



Matt Schonhut and Steve Muller Attending

Spyglass Hill Association Newsletter October 2014



News from the President – Dan Easa

Well summer is over, a mild one and not the best summer as far as weather goes but it was still summer.

The heavy rain and consequent flooding, the second time in only a few years, was very frustrating. The flooding affected our homes and it also ruined the pool less than a week before it was to open. I was very glad the councilmen from Strongsville and North Royalton accepted our invitation to attend our Spring meeting to discuss the situation. I truly appreciate their taking the time to meet with us but on the other hand I feel a little empty in that we didn't hear any measureable concrete plans to alleviate the situation. Perhaps there is nothing that can be done, I don't know. The same two councilmen are scheduled to attend our Fall homeowners meeting to give us an update and I for one hope they have some encouraging information to share. We will continue to invite them to our meetings as long as they have useful information to share.

As I said, we did have the pool completely ready and would have opened it on schedule on May 24th but the water in it was totally ruined by heavy rain and flooding. We had to drain the entire pool, clean the inside, fill it up again, treat it and then heat the water (heating the water takes about 3 or 4 days). I'd like to thank Mark Kotlarz for his around the clock work to get the pool open only a few days later than scheduled (Tuesday instead of the previous Saturday).

You probably noticed our new sign is not mounted and is still leaning against the clubhouse. The reason for the delay is that we changed direction on where to place it. After the pool was vandalized we met with the Strongsville police for a security evaluation. One of things they suggested for safety reasons was to put a large sign at the entranceway to the club house to make it easier for emergency responders to find. We are working on that now. They also provided a total of 9 recommendations and we plan to implement all of them. 4 of them are already implemented.

Speaking of the police, they asked me to pass along the following information:

Dear Homeowners Associations,

On behalf of the Strongsville Police Department I would like to share some crime prevention tips and exciting opportunities available for your homeowners.

Did you know...?

- A crime prevention specialist will complete a home security survey for your residence free of charge?
- Our zone officers are available to attend your association's meeting to answer any questions your residences may have?
- An Assistant Cuyahoga County Prosecutor may be available to attend your association's meeting?
- We can help you start a neighborhood block watch program or rejuvenate your current program if needed?
- We can complete a wide variety of educational safety lessons for your residences?

If you have any questions or would like to set up any of our crime prevention services, please contact me at 440-580-3230 or lee.colegrove@strongsville.org.

Stay Safe

I have said many times we are very fortunate to have such great people in our development. One way to measure this is evidenced by the many people who give of themselves on a strictly volunteer basis to improve our grounds. Here are just a few examples:

Much thanks to fellow homeowner Dave Del Rio. He cemented the sidewalk sections leading to the school which were in disrepair. We were having a very difficult time finding someone who would do the job. Not only did Dave do the job but he did it for only the cost of materials since he was doing several other driveways in the area. Much Thanks Dave.

Thanks to each member of the newly formed garden club. They planted flowers and mulched in the Spring and weeded the flower beds throughout the summer. Thanks to them, our sign and pool areas look great. The team members are:

Connie Beutel
Lori Darkes
Joan Deegan

Stacy Gilbert
Shelley Valentin

Speaking of making the main sign look better, thanks to Rick Thornton and Shelley Valentin for repainting the lettering.

We installed much needed new picnic tables this year. Much thanks to Mark Kotlarz and Brad Esarove for assembling them and setting them up.

I'm sure I am forgetting many others as well. Sorry if I forgot to mention anyone, your volunteer work is one of the many reasons our development is such a great place to live.

In closing, once again we are taking absentee votes via email. We tried it for the first time last election and received 25 votes via email versus 1 in the regular mail. This seems to be a good and convenient method for some to vote if they can't make the meeting. If you can't make the meeting, all you have to do is respond to the newsletter email to vote. Your vote will not go to anyone currently running for office. Please give it a try and email your vote if you can't attend the meeting.

