



Spyglass Hill Association Newsletter October 2017

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## **Sgt. Colegrove Speaking at Meeting**



**News from the President – Dan Easa**

Here we are once again at Fall, sorry to see summer go although it did seem like an usually mild winter – at least to me.

Unfortunately car break-ins have continued but from what I have been able to determine they seem to have dropped off once school started. The drop-off is probably also due to the increased patrols by the Strongsville and North Royalton police departments. We invited the two police departments to our homeowner's meeting to discuss break-ins and the very serious drug epidemic. This meeting should be of interest to all of us. A friend of mine lost his son to a drug overdose last week.

You may have noticed a large new shade umbrella for the kiddie pool. The idea to do this was initiated by a homeowner who asked for it. Whenever we get requests for any improvements we add them to our "wish list" which is included below. Once an item is on the list we evaluate it for cost, feasibility, and how popular it would be.

This is the current wish with the items that have already been implemented removed. Remember this list came mostly from informal requests to us from the homeowners.

- Parking Lot Repaving (not really a wish list item since it is needed and on our 5 year plan)
- Paint the Exterior to the Club House
- New shed
- Pool Water Slide
- Water fountain for the kiddie pool
- Decorate kiddie pool - pictures
- New/update landscaping around the club house.
- Pavilion

Any homeowner can request an item to be added to the list for consideration.

There are two somewhat new initiatives we are considering. One is to make the monthly board meeting's minutes available to everyone via email each month. We don't want to send out too many

emails but at the same time these monthly minutes would give you a feel for the issues we face and the solutions we decide upon. We need to investigate this a little further for any legal issues. The second initiative, (not related to the first) concerns the newsletter. Years ago the newsletter was the one and only way to convey information to each of us. But today we are still publishing a newsletter despite our having a real-time email system of notification. Currently as new information comes up it is gathered up and printed twice a year for your information. We are considering an idea to amend this procedure in our new technical environment. We believe it would be much better to eliminate the formal newsletter and send out new information "real time," that is as soon as it becomes available. The information would be vastly timelier and thus much more useful.

We have set a record for prompt payment of dues this year. However there are several living units that have fallen several years behind. We have engaged our new attorney to file liens on those living units. We have also instructed our attorney to proceed with legal action against a homeowner who has refused to comply with our restrictions. I will keep you updated on all this.

Don't forget we will be voting for board members. If you can't attend the meeting you can use the ballot supplied.

As usual, I always welcome comments or questions. Hope to see you at the next homeowner's meeting in the Spring.

Hope to see you at the next homeowner's meeting on October 23<sup>rd</sup> at 7:00 PM at the clubhouse.

## **Meeting Agenda**

### **Opening**

Welcome

### **Police Presentations**

### **Reports**

President's Report - Dan Easa

Secretary's Report - Bonnie Bailey

Vice President's Report – Dave Del Rio

Treasurer's Report and 2018 Budget Presentation for Approval - Dan Gavala

Clubhouse and Pool Report - Mark Kotlarz

Social Chairperson – Laurie Friedrich

### **New Business**

Board Members Election:

Vice President

Treasurer

Social Chair

Newsletter Discussion

Open floor discussion of any items

### **Closing**

Adjournment



### **Vice President News – Dave Del Rio**

The following is the schedule and information for Strongsville residents and North Royalton residents regarding Leaf Collection:

#### **Strongsville**

City crews will be in your area the following times and leaves must be ready the first day of the week, only **one pass** per street during the week:

Week of October 16

Week of October 30

Week of November 13

#### **North Royalton**

Location: 11545 Royalton Road, North Royalton, Ohio, 44133

**Yard Waste Drop-Off Station Acceptable yard waste items include:** • Grass clippings & leaves (must be contained in paper or plastic bags) • Small tree & bush branches (must be cut to 3 ft. lengths and bundled)

With winter coming, please remember to shovel your sidewalks. I also want to remind everyone to please make sure your light post bulbs are working in the front yards. Several residents are not maintaining them and it makes it difficult for walkers to see their walking path. These are safety issues. Having your yard light is also a deterrent of suspicious behavior.

