



**SPYGLASS
HILL**



ELECTION OF BOARD MEMBERS

Spyglass Hill Association Newsletter September 2011

News from the President – Dan Easa:

Looking back, it seems much longer ago but just last July 22nd we had what is being called an once-in-a-lifetime rain hit our development and all four wards of Strongsville. Unofficially we received over 5 inches of rain in about 1 ½ hours. Many homes, in fact practically all homes, in our development received various amounts of water in their basement. I heard from many longtime residents (in my personal case over 28 years) who never had any water in their basement yet they received water in their basement after this rain.

Yes, it was an once-in-a-lifetime rain but nevertheless most of us are concerned. I think most of us are wondering: Why did our houses flood? Could it happen again? Was there a problem and if so what could be done to fix it? What exactly is the city doing to protect us from something like this in the future? Did the new houses added to the sewer on Drake cause this in any way? Can we get our drainage system physically checked? And so on.

We as a Homeowner's Association contacted our Councilman Joe De Mio and presented these concerns and questions. While working with him it became clear that Joe Walker, the Service Director, was really the person we should also be dealing with. We are now actively seeking answers from him. To date we still don't have any of these answers but we don't intend to let this rest. We will continue to stress to the city the importance of this. I will pass along any information as soon as I receive it. I do believe that going to the city with our concerns as a unit of 300 plus homes gave us a higher priority than if we would've pursued it separately. I feel this is one of the many advantages to belonging to a homeowner's association. Thanks to all those who responded to me with your emails and your concerns in this matter. (I received over 100 emails from people with water in their house). Yes, the weather conditions that caused this probably will not happen again – at least not for a very long time; however I feel we are entitled to answers and at the very least the city should perform a physical check of all our drainage systems. I will continue to press the city to do so. In the meantime, I for one will be checking my basement after every rain.

I'd like to personally thank Gary Bly and Brad Esarove for their help in dealing with the city in this matter and for their concern about our development.

On another matter, last month I attended a zoning board meeting and came away very impressed with how much the zoning board cares about homeowner developments such as ours and our restrictions. They are very conscience of our restrictions and are dedicated to preserving and supporting them. It was gratifying to see that support. By the way, if you are unsure about any of our restrictions, they are available on our web site under the title of Warranty Deed restrictions. So before you build a fence, construct a new shred, or store a RV, please check our restrictions. Also, if you have any questions about any of our restrictions please feel free to contact any board member.

We are fortunate that the vast majority of our homeowners adhere to our restrictions. However, sometimes there are some that don't. I must admit restriction enforcement is one of the more unpleasant (and always thankless) parts of my job.

At our next homeowners meeting on September 11, at 7:00 we will be voting for Vice President, Treasurer and Social person well as conducting regular association business. I urge you to attend and hear about what's happening in your development. As usual, if you cannot attend we have included ballots in this newsletter.

In closing, I'd like to give a very special thanks to Theresa Szalkowski who conceived the idea of a Spyglass Hill-wide garage sale and organized the entire event. All indications are that it was a huge success.

As always, I and all members of the Board would like to hear your comments or complaints. Please contact any one of us via phone, email or personal meeting.

The agenda for the Meeting on September 11th is as follows:

Opening

Welcome

Reports

President's Report – Dan Easa

Vice President's Report – Todd Drum

Treasurer's Report – Lori Crow

Recreation/Pool Report – Wayne Robinson

Social Chairperson – Chris Rodusky/ Diana Ragan

New Business

Vote on new board members:

Vice President

Treasurer

Social Chair

Open floor discussion of any items

Closing

Next Home Owner's Meeting is December 4, 2011.

Adjourn

Vice President News – Todd Drum:

I trust that everyone has had an enjoyable summer. Just a few quick reminders: Please make sure that you change your lamp post lights in a timely fashion when they are burned out. This is a safety issue for our kids as well as for the development. For those homeowners who have trees on the tree lawn, please remember that those trees need to be trimmed so that your fellow homeowners do not have to duck when they are walking. If the limbs are overgrown, then they need to be trimmed.