The agenda for the Meeting on October 19th is as follows:

Opening

Welcome

Guest Speakers

Strongsville Ward 2 Councilman - Matt Schonhut
North Royalton Ward 5 Councilman - Steve Muller

Reports

President's Report – Dan Easa
Secretary's Report - Bonnie Bailey
Vice President's Report – Rick Thornton
Treasurer's Report – Dan Gavala
Recreation/Pool Report – Mark Kotlarz
Social Chairperson – Kate Rose

New Business

Vote on new board members:
President
Recreation/Pool
Secretary
Open floor discussion of any items

Closing

Next Home Owner's Meeting will be in May, 2015.
Adjourn



Vice President News – Rick Thornton

We are continuing to monitor and cut down dead trees in the common areas.

We want to thank all the members of the gardening committee for their work in planting flowers, cleaning, and mulching the flower and tree beds. The common grounds, club house, pool, and sign areas look much better due to their efforts.

Thanks for everyone's continuing help to keep the common grounds, pool area, tennis court, and sidewalks free of litter. Also, thanks to all of the dog walkers for cleaning up after their pets.

As a reminder, during the upcoming winter season, it is important for everyone to keep your sidewalks cleared. This provides an extra measure of safety for pedestrians and for children walking to their bus stops. Also, please remember to replace your lamp post light bulbs when they are burnt out.

Regarding approval of home and property improvement projects, please refer to the Warranty Deed for guidelines and restrictions. A copy of the Warranty Deed can be found on our website. Please contact us if you need additional information and/or project approval.

Please contact us if you have any questions or concerns.



Recreation Center News – Mark Kotlarz

We had another successful pool season. The weather could have been warmer but it was fairly quiet at the pool and tennis courts. Please join us as the Homeowners' Meeting and enjoy the freshly painted meeting room. We have installed video cameras for protection at the pool, recreation center and the tennis courts. An alarm is now on the door to the pool. If you have any suggestions or comments, please e-mail me or call me at any time.

440-238-9996
markkotlarz@wowway.com



Treasurer's Report – Dan Gavala

As of October 7, 2014 there are 3 homeowners that still owe dues for 2014. 1 homeowner owes for 2 years and 4 homeowners who owe for 3 years or more. 3 homeowners are on payment plans. If you still owe for 2014, please send in your payment, reminders will be sent out. Payment plans are available.

Invoices for the 2015 Homeowners dues will be sent out the first week in December and are due by January 31, 2015. Remember those who pay by this date are eligible for the full dues refund (First place) and ½ dues refund (Second place) drawing. Good luck and Happy Holidays!

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 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 Highlights – Bonnie Bailey

May Homeowners' Meeting Highlights:

Dan Easa welcomed everyone and announced that we had both of our councilmen from Strongsville and North Royalton joining the meeting. Rick Thornton then introduced Matt Councilman, Ward 2 Strongsville, and gave a brief background. Rick then introduced Steve Muller, Councilman, Ward 5 North Royalton and gave a brief background.

Matt Schonhut said that he knew why everyone was there and that instead of talking about what was happening in Strongsville, he would address the flooding situation. A sheet was passed around and everyone that had flooded earlier that week should sign the list with their name, address, and phone number. Matt did also state that if you signed the list, that would be public record. He assured us that the sewer service trucks were working 7 days a week but are normally working 5 days a week with a maintenance program to keep the sewers clear. The city is working with FEMA and attempting to get funding. Matt announced that there would be a City Council meeting on Monday evening and suggested that if you were attending to get there early.

Matt said he does not have all the answers and that there would be more meetings moving forward. They have also talked with the Metro Parks to try and have the waterways dredged to help the flooding situation, however the Metro Parks is not interested in dredging.

Homeowner asked if the flooding has diminished in the last 3 years and what has the City done.

Matt explained that there are several projects that have been done including a large project at Fair and Prospect which is still on going. The City can't give a 100% guarantee to no flooding.

There were several questions asked by the homeowners and Matt answered to the best of his knowledge. The City has a company running cameras to check the systems and also to make sure that all of the lines are tied in correctly. Any changes will be costly and funding must be found.