If you have any questions concerning the common area or need for permitting approval letter for the City of Strongsville and the City of North Royalton, please call or e-mail me.

Have a great Fall and Winter season!



### **Recreation Center News – Mark Kotlarz**

Another pool season has come and gone without any major problems. We purchased some new umbrellas for the picnic tables and a large canopy umbrella for the baby pool. If you have any suggestions to help improve the pool, clubhouse or tennis courts, please contact one of the board members. Also, if you are interested in renting the clubhouse please contact Brad or Kelly Esarove.

Thanks to all the residents that helped maintain, “police”, and gave input on the Spyglass Hill Pool and Recreation Center. Again, if you have any questions, concerns or suggestions, please contact me.

440-238-9996

[markkotlarz@wowway.com](mailto:markkotlarz@wowway.com)



## Treasurer's Report – Dan Gavala

### Past Due Invoices

As of 9/30/17 the following number of homeowners have past due invoices:

3 owe for 2017

2 owe are on payment plans

4 owe dues for over 4 years or more, 2 are on payment plans, liens are being placed on the other 2

If you have not paid your dues, you will not be able to get a pool pass or rent the Recreation center. We accept payment plans. Just e-mail me your proposed plan at [dang56@aol.com](mailto:dang56@aol.com).

The Financial Statements have been prepared through August 31, 2017 and are included in the newsletter.

Also included is the budget for 2018 and the 4 year Capital Improvement schedule.

New dues invoices for 2018 will be mailed in December and are due by January 31, 2018. If your check is received by this date then you are eligible for the free dues drawing. First place is free dues and second place is ½ off dues.

If you have any questions please bring it up at the next homeowners meeting.

Have a Great Holiday Season!

### 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 Highlights – Bonnie Bailey**

### **May Homeowners' Meeting Highlights:**

Dan Easa welcomed everyone. Tom Pavlinsky, president of the condo association in Spyglass Hill Association talked about the concerns with security, making sure your cars are locked while parked in the driveways, and closing the garage. There have been several break-ins and we must all do our part to keep our homes and cars safe.

There was discussion regarding the lack of attendance for the meeting. The fact that the Cavs were playing and the signs had not been put out could have impacted the turn out. Dan Easa is going to send out a reminder e-mail blast and Bonnie will put out the signs for the next homeowners' meeting.

Dan Gavala stated that we still had 24 homeowners that had not paid their dues. Dan Easa shared that he will be handling the liens this year. There are 2 liens that will be filed. Tom said that Art Foth does the liens for the condos. They have the 1<sup>st</sup> one in 10 years that had to be filed.

Dan Gavala stated that there is:

- 1 homeowner that owes for 2 years
- 2 homeowners that owe for 3 years
- 2 homeowners that owe for 4 years

Dan G. also shared that 2016 we were well with budget and we are hoping for more Class B memberships for 2017.

Dan Easa explained that due to a storm, several trees has fallen and need to be taken care of for safety reasons. This expense caused us to be over budget. However, as of March 31<sup>st</sup> we are still ahead overall by \$2,000 and should be ahead for the whole year.

Dan Gavala shared that housing is up and that there were 4 houses sold in May. Houses are selling quicker. There was a question about doing the directory and how nice it was to have one.

Mark Kotlarz told everyone that the chairs for the pool have arrived and he was able to negotiate a better price. There will be new lifeguards but the head lifeguard will be back. The heaters have been checked and the pool will be ready of opening on Saturday.

Laurie Friedrich said there will be a pool party on Saturday and an e-mail blast will be sent. Laurie will send out from now on and make sure it is sent under blind copy. The events planned are a late night swim, movie night in the tennis courts for the family, and the 4<sup>th</sup> of July Bike Parade with Bent Tree.