Thank you to all the dog walkers that are faithful about picking up after their animals. We all appreciate your efforts !!!!!!!!!!!

Recreation Center News – Wayne Robinson

Well, after a slow start to the pool season (both the weather & pool breakdowns), we were up & running for a great summer. Sad to think it's almost at an end. However, if you were able to check out the newly remodeled clubhouse, I'll think you will be happy to extend your fall activities inside at the clubhouse.

Please remember to put your Pool Pass somewhere you will remember it, as we will likely reuse them next year. If you lose it, there is a \$5 cost per pass to replace them.

wayne@spyglasshomeowners.com
440-238-1811 (Home)

Treasurer's Report – Lori Crow

Wow... school is already back in session – where did the Summer go? Big thanks to all of you who have continued to make payments to pay up the 2011 homeowner dues. In a few short months, we will be seeing snow (UGH) along with the 2012 dues. As of now, there is approximately \$11,700 (not including current year late fees) in outstanding dues made up of the following:

Current dues – less than 1 year outstanding and on consistent monthly payments - \$1,481 – 9 homeowners

Current dues – full year 2011 - \$672 – 2 homeowners (plus current late fees)

Dues – greater than 1 year less than 2 years - \$2,091 – 4 homeowners (plus current late fees)

Dues – greater than 2 years less than 3 years - \$1,464 – 2 homeowners (plus current late fees)

Dues – greater than 3 years - \$6,018 – 4 homeowners (plus current late fees)

If you know that you are included in the above, please contact me to discuss payment. Liens will be assessed on those that are unpaid and will be filed if payment or a payment plan is not established. I can be reached at 440-238-9986 or lcrow@spyglasshomeowners.com.

Also attached to this newsletter is the budget to actual for the period from June 1, 2011 – July 31, 2011 along with the balance sheet as of July 31, 2011. Any questions, please join us at the homeowner's meeting on 9/11/11 to discuss. We would love to have you attend!!!!!!

Thanks and have a wonderful remainder of the Summer!

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 Notes – Bonnie Bailey

May Homeowners' Meeting Highlights:

- Dan Easa opened the meeting and asked everyone for general thoughts about the Recreation Center.
- Dan explained how the improvements came about. There was a pipe break with standing water in the hall and in the center of the rec. The Rec Center received new wiring, plumbing, floors, insulation, and walls.
- Lori Crow said net of the insurance check it was \$24,000. The flooring, appliances and some of the outside bathrooms still need to be paid.
- Dan thanked Todd Drum for all of his work and for his 165 unpaid hours.
- Everyone liked the recreation center and applauded for Todd.
- Dan said that we were under budget on several items.
- H.O. asked about possibly renting the rec center for a Jazzercise class.
- Dan then thanked Glenn Phelan for his many years of service.
- Lori said there was going to be a Spyglass Hill Association Garage Sale the last weekend of June.
- Dan said that Brad Esarove is starting a neighborhood watch. Brad suggested walking for an hour and keeping an eye on things.
- Brad said he would get signs for the neighborhood watch.
- Lori Crow introduced herself and said she would be happy to answer questions.
- Lori reported on the liens for dues in arrears, there are 7 families on payment plans, 2 in bankruptcy and a total of \$12,880 still owed. She has sent out notices and liens have been put on some of the homes.
- H.O. asked about the operating cash, savings account, and reserve account for replacement.
- H.O. asked how much is in the operating account.
- Lori said there was \$50,000 in operating and \$40,000 in savings. She can easily transfer the money.
- H.O. asked about the sinking fund.
- Lori said she does not know that we have a sinking fund.
- H.O. asked that we start a sinking fund.
- Dan said we will put it on the agenda.
- Dan said the sinking fund was for a specific project.
- H.O. asked that we set it up so the homeowners can vote on having a sinking fund.