Homeowners stated that ever since Drake Road was tied into the systems, they have had flooding problems. Matt Schonhut stated that there were inspections done daily on Drake Road. Another homeowner asked if there was a record available regarding the problems since the changes on Drake. Matt said they could make a request but that the weather was also changing.

Matt stated that the City Engineer would be at the Council Meeting and he may be able to answer more of the questions. Other homeowners also had questions regarding the retention areas, catch basins, and swales in the back of properties. They have requested the swales and catch basins be checked but they have not always had a response from the City. One homeowner stated that the City came out and added dirt however the dirt washes away. Matt said that the engineer and three additional people in the department are out checking on the problems. A homeowner asked who is responsible to maintain the swales and Matt said he did not know who it belongs to or who would be responsible.

Matt said that Ward 2 was the best in the City. The City has two vacuum trucks working every day. These trucks cost \$550,000 each. Several homeowners asked questions and stated their situation and Matt asked that any homeowner that had questions or wanted him to contact them, please send him an

e-mail and he would personally answer them as quickly as possible. Matt left his cards with the board for anyone needing his information. Matt also said that visits were being made by City employees.

Matt Schonhut was thanked for coming out and Matt said that he would be happy to attend the meeting in September.

Steve Muller asked if there were any homeowners from North Royalton attending the meeting but unfortunately there were none attending. It had been stated in the Newsletter that Steve would not be at the meeting however Steve said he made some changes in his schedule so he could be there to answer any questions regarding the flooding. Steve said that North Royalton has several projects they are working on also and that it is very costly. They have been working on a retention basin at Cedar Creek Estates at a cost of \$800,000. The City has also talked to the Metro Parks about dredging to help address the problems. Again, the Metro Parks are not willing to dredge.

Steve talked about another area that had a buildup of silt that had been removed and seemed to make a difference until this last storm and unfortunately the area still flooded. Dan gave a short recap of what happened in 2011. Rick Thornton said the City has purchased a larger lift station pump but it has not been installed.

Steve stated that he wanted to make sure he was at the meeting to answer questions from the residents from North Royalton and asked that his information be shared with them.

Matt Schonhut, Councilman, Ward 2, Strongsville – matt.schonhut@strongsville.org

Steve Muller, Councilman, Ward 5, North Royalton – ward5@northroyalton.org

A homeowner explained the potential of a dangerous situation regarding an older homeowner that had driven down the street and the car was stuck on the street. The homeowner had to get out and walk with a walker through the high water. Matt Schonhut recognized the potentially dangerous situations caused by the high water.

Dan thanked both of the councilmen for coming to the meeting and invited them to stay for the rest of the meeting.

Rick Thornton talked about the landscaping contract. We had 6 companies interested in the bid process. Rick was able to negotiate a multi-year contract at a lower cost and Southwest Landscaping won the contract. Rick said that more dead trees have been taken down and asked that if anyone sees a tree that needs to come down, please let him know. A Gardening Committee has been formed and there are currently 6 members. The committee is working on the beds and planting flowers in the beds and pool area. Anyone is welcome to join the committee if they are interested. Rick thanked Mike Padden for fixing the lighting on the main sign and also for the trimming at the sign. Rick said that the sign will be cleaned, repainted, and sealed.

Rick explained that the City is cutting down more of the dead ash trees and removing the stumps. The homeowners have the option to replace the tree with a Linden tree at a cost of \$100.00. About 80% of the homeowners have decided to replace the trees.

A homeowner thanked the board for mulching and said it looked nice. Rick said that they are re-spreading the mulch due to the heavy rains.

Rick addressed questions regarding cutting trees and stated that we use New Heights to cut the trees. They have offered good prices and then Rick let everyone know that they are listed on our website with

the other vendors. We have 8 vendors on the site right now and if anyone has a vendor they would like added they may contact him.

Dan Easa thanked Mike Padden and Gary Martin for the work on the sign. Dan also thanked Rick for negotiating the contract.