There was a question regarding a late fee for the dues, and it was stated that a late fee will be applied.

A homeowner asked about a dead tree in front of the rec center and Dan E. said that it was one of the trees scheduled to be taken down.

There was a question regarding the mulch for the North Royalton island and it was stated that the island would be mulched.

A homeowner asked about the Garden Club and Dan E. said he would check on the Garden Club along with Mark checking with a couple of members.

The parking lot will be the next project we will work on and it will be done in phases.

There being no further business, the meeting adjourned at 7:42 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](mailto:president@spyglasshomeowners.com) or Bonnie Bailey at [bonnie@spyglasshomeowners.com](mailto:bonnie@spyglasshomeowners.com).**

### ***PLEASE JOIN US AT THE OCTOBER 22, 2017 HOMEOWNERS' MEETING***



**Social News – Laurie Friedrich**



The flyer for the Halloween Party at the Rec Center on Sunday, October 22<sup>nd</sup> from 1:00 p.m. – 3:00 p.m. is attached to the Newsletter. I have also included the Browns Game/Chili Cook-off/Apple Bake-off on Sunday, November 12<sup>th</sup>. Hope you all can make it. I will email this out in a week or so and then a reminder as the date approaches. Spread the word to your neighbors.

There will also be a Canvas Painting Event at the Rec Center on December 17<sup>th</sup>. A flier will be sent out in a few weeks.

Hope to see you at the upcoming events.

Please check your email and the HOA Facebook Page for updates.

Any questions or suggestions, please e-mail me at [laurie.friedrich36@gmail.com](mailto:laurie.friedrich36@gmail.com) or call/text me at 440-590-2589.

*Ballot for Election of Officers*

**FORMAL VOTE BY MAIL: (1 VOTE PER FAMILY)**

HOMEOWNER NAME(S) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Vice President: \_\_\_\_\_  
Dave DelRio

\_\_\_\_\_

Treasurer: \_\_\_\_\_  
Dan Gavala

\_\_\_\_\_

\_\_\_\_\_

Social Committee Chairperson: \_\_\_\_\_  
Laurie Friedrich

\_\_\_\_\_

\_\_\_\_\_

***Return to:***

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

**Or e-mail your absentee vote to by [bonnie@spyglasshomeowners.com](mailto:bonnie@spyglasshomeowners.com) October 22, 2017 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 Dan Easa, Bonnie Bailey or Mark Kotlarz by October 22, 2017 by 6:00 p.m.**

Spyglass Hill Homeowners Association  
 Income Statement  
 For the Period January 1, 2018 - December 31, 2018

	BUDGET 2018												YTD
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2018
Revenues	2018	2018	2018	2018	2018	2018	2018	2018	2018	2018	2018	2018	2018
Homeowners Dues Planned (310)	60,144	16,128	16,128	4,032	1,680	1,680	1,008	672	672	672	672	672	104,160
Interest	3	3	3	3	3	3	3	3	3	3	3	3	36
Back Dues	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Rents Received	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Delinquent Fees	60	60	60	60	60	60	60	60	60	60	60	60	720
Social	0	0	0	0	0	0	0	0	0	0	0	0	0
Class B/Other (20) @\$340	0	0	0	0	0	6,800	0	0	0	0	0	0	6,800
<b>TOTAL REVENUE</b>	<b>60,707</b>	<b>16,691</b>	<b>16,691</b>	<b>4,595</b>	<b>2,243</b>	<b>9,043</b>	<b>1,571</b>	<b>1,235</b>	<b>1,235</b>	<b>1,235</b>	<b>1,235</b>	<b>1,235</b>	<b>117,716</b>
Capital transfer	0	0	0	0	0	0	0	0	0	0	0	0	(30,000)
<b>TOTAL REVENUE (after capital transfer)</b>	<b>60,707</b>	<b>16,691</b>	<b>16,691</b>	<b>4,595</b>	<b>2,243</b>	<b>9,043</b>	<b>1,571</b>	<b>1,235</b>	<b>1,235</b>	<b>1,235</b>	<b>1,235</b>	<b>1,235</b>	<b>87,716</b>

