



Lake Erie Shores Newsletter

September 2009

Painesville Twp., OH



Another summer survived - By Mark Koestner

A recent newspaper article noted that there have been 1,300 school-related automobile accidents in Ohio over the past three years. With children walking to school, school busses returning to the roads and parents dropping off students in busy school parking lots, hazards abound.

The headline of the Plain Dealer story was "Schools are in session again, so drivers need to be careful."

Around here, though, back-to-school means a return to safety. During the summer months, with so many kids playing outside, Lake Erie Shores seems much more dangerous than any school zone could be.

I made a grim prediction early this past summer. "Someone is going to get hit by a car." I've never been happier to be wrong about something. At least at our end of Lake Erie Shores, no child was struck. I hope none was where you live, either.

There might have been a few close calls, and there was certainly some cringing every now and then as a chased ball rolled out into the street or bikes wandered off the ends of driveways. There were definitely times vehicles sped by closer to the 35-mph mark than the 25-mph speed limit, with a lot of kids out, but disaster was avoided.

So as school starts up and newspaper stories remind us to be more careful, I am actually breathing a sigh of relief. The kids are safer in school than they are around here.

I am not trying to place blame – not on drivers, or parents of children who play too near or in the street, not the children themselves or those who park their cars on the wrong side of the street. Nor am I being self-righteous; probably my biggest fear is that my own inattention or carelessness will lead to tragedy.

The situation is what it is – there are a lot of houses here with a lot of children and a lot of drivers. I remain convinced that, sooner or later, something bad is going to happen.

But not this summer.

I will start to worry about this anew next year when school lets out and our children again take to the front yards. I will inevitably issue stern reminders to my own child about being too near to the street. I will no doubt curse under my breath at drivers who speed by, and plead with parents to get their kids out of the street.

But for the next nine months I get a reprieve from the worst of the worry.

So while back-to-school for some means more concern over children's safety around cars, for me it means something different.

Another summer survived.

Chuck Hillier - Volunteer Trustee

Since we hired on our new management company and legal representative, one topic that each has raised is the need for us to address our "Reserve Account". Reserves pertains to the amount of funds on deposit that are earmarked for capital expenses that we as an association are responsible for. A few notable examples of those capital expenses include future repairs of the parking lots and walking paths at each park, the pavilions, shed, bridges, basins and of course the stairs leading to the beach along with the beach area itself.

On July 20, 2004 Ohio enacted a Condominium Law where condo associations were given two options:

1. Mandate that the board plan ahead and budget for these costs OR
2. Mandate that the board disclose the future repair/replacement cost information to the owner AND require the board to annually obtain a reserve fund waiver from a majority of the owners.

NOTE: if an association chooses option 2, this information must be presented to any potential buyers as part of a consumer protection act.

Since we are a Homeowners Association this condo law doesn't apply to us....yet. We have been briefed that HB220 which was introduced in 2007 contains the principles of the condo reserve law and will apply to homeowners associations if and when it becomes law. We have been strongly encouraged to conduct a "Reserve Study" and then take that information and use it for budgeting purposes to begin growing our Reserve Fund for future capital expenses. Law or not, I am of the opinion it is a good thing for everyone!

The big picture goal of the condo law and pending homeowner's association law is to prevent "Special Assessments" from blindly hitting people. Our legal counsel provided us a pamphlet on this explaining the issue and in it contained some real horror stories where boards levied special assessments to cover "major" expenses. Obviously no one wants a special assessment

and so it will be our goal to build the reserve account responsibly so we may be better equipped to handle any unexpected major expense that may arise.

There is more detailed information to share on this topic and it is not my intention to fully cover it all here in this monthly article. I'm presenting this information as an initial introduction to this topic so when you hear us discussing it later this year during the budgeting process; you will at least have some knowledge of what we are referring to.

Currently we have one reserve account (Shoreline Reserve Fund) and although it hasn't reached its fully funded total of \$250,000, it is well on its way and counting future projected income, would be considered acceptable under the proposed Ohio Law. Having stated that, we need to address the other capital expenditures that we are responsible for.

Hope to see you at the Cornhole Tournament (Pebble Beach park) on September 12th. Registration is between 1:30-1:50 PM with the tournament beginning at 2 PM. It's going to be a fun filled little tournament, open to all adults (18 and over) residents of LES and "sponsored guests" so grab your spouse, neighbor, relative or friend and invite them to play along. Entry fee is \$10/team. Hamburgers, hot dogs and chips will be provided, please supply your own refreshments. Proceeds will be placed in a fund earmarked for future adult activities. A great chance to meet your neighbors and have some fun where everyone is a winner! Please come on down and enjoy!

If you have any concerns or ideas, please contact me at home 350-1640 or via email. See you in the neighborhood.

You may have a fresh start any moment you choose, for this thing that we call "Failure" is not the falling down, but the staying down.

Mary Pickford ~

Morley Library Bookmobile

Apparently budget cuts have affected the Morely Library and the Bookmobile will no longer be operating.

"DEED" U KNOW?

Article VII, Section 3 "Animals": Any dog identifiable, as a whole or in part, of a breed commonly known as

"Pit Bull" or Rotweiller shall be not permitted on any portion of the Property. Dogs shall at all times whenever they are outside a Living Unit be confined on a leash held by a responsible person.

Resident Articles Wanted

Thanks to the few residents who have already submitted articles to the Lake Erie Shores newsletter. We would like to have more written article input from residents in future issues. Please submit your ideas to newsletter@lakeerieshores.net – articles must be received by the 20th of the month in order to be included in the next newsletter.

Contact Information



Lake Erie Shores Web Site
www.lakeerieshores.com

Home Owners Association Committees
 Welcoming Committee (welcome@lakeerieshores.net)
 Covenants/Restrictions Committee Chair – Bruce Buffie
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 Financial Committee Chair - Randy Van Buren
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 Landscaping & Beautification Committee - Dave Spall
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 Recreation Committee Co-Chairs - Jonathon Adkins
 (jonsuzannaadkins@sbcglobal.net) and Cory Wertzch
 Volunteer Coordinator - Paula Haumesser
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 Newsletter Committee Chair – Jim Sorenson
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Board of Trustees

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