Dan Gavala gave an update regarding the dues for this year. We have 16 homeowners that owe 1 year, 2 that owe 2 years, and 3 with 3 years or more. Dan said that the budget is very predictable and payments of dues come in throughout the year. We currently have 5 homeowners on payment plans. Homeowners that have not paid or made arrangements will not receive their pool pass. Dan is going to send out reminder letters.

A homeowner said that the letter for the dues comes at a bad time, in December, and Dan asked when would be a better time. There was some discussion about options, and Dan also explained that there is a lottery for the dues with 1 full dues and ½ dues being returned to homeowners that have paid their dues by January 31st.

Dan G. stated that the budget was only \$460.00 off last year and we are watching everything closely and cut expenses when possible so we don't have to raise dues.

Kate Rose said that the Easter Egg Hunt was very well attended and the Easter Bunny came to surprise the children. We will have the 4th of July Bike parade and an end of the Summer Family gathering. We will also have a Community Garage Sale this summer again. Matt Schonhut announced that we do need a permit for a garage sale but there is no charge for the permit. Another homeowner asked why he needs a permit for other work at their home and then the City comes out to inspect after the project is completed. Matt said it depends on what type of work is being done when they inspect the work.

Mark Kotlarz announced that Metropolitan Pools will be taking care of the pool. The pool flooded and there is debris in the pool. The pool will be drained on Monday and cleaned and then filled. The pool may not be ready for Memorial Day. We are also getting new picnic tables and we are selling the newer tables in the pool area for \$25.00 each and the older tables are free to anyone interested.

A homeowner asked again about taking down the flags after the swim meets. Brad said that the flags could come down but the poles would need to stay up and that idea was accepted. There was also a question regarding the lining of the pool. Dan Easa said that it was a possibility later this year.

A homeowner has an issue with a vicious and barking dog. The dog barks for hours and several complaints have been logged. A few people said that they were afraid that the dog will come over the fence and/or charge the fence. The dog is a German Shepard. Matt Schonhut said to send an e-mail and also contact the Animal Warden. If the noise is after 4 p.m. you can call the police and file a noise complaint. This could be a serious issue and with repeated calls a possible fine could be issued.

A question was raised regarding the condition of our streets in the development and what the plan was to fix them. Matt Schonhut said that inspections of all the streets are done in the Spring however with the water issue, more money may be spent on those issues instead of the streets.

There was a question regarding the sidewalks to Chapman School and if it was the Association's responsibility. Dan Easa said that we were aware of the situation and we have been working on getting them fixed however it is a difficult area to get the concrete to and finding someone willing to do it at a reasonable price. Rick said there was a bid but the company never showed up. There is also a hole in the same area but that is the school's responsibility.

There being no further business, Dan Easa thanked everyone for coming and the meeting adjourned at 8:55 p.m.

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

PLEASE JOIN US AT THE OCTOBER 19, 2014 HOMEOWNERS' MEETING



Social News – Kate Rose



Please join us on October 19th at 1pm at the Spyglass Hill clubhouse for a Cleveland Browns Tailgating party! We will have Tommy's pizza, pasta, wings, salad, and JoJos! BYOB and please bring a dessert to share. Wear your brown and orange to cheer the Cleveland Browns to a victory over Jacksonville. If you would like to attend, please RSVP to katemrose@yahoo.com by October 11th. Thank you and I look forward to a fun-filled afternoon.

My e-mail is: katemrose@yahoo.com

Date 9/15/14

SPYGLASS HILL HOMEOWNERS ASSOCIATION

		<u>Beg Bal.</u> <u>7/31/2014</u>	<u>Interest</u>	<u>Cash in</u>	<u>Cash out</u>	<u>End Bal.</u> <u>8/31/2014</u>
US BANK	Capital Improvements	\$39,052.85	\$3.98	\$0.00	\$0.00	\$39,056.83
US BANK	Operating Account	\$61,317.61	\$0.51	\$1,256.00	(\$3,866.41)	\$58,707.71
	Totals	<u>\$100,370.46</u>	<u>\$4.49</u>	<u>\$1,256.00</u>	<u>(\$3,866.41)</u>	<u>\$97,764.54</u>