**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	2,000	1,500	2,000	4,500	1,500	2,000	1,500	1,500	4,500	2,000	1,500	1,500	26,000
Unexpected Expenses - Landsc 15%	300	225	300	675	225	300	225	225	675	300	225	225	3,900
Administrative/Legal Expenses	145	700	110	110	110	110	155	200	110	200	110	200	2,260
Pool Expenses	1,500	0	0	14,000	1,000	10,000	8,000	500	500	250	125	125	36,000
Unexpected Exp. - Pool 5%	75	0	0	700	50	500	400	25	25	13	6	6	1,800
Recreation Center/Misc Repairs	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Property Tax & Corp. Tax	900	0	0	0	0	0	0	0	0	0	0	0	900
Utilities	400	400	400	400	400	2,000	2,000	2,000	600	400	400	400	10,000
Insurance	0	0	0	0	0	4,000	0	0	0	0	0	0	4,000
Swim Team Support	0	0	0	0	0	100	0	0	0	0	0	0	100
<b>Total Expenses</b>	<b>5,520</b>	<b>3,025</b>	<b>3,010</b>	<b>20,585</b>	<b>3,485</b>	<b>19,210</b>	<b>12,480</b>	<b>4,650</b>	<b>6,610</b>	<b>3,363</b>	<b>2,566</b>	<b>2,856</b>	<b>87,360</b>
<b>Less Clubhouse Renovations</b>													<b>0</b>
<b>Net Income</b>	<b>55,187</b>	<b>13,666</b>	<b>13,681</b>	<b>(15,990)</b>	<b>(1,242)</b>	<b>(10,167)</b>	<b>(10,909)</b>	<b>(3,415)</b>	<b>(5,375)</b>	<b>(2,128)</b>	<b>(1,331)</b>	<b>(31,621)</b>	<b>356</b>



Spyglass Hill Homeowners Association  
Income Statement  
For the Period Ending August 31, 2017

REVENUE	MTD Actual	MTD Budget	Fav (Unfav) MTD Variance	YTD Actual	YTD Budget	Fav (Unfav) YTD Variance
Annual Dues	\$ 1,206	\$ 672	\$ 534	\$ 102,218	\$ 101,136	\$ 1,082
Interest	2	3	(1)	24	24	(0)
Back Dues	100	250	(150)	800	2,000	(1,200)
Rents Received	300	225	75	1,950	1,800	150
Deliquent Fees	180	60	120	600	480	120
Class B/Other	-	-	-	2,720	5,250	(2,530)
<b>TOTAL REVENUE</b>	<b>\$ 1,788</b>	<b>\$ 1,210</b>	<b>\$ 578</b>	<b>\$ 108,312</b>	<b>\$ 110,690</b>	<b>\$ (2,378)</b>
Capital transfer	0	0	-	19,029	-	19,029
<b>TOTAL REVENUE (after capital transfer)</b>	<b>\$ 1,788</b>	<b>\$ 1,210</b>	<b>\$ 578</b>	<b>\$ 127,341</b>	<b>\$ 110,690</b>	<b>\$ 16,651</b>
<b>EXPENSES</b>						
Bank fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Social expenses	58	75	17	327	600	273
Landscaping/Grounds	1,438	1,800	362	16,952	17,400	448
Unexpected Expenses - Landsc	756	217	(539)	4,330	1,733	(2,597)
Administrative Expenses	224	100	(124)	1,517	1,500	(17)
Pool	-	250	250	35,375	35,250	(125)
Unexpected Expenses - Pool	-	300	300	1,413	2,400	987
Recreation Center/Misc Repairs	125	150	25	1,032	1,200	168
Property Tax & Corp. Tax	-	-	-	896	900	4
Utilities	2,031	1,500	(531)	8,318	7,800	(518)
Insurance	-	-	-	5,097	5,100	3
Swim Team Support	-	-	-	100	100	-
<b>TOTAL EXPENSES</b>	<b>\$ 4,632</b>	<b>\$ 4,392</b>	<b>\$ (240)</b>	<b>\$ 75,358</b>	<b>\$ 73,983</b>	<b>\$ (1,375)</b>
Less Capital Improvements	\$ -	\$ -	\$ -	\$ 19,029	-	\$ (19,029)
<b>NET INCOME</b>	<b>\$ (2,843)</b>	<b>\$ (3,182)</b>	<b>\$ 338</b>	<b>\$ 32,954</b>	<b>\$ 36,707</b>	<b>\$ (3,753)</b>