- Wayne said that the pool opens in 6 days. If you need a pass, please ask him. We will have the same system as last year.
- Wayne said that he was happy to be here. When the pipe broke in the outside bathroom, but there was water in the rec center and the repairs were necessary.
- H.O. asked if the water had been shut off.
- Wayne explained that the water is what caused the pipe to break.
- Brad said that the shut off was not done.
- Wayne explained that the pipe is now capable of being shut off.
- Wayne said that Metropolitan pools did an acid wash and they are going to work with us on the 3 guards and their schedule.
- H.O. asked how it will work.
- Dan said it is all worked out and the 3 guards will work the peak times.
- Metropolitan pools will contact Wayne or Dan if they have any questions.
- H.O. asked if we had found a new place to store the chlorine?
- H.O. suggested we go to Home Depot and purchase a storage unit for two 30 gallon drums that can be locked up.
- Wayne said it would be a good idea instead of storing it in the shed. Wayne said he was glad to help out the Association.
- Dan said we got the landscape and pool contract prices frozen.
- Dan thanked Chris Rodusky and Diana Ragan for the Open House and everyone applauded.
- Chris said there would be the traditional 4th of July Bike Parade and snacks and there would also be a Family Picnic.
- They asked for ideas and suggestions of what the homeowners would like to see.
- They liked the idea of the exercise program.
- H.O. said that the class could help with the expenses.
- Chris will look into it and again asked for ideas.
- Dan talked about a Bill that is being presented that would require a liquid cash reserve for Homeowners' Associations. He is checking on this Bill.
- Our guest speaker was not able to make it to the meeting. (City Councilman Raymond L. Haseley could not make the meeting due to a family emergency and has asked to be rescheduled.)
- H.O. asked about having the newsletter sent out with e-mail and hard copy for those that do not have e-mail.
- Dan said we have changed the bylaws and that we do not have to supply hard copy. There are hard copies available in the recreation center mailbox.
- Wayne announced that we are having a chair strapping party on Tuesday and anyone is welcome to help.
- H.O. said that he was new to the development and has been redoing the inside of their house and now is working on the outside. He really loves it here but he didn't know how to get a pool pass. He also wanted to know how to get approval for a fence.
- Dan explained our three restrictions and then there are some from the city.
- Dan thanked him for being at the meeting.
- Brad asked about opening up the recreation center to Bent Tree and then we can use their pavilion.
- Dan said it didn't seem like we are getting the best deal.
- H.O. said their pavilion was very nice.
- Wayne said we could have them ask about using the Rec Center about 4 weeks in advance and that Spyglass residents have the first opportunity to rent.
- Brad said we are not busy in the winter.
- H.O. asked about the insurance.
- Dan said we might not be a private entity any longer.
- Brad explained that we have been approached before.
- Dan said we could take the first steps. Brad will have them contact us.
- H.O. asked about South Inlet and if they are part of Spyglass Hill.
- Lori said that 5 homes are but letter are sent out for Class B membership for the pool.

- Dan reported that we have been able to crack down on the pool only being used by the people who are members and Class B members.
- Lori explained that we do not have any Class B members on South Inlet.
- Dan announced that the next Homeowners' Meeting will be September 11, 2011
- Meeting was adjourned.

PLEASE JOIN US AT THE SEPTEMBER 11, 2011 HOMEOWNERS' MEETING

Social News – Chris Rodusky and Diana Ragan

The 4th of July Bike Parade was a success and enjoyed by all. We decorated the bikes and then set off through the neighborhood. After the parade, refreshments were served in the Recreation Center.

We had a great time on a beautiful night for our Summer Picnic on Friday August 5th. The music jammed from our fantastic DJ, Frank Hovevar. We stayed late at the pool and enjoyed an extra-long swim session. A Special Thanks to Matt Rodusky for cooking the delicious hot dogs, brats and cheeseburgers. All of the side dishes and desserts tasted wonderful --- thanks to everyone for bringing them. We all had a fantastic time swimming, chatting, eating and listening to music.