Spyglass Hill Homeowners Association
Balance Sheet
For the Period Ending August 31, 2014

Operating Cash	\$ 58,708
Capital Improvements Account-Cash	\$ 39,057
Clubhouse Renovations (at cost)	\$ 245,000
Total Assets	<u><u>\$ 342,765</u></u>
Net Equity	<u><u>\$ 342,765</u></u>

Statement of Operating Cash Flows
For the Period Ending August 31, 2014

Net Income	\$ 35,595
Purchase of Fixed Assets	-
Increase in Capital Account	(31)
Cash used in Investing Activities	(31)
Increase in Cash	35,564
Cash Jan 1, 2014 (beginning year)	23,144
Operating Cash - August 31, 2014	<u><u>\$ 58,708</u></u>
	Capital Account
Balance Beginning of year - Jan 1, 2014	39,026
Deposits	
Interest Earned	31
Withdrawals/Transfers to Operations	-
Balance Period Ending August 31, 2014	<u><u>\$ 39,057</u></u>

Spyglass Hill Homeowners Association
Income Statement
For the Period Ending August 31, 2014

REVENUE	Fav (Unfav)			Fav (Unfav)		
	MTD Actual	MTD Budget	MTD Variance	YTD Actual	YTD Budget	YTD Variance
Annual Dues	\$ 806	\$ 732	\$ 74	\$ 100,545	\$ 101,232	\$ (687)
Interest	4	4	0	36	32	4
Back Dues	-	-	-	0	-	-
Rents Received	450	300	150	2,230	2,700	(470)
Delinquent Fees	-	-	-	0	-	-
Social	-	-	-	0	-	-
Class B/Other	-	-	-	5,804	6,048	(244)
TOTAL REVENUE	\$ 1,260	\$ 1,036	\$ 224	\$ 108,615	\$ 110,012	\$ (1,397)
Capital transfer	0	0	-	0	-	-
TOTAL REVENUE (after capital transfer)	\$ 1,260	\$ 1,036	\$ 224	\$ 108,615	\$ 110,012	\$ (1,397)
EXPENSES						
Bank fees	\$ -	\$ -	\$ -	\$ 64	\$ -	\$ (64)
Social expenses	-	-	-	293	700	407
Landscaping/Grounds	1,450	1,551	101	14,933	16,231	1,298
Unexpected Expenses - Landsc	-	207	207	3,853	1,654	(2,199)
Administrative Expenses	95	100	5	1,553	1,500	(53)
Pool	468	500	32	34,904	37,500	2,596
Unexpected Expenses - Pool	-	317	317	2,877	2,533	(344)
Recreation Center/Misc Repairs	125	103	(22)	1,061	825	(236)
Property Tax & Tax Fees	-	-	-	1,095	872	(223)
Utilities	1,728	1,800	72	7,867	9,167	1,300
Insurance	-	-	-	4,520	4,572	52
Swim Team Support	-	-	-	0	100	100
TOTAL EXPENSES	\$ 3,866	\$ 4,578	\$ 711	\$ 73,020	\$ 75,654	\$ 2,634
Less Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET INCOME	\$ (2,606)	\$ (3,542)	\$ 936	\$ 35,595	\$ 34,358	\$ 1,237

		SPYGLASS HILL HOMEOWNERS ASSOCIATION						
		Capital Improvements 6 Year Plan						
		All numbers are estimates						
<u>Item #</u>	<u>Description</u>	<u>Cost</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
	Beg Balance		\$ 54,025	\$ 39,025	\$ 49,025	\$ 59,025	\$ 59,025	\$ 59,025
	Capital Improvements Transfer-in		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
1	Internal Pool Concrete (Sept.)	\$ 35,000	\$ (35,000)					
2	Pool Chairs	\$ 10,000		\$ (10,000)				
3	New Furnace/Heat Pump	\$ 10,000			\$ (10,000)			
4	Parking Lot Phase 1	\$ 20,000				\$ (20,000)		
4	Parking Lot Phase 2	\$ 20,000					\$ (20,000)	
4	Parking Lot Phase 3	\$ 20,000						\$ (20,000)
	Total	\$ 115,000						
	Ending Balance		\$ 39,025	\$ 49,025	\$ 59,025	\$ 59,025	\$ 59,025	\$ 59,025