Spyglass Hill Homeowners Association  
Balance Sheet  
For the Period Ending August 31, 2017

Operating Cash	\$ 63,796
Capital Improvements Account-Cash	\$ 27,404
Clubhouse Renovations/Heater (at cost)	\$ 311,770
<b>Total Assets</b>	<u><u>\$ 402,970</u></u>
<b>Net Equity</b>	<u><u>\$ 402,970</u></u>

Statement of Operating Cash Flows  
For the Period Ending August 31, 2017

Net Income	\$ 32,954
Purchase of Fixed Assets	-
Increase in Capital Account	(18)
<b>Cash used in Investing Activities</b>	<b>(18)</b>
<b>Increase in Cash</b>	<b>32,935</b>
Cash Jan 1, 2017 (beginning year)	30,861
<b>Operating Cash - August 31, 2017</b>	<u><u>\$ 63,796</u></u>

	Capital Account
Balance Beginning of year - Jan 1, 2017	46,415
Deposits	-
Interest Earned	18
Withdrawals/Transfers to Operations	(19,029)
<b>Balance Period Ending August 31, 2017</b>	<u><u>\$ 27,404</u></u>

Date 9/11/17

SPYGLASS HILL HOMEOWNERS ASSOCIATION

		<u>Beg Bal.</u> <u>7/31/2017</u>	<u>Interest</u>	<u>Cash in</u>	<u>Cash out</u>	<u>End Bal.</u> <u>8/31/2017</u>
US BANK	Capital Improvements	\$27,402.09	\$1.86	\$0.00	\$0.00	\$27,403.95
US BANK	Operating Account	\$66,641.35	\$0.56	\$1,786.00	(\$4,631.82)	\$63,796.09
	<b>Totals</b>	<u>\$94,043.44</u>	<u>\$2.42</u>	<u>\$1,786.00</u>	<u>(\$4,631.82)</u>	<u>\$91,200.04</u>

		SPYGLASS HILL HOMEOWNERS ASSOCIATION				
		Capital Improvements 4 Year Plan				
		All numbers are estimates				
Item #	Description	Cost	2017	2018	2019	2020
	Beg Balance		\$ 46,415	\$ 52,386	\$ 82,386	\$ 27,386
1	Pool Chairs (Feb 2017)	\$ 20,000	\$ (19,029)			
2	Parking Lot Concrete (Spring 2019)	\$ 80,000			\$ (80,000)	
3	New Furnace/Heat Pump	\$ 10,000				\$ (10,000)
	<b>Total</b>	\$ 110,000				
	Capital Improvements Transfer-in Dec		\$ 25,000	\$ 30,000	\$ 25,000	\$ 25,000
	Ending Balance Year End		\$ 52,386	\$ 82,386	\$ 27,386	\$ 42,386



CALLING

all kids!