Future activities include:



Tailgating - GO BROWNS!

AND

A Halloween Party



More information to follow.

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.

Spyglass Hill Homeowners Association
Balance Sheet
As of July 31, 2011

Operating Cash	\$ 3,655
Savings Account	42,160
Capital Account	11,015
Recreation Center (at cost)	222,210
Total Assets	\$ 279,040
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Net Equity	\$ 279,040

Statement of Operating Cash Flows
June 1, 2011 - July 31, 2011

Net Income	\$ (26,081)
Purchase of Fixed assets	(8,185)
Increase in capital	-
Decrease in savings	(17)
Cash used in Investing Activities	<u>(8,202)</u>
Increase in cash	(34,283)
Cash - June 1, 2011 (beginning of fiscal year)	37,938
Operating Cash - July 31, 2011	<u><u>\$ 3,655</u></u>

	Capital Account	Savings Account
Balance, beginning of year - June 1, 2011	\$ 11,015	\$ 42,143
Deposits	-	-
Interest earned	-	17
Withdrawals/Transfers to Operations	-	-
Balance, July 31, 2011	<u>\$ 11,015</u>	<u>\$ 42,160</u>

Spyglass Hill Homeowners Association
Income Statement
For the Period June 1, 2011 - July 31, 2011

**Budget/YTD
Variance**

	MTD Total (July 1 - July 31, 2011)		YTD Total (June 1 - July 31, 2011)		Budgeted Plan (under)over		(over)under % spent
INCOME							
Interest	\$	9	\$	18	\$	250	\$ (232)
Back Dues					\$	-	-
Rents Received				150		2,700	(2,550)
Delinquent fees						-	-
Annual Dues		918		1,820		104,160	(102,340)
Insurance proceeds						-	-
Class B/Other						5,040	1,008
TOTAL INCOME		927		8,036		112,150	(104,114)
Capital transfer						(10,416)	(2,231)
TOTAL INCOME (after capital transfer)	\$	927	\$	8,036	\$	101,734	\$ (106,345)
EXPENSES							
Bank Fees	\$	-	\$	33	\$	-	\$ (33)
Social, net of \$0 income				286		1,250	964
Landscaping/Grounds		1,551		3,102		22,306	19,204
Administrative expenses		197		310		2,267	1,957
Pool		12,998		22,665		40,174	17,509
Recreation Center/Misc. Repairs		71		671		3,492	2,821
Property Tax & Tax Fees						1,379	1,379
Utilities		2,124		3,550		19,501	15,951
Insurance				3,400		5,308	1,908
Swim Team Support				100		100	-
Infrastructure						10,000	10,000
Clubhouse Renovation - asset		624		8,185		-	(8,185)
TOTAL EXPENSES	\$	17,565	\$	42,302	\$	105,777	\$ 63,475
Less - clubhouse renovation (capitalized)				(8,185)			
NET INCOME	\$	(16,638)	\$	(26,081)	\$	(4,043)	\$ (42,870.00)

Ballot for Election of Officers

FORMAL VOTE BY MAIL: (1 VOTE PER FAMILY)

HOMEOWNER: _____

ADDRESS: _____

Vice President: _____
Open _____

Treasurer: Dan Gavala _____

Social Committee Chairperson: _____
Open _____

We are looking for a candidate for the positions of Vice President and Social Committee Chairperson. If you are interested, please contact one of the Board Members.

Return to:

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

Or e-mail your absentee vote to bonnie@spyglasshomeowners.com, dan@spyglasshomeowners.com, or wayne@spyglasshomeowners.com by September 11, 2011 by 4:00 p.m.

You may also present your ballot to any of the Board Members by September 11, 2011 by 4:00 p.m.