Spyglass Hill Homeowners Association													
Income Statement													
For the Period January 1, 2015 - December 31, 2015													
BUDGET 2015 FINAL	JAN 2015	FEB 2015	MAR 2015	APR 2015	MAY 2015	JUN 2015	JUL 2015	AUG 2015	SEP 2015	OCT 2015	NOV 2015	DEC 2015	YTD 2015
Revenues													
Homeowners Dues Planned	60,000	9,000	20,000	8,000	1,720	1,720	732	732	732	732	732	732	104,832
Interest	5	5	5	5	5	5	4	4	4	4	4	4	54
Back Dues													0
Rents Received	300	300	300	300	300	300	300	300	150	150	300	300	3,300
Delinquent Fees													0
Social	0	0	0	0	0	0	0	0	0	0	0	0	0
Class B/Other	0	0	0	0	0	3,024	3,024	0	0	0	0	0	6,048
TOTAL REVENUE	60,305	9,305	20,305	8,305	2,025	5,049	4,060	1,036	886	886	1,036	1,036	114,234
Capital transfer	0	0	0	0	0	0	0	0	0	0	0	0	(20,000)
TOTAL REVENUE (after capital transfer)	60,305	9,305	20,305	8,305	2,025	5,049	4,060	1,036	886	886	1,036	1,036	94,234
Expenses													
Bank fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Social expenses	50	50	50	50	50	50	50	50	50	50	50	50	600
Landscaping/Grounds	3,000	3,000	2,500	1,700	1,700	1,700	1,700	1,700	1,800	1,700	2,500	3,000	26,000
Unexpected Expenses - Landsc 10%	217	217	217	217	217	217	217	217	217	217	217	217	2,600
Administrative Expenses	200	700	100	100	100	100	100	100	100	100	100	255	2,055
Pool Expenses	0	0	1,500	14,000	0	10,000	9,000	500	250	250	250	250	36,000
Unexpected Exp. - Pool 10%	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Recreation Center/Misc Repairs	150	150	150	150	150	150	150	150	1,650	150	150	150	3,300
Property Tax & Corp. Tax	900	300	0	0	0	0	0	0	0	0	0	0	1,200
Utilities	400	400	800	400	800	2,000	2,000	2,000	1,200	400	400	1,200	12,000
Insurance	0	0	0	0	900	3,710	0	0	0	0	0	0	4,610
Swim Team Support	0	0	0	0	0	0	100	0	0	0	0	0	100
Total Expenses	5,217	5,117	5,617	16,917	4,217	18,227	13,617	5,017	5,567	3,167	3,967	5,422	92,065
Less Clubhouse Renovations													0
Net Income	55,088	4,188	14,688	(8,612)	(2,192)	(13,178)	(9,557)	(3,981)	(4,681)	(2,281)	(2,931)	(24,386)	2,169

Ballot for Election of Officers

FORMAL VOTE BY MAIL: (1 VOTE PER FAMILY)

HOMEOWNER NAME(S) _____

ADDRESS: _____

President:

Dan Easa _____

Write in _____

Secretary:

Bonnie Bailey _____

Write in _____

Recreation Center Chairperson:

Mark Kotlarz _____

Write in _____

Return to:

Spyglass Hill
P.O. Box 360183
Strongsville, OH 44136

Or e-mail your absentee vote to rmt2000@juno.com by October 19, 2014 by 6:00 p.m. or respond to the e-mail that you received the newsletter.

You may also present your ballot to Board Members Rick Thornton, Dan Gavala or Kate Rose by October 19, 2014 by 6:00 p.m.