\* Spyglass Hill HOA

at the Clubhouse  
wear your costume

Sunday October 22nd from  
1pm-3pm

goulish games, freaky fun crafts,  
and some spooky snacks

questions? call Laurie  
440-590-2589



Spyglass Hill HOA



**Browns game tailgate/Chili Cook-off/Apple Bake-off**

**SUNDAY November 12th**



**BROWNS vs LIONS**



- At the Clubhouse, arrive at noon
- Bring your best chili for the competition
- Bring your tastiest apple dessert for the competition

*Cash Prize for best Chili and tastiest Apple dessert*

**Game will be on the TVs, wear your team colors**

**HOA will provide water, serving utensils, bowls BYOB**

**Questions? Call or Text Laurie at 440-590-2589**



## Overdoses on the Rise

The opioid crisis is has reached frightening levels, with overdoses of prescription painkillers, heroin and fentanyl on the rise all over Ohio and the nation.

The epidemic is being seen in Strongsville and nearby suburbs every day.

The Strongsville Police Department has taken a leadership role in bringing together community resources to address the crisis in a way that goes beyond traditional law enforcement — targeting the root of the problem and offering a helping hand to save lives and restore families.



## Signs of Drug Abuse

Users may:

- Spend more time alone
- Lose interest in things
- Get messy or neglect their hygiene
- Sleep at strange times
- Exhibit mood swings
- Avoid eye contact
- Miss appointments
- Have problems at work or school
- Eat more or less than usual
- Become sullen, depressed or angry
- Make excuses
- Talk fast, become very energetic
- Have a runny nose or nosebleeds
- Have excessive thirst
- Receive unusual packages in the mail

**Parents, here is where your teen might be hiding drugs:**

- Between clothes in dresser drawers
- CD/DVD cases
- Backpacks
- In a plant, buried in dirt
- Between books on a shelf
- Makeup cases
- In OTC medicine containers
- Inside empty candy bags

Strongsville Police Department

18688 Royalton Road  
Strongsville, Ohio 44136  
Phone: 440-580-3230  
Fax: 440-238-1642  
E-mail: [police@strongsville.org](mailto:police@strongsville.org)  
[www.strongsville.org](http://www.strongsville.org)  
Follow us on Facebook

# It Takes a Community



## To Triumph Over Drug Addiction



*Strongsville Police Department*



## A New Approach

The traditional law enforcement response to drug abuse is to arrest the addict. The offender goes to court or jail, is released, and the cycle repeats.

With overdoses of opioids, heroin and fentanyl at record high numbers, that has to change. The Strongsville Police Department, in cooperation with other local agencies, churches and businesses, wants to break the cycle with a multi-tiered approach that starts with treatment and continues with support to keep the patient on the path to recovery.

The Community Opiate-Outreach Program (CO-OP) is the local version of the nationwide Police Assisted Addiction and Recovery initiative, which puts police officers in a new role and encourages drug addicts to go to police stations for help.

## Safe Passages

The Strongsville Police Department offers Safe Passages, a program in which residents who want help for drug addiction can simply walk into the police station and ask for it. The department quickly arranges for the person to be admitted to a 28-day treatment facility, helps with insurance forms and even provides a ride, if needed.

It's a new program that puts law enforcement in a proactive role aimed at helping to alleviate the drug addiction problem — and save lives.

## Quick Response Team

When a drug overdose is reported, police and paramedics focus first on reviving the patient and getting critical medical treatment. The involvement no longer stops there, though.

Strongsville police now visit the survivor at home within 72 hours to offer counseling and referral to addiction and mental health treatment services.

Officers, paramedics or trained volunteers also continue to check on the survivor, offering support and advice to both the patient and his or her family.

## Resources Near You

If you or a loved one is struggling with addiction, there is help nearby.

The website [GreaterThanHeroin.com](http://GreaterThanHeroin.com) lists treatment centers in Northeast Ohio, as well as other agencies that offer support to addicts and their loved ones.

[Relink.org](http://Relink.org) also lists treatment and counseling facilities, plus agencies that can help a recovering addict find a job, housing and more as they rebuild their lives.

The Alcohol, Drug Addiction and Mental Health Services Board of Cuyahoga County has a 24-hour information and referral line for those seeking help. Call (216) 623-6888 to find a treatment provider or other information, or visit [adamhsc.org](http://adamhsc.org).

