$1,600.
- H.O. cautioned that the drain material that was used in the development may not be able to take the pressure.
- H.O. drains need to be cleaned. This is not a once in a lifetime event.
- H.O. said that the catch basins around the development need to be cleaned.
- Todd Drum asked for address where they need to be cleaned. The catch basin at the creek was cleaned out.
- Dan will continue to pursue a resolution. Dan feels that as an association we have more power.
- H.O. said thank you for the update and newsletter regarding the flooding.
- Todd Drum talked about the mulch and bushes that were put in the pool area are still not acceptable and he will address it with Southwest Landscaping.

- Lori Crow went over the income and balance as of August 27, 2011. We have \$11,699 in outstanding dues, 51% of that is 4 homeowners with liens on their homes. There are 21 homes that still owe something.
- There are a few more items that need to be finished at the recreation center including the speakers.
- Wayne Robinson mentioned this was the first year after the recreation center was finished but everything went well. The gate was repaired on the fence to the pool area.
- The tennis court has cracks but they can't be repaired until the spring.
- Dan asked about getting a guarantee.
- Wayne thinks we might be under budget as far as the hours for the lifeguards. The hours were monitored and if there were no swimmers the third guard was sent home.
- Dan said the social committee was not at the meeting.
- Bonnie talked about the tailgating party for the Browns game and the Halloween party.
- Lori asked if anyone had any ideas of what they would like the Association to offer.
- Dan explained the Vice President position and the responsibilities. Dan said Todd had done a great job regarding the infrastructure. He also gave a lot of time to the recreation center without being paid.
- H.O. (Dennis Bailey) said he would volunteer his services.
- Dan said he would run that past Jon Deegan.
- H.O. said there had been two people from the same family on the board before.
- Dan then asked Dan Gavala to introduce himself.
- Dan Gavala said he has two daughters and his wife is currently treasurer for the swim team.
- Dan asked if all were in favor of Dan Gavala for the treasurer's position.
- A vote was taken and Dan Gavala was elected as Treasurer.
- Dan thanked Lori for all her work, especially the dues and how detailed she was and this lead to being get thousands of dollars collected on debt.
- Dan also said thank you for collecting the e-mail addresses. It was a pleasure to work with Lori.
- Lori thanked everyone and enjoyed working on the board. Lori got to know a lot of homeowners. She will be here to help.
- Dan said that the positions need to be evened out.
- Dan said that the social committee did not want to continue.
- Lori said we needed to vote on the Vice President position.
- Dan called for a vote for Dennis Bailey for Vice President. The vote was taken and Dennis was elected.
- Dan said he will check.
- H.O. would like to see a sign on the North Royalton side. The island needs to be kept up.
- H.O. also said that the island has trees that need to be taken down.
- H.O. volunteered to check on the cost to remove the trees.
- H.O. asked about putting up signs in the other areas where the old signs were.
- H.O. asked how much for each sign.
- H.O. to find out how much capital we need to have in reserve.
- Lori talked about the capital needs assessment. There are 82 homes on the North Royalton side. A total of 317 homes in the association.
- H.O. said she goes to the pool often and the tennis courts have been used during the breaks and she is concerned with the liability issue if someone gets hurt. Maybe the guards could say something.
- Dan said the guards need to be concerned with the swimmers.
- Lori went and check the signs that are posted at the tennis courts and they say:
  - Tennis shoes only
  - Tennis only
- H.O. said that would be stretching the responsibility of the guards to try to keep them off the tennis courts.
- H.O. asked if the lamp post is required to work?

- Dan will check the warranty deed to see if anything is required for the lamp post.
- Dan said after he checks, he will proceed if necessary.
- H.O. asked if the heater was working?
- Wayne said the temperature dropped 10 degrees after the heavy rain.
- H.O. said the guard said the heater was broken.
- Wayne said the heater was not broken.
- H.O. said the room is lovely. Are we putting up blinds?
- Wayne said he will have the blinds up before the winter.
- Dennis said he would help.
- There being no further business, meeting adjourned.

***PLEASE JOIN US AT THE DECEMBER 4, 2011 HOMEOWNERS' MEETING***

**Social News – Chris Rodusky and Diana Ragan**

Residents enjoyed a great day at the chalet on October 23rd. We celebrated fall with a hayride, face painting, balloon making and a hay fight! We all had lots of fun and food. On Sunday, November 6th the Browns didn't win but we enjoyed the screens and surround sound at the Spyglass tailgating party. Over 25 people joined us for pizza and wings to root on the Browns. We had a beautiful day and great tv! Thanks to Wayne Robinson and crew to make all of the electronics work.

Our next event is in December. This is a family event with movie watching and maybe a special guest. Look for an e-mail flyer with more details coming soon!



If you would like to add your name to our e-mail invite list, please e-mail Dan Easa at [president@spyglasshomeowners.com](mailto:president@spyglasshomeowners.com) or Bonnie Bailey at [bonnie@spyglasshomeowners.com](mailto:bonnie@spyglasshomeowners.com).

Spyglass Hill Financial Trend Report  
December Recommendation 2011

	Budget 2010/11	ACTUAL 2010/11	BUDGET 2011/2012	BUDGET 2012/2013
<b>Revenues</b>				
	\$12 increase 310x336		No increase 310x336	No increase 310x336
Homeowners Dues Planned	\$ 104,160	\$ 106,447	\$ 104,160	\$ 104,160
Insurance Proceeds		\$ 7,636		
Rental & Other Income	\$ 2,815	\$ 1,305	\$ 2,700	\$ 1,300
Class B	\$ 3,561	\$ 4,855	\$ 5,040	\$ 5,040
Interest Income	\$ 300	\$ 179	\$ 250	\$ 250
Investments	\$ (10,416)		\$ (10,416)	\$ (14,459)
Capital Improvements	\$ (10,000)		\$ (10,000)	
<b>Total Revenues</b>	\$ 90,420	\$ 120,422	\$ 91,734	\$ 96,291
<b>Expenses</b>				
Grounds Maint. & Misc.	\$ 26,351	\$ 28,933	\$ 22,306	\$ 29,512
Insurance	\$ 4,895	\$ 4,263	\$ 5,308	\$ 4,348
Admin. (other,office,postage, printing, bank fees)	\$ 1,438	\$ 1,223	\$ 2,267	\$ 1,247
Pool Operations	\$ 39,004	\$ 40,295	\$ 40,174	\$ 40,977
Recreation Repairs & General Repairs	\$ 2,799	\$ 1,088	\$ 3,492	\$ 1,110
Taxes	\$ 1,098	\$ 883	\$ 1,379	\$ 901
Social Activities- (Net of Social Income)	\$ 1,250	\$ 721	\$ 1,250	\$ 1,250
Utilities	\$ 14,386	\$ 10,129	\$ 19,501	\$ 10,332
Swim Team Support	\$ 100	\$ 100	\$ 100	\$ 100
Infrastructure		\$8,625		
Clubhouse Renovation		\$33,782		
<b>Total Expenses</b>	\$ 91,321	\$ 130,042	\$ 95,777	\$ 89,777
<b>Net Income</b>	\$ (901)	\$ (9,620)	\$ (4,043)	\$ 6,514