



### **HOA Fees Due by March 1**

Just a reminder that Home Owner's Association fees are due by March 1 to avoid late charges, etc.

### **HOA Meeting Notice**

The next HOA meeting is scheduled for Thursday March 18, 2010 at 7 PM and will be held at the Painesville Township Park, located at 1025 Hardy Road.

### **HOA Board Position Opening – by Jim Sorenson**

There will be an opening for a Board member position for our Home Owners Association (HOA) in March 2010. Michael DiSanto's Board position will be opening and he does have the opportunity to run for re-election. Board member nominations, and a vote by the meeting attendees, will occur at the next HOA meeting in March.

Residents interested in running for the Board position are encouraged to submit a campaign article to be included in our March 2010 newsletter. Articles must be submitted by end of day February 20 and are limited to 300 words. Recall that someone else must nominate a candidate at the HOA meeting (no self-nominations), and each candidate will have the opportunity to briefly speak to the meeting attendees. The newsletter article will at least give candidates a head start to represent themselves prior to the March 18 HOA meeting.

Articles should be submitted via email at [newsletter@lakeerishores.net](mailto:newsletter@lakeerishores.net). I will send a return email to confirm that I have received your article. I do not read email everyday, but if you do not receive a confirmation email within 3 days that probably means that I have not received it. You can embed your article within your email or attach a file.

For reference, this article should have 212 words.

### **Camp Wise on Lake Road – by Mary Jo Nosse**

When we moved to Lake Erie Shores in 2006, I had heard that there used to be a camp out on Lake Road somewhere. Having an inquiring mind, I wanted to do a little research and find out what I could about this mystery summer camp.

I found that on the northern side of Bacon Road, where the Lake County Water Treatment Plant sits today,

there once stood Camp Wise, a summer residential camp for Jewish children and teens.

Camp Wise was first opened in Euclid in 1907, located north of Lake Shore Blvd. at Babbitt Rd on land owned by Samuel D. Wise. The Council of Educational Alliance and the Council of Jewish Women sent 25 boys and 25 girls for a summer outing to establish and maintain a fresh air camp for boys and girls.



In 1924, Camp Wise was relocated to Painesville and occupied 70 acres. Its first season opened with only tents for the children, but soon eight cottage buildings were added. Nearly 1,000 children each summer enjoyed this location. They had fresh air and access to the beach and lake.



By 1953, officials were again looking for a new location. Lake and air pollution, as well as an eroding shoreline, were making the Painesville location unsuitable. The camp was sold to the Cleveland Electrical Illuminating Co. and the proceeds were used to relocate the camp once again to its present 325-acre site in Burton, Ohio.

It you take a trip into Morley Library in downtown Painesville, you can peak through the pages of the Camp

Wise book to see more in depth information about the camp.

Sources: The Encyclopedia of Cleveland History (<http://ech.cwru.edu/ech-cgi/article.pl?id=CW> ) and Camp Wise Web Site (<http://www.campwise.org/>)

### **Chuck Hillier - Volunteer Trustee**

Unlike my two news letters last month, I promise to keep this one short. The New Year is upon us and now that the budget is complete, and invoices were mailed out to everyone in late December, things have slowed down. It was a rush from late November until the budgets were approved and mailed out in mid to late December, but it should remain quite for a while.

Our annual Association meeting is scheduled to take place on Thursday, March 18th at 7:00 PM. Once again it will be held at Painesville Township Park located at 1025 Hardy Road. Hope to see you there and hopefully meet some more of you. Please take a moment to introduce yourself to me and share your thoughts about the Association and what you like, dislike and would like to see. We sure welcome your input and help; if you can't make it, you can always reach me via email at [avcmcchi@sbcglobal.net](mailto:avcmcchi@sbcglobal.net) or at home 350-1640.

Our total budget for 2009 was \$167,280 but our actual everyday "living expenses" budget totaled \$132,000. I am pleased to report that in 2009 we held down spending significantly. At year end, our expenditures totaled only \$87,000, obviously much less than budget (~66% of budget). As discussed in last months newsletter we will encounter some expenses in 2010 that were not present in 2009 but even with that we were very pleased to have lowered the annual fees by \$20. While most other Associations have either increased fees or left them unchanged, ours were lowered. I believe we find ourselves in a very strong financial position and we are doing everything we can to ensure it remains that way. Thank you for your understanding concerning our budget issues during 2009 and for helping as much as so many have during the year. In particular, thanks to all of the volunteers who participated when we stained the pavilions, picnic benches, storage shed and for all the help during the two stream clean ups. We saved A LOT of money and it was only possible because of some terrific people who volunteered their time.

I wish you and your respective family's best wishes for a happy and prosperous 2010. Again, if there is anything I can do to help you, please let me know.

*Don't be afraid to give your best to what seemingly are small jobs. Every time you conquer one it makes you*

*that much stronger. If you do the little jobs well, the big ones tend to take care of themselves. Dale Carnegie*

### **Building Systems – by Jim Sorenson**

Previous articles have discussed individual topics such as home sealing, ventilation, etc. However, do not lose sight of the systems (or integrated) approach when it comes to your home. Modifying one sub-system may require action steps with another associated sub-system or multiple sub-systems.

A "systems approach" is used in many different fields of study including medicine and engineering. It is also ignored in many fields of study, or projects, where it should be used (such as medicine and engineering).

I recall an engineering consulting project with an automotive company where there was a noise problem with a new model, high-dollar car. The engine group stated that the engine was not the problem, the transmission group stated that the transmission was not the problem, and the body group stated that the body was not the problem. However, there was definitely a noise problem with the vehicle.

Each group was so concerned about not being blamed for the noise problem that they forgot to look at the vehicle at the *systems* level. The engine, transmission or body may not have been the noise problem individually, but when all of the parts were assembled into "a system" (a car), viola, there was a noise problem. A systems approach could have saved them lots of time, headaches and money.

A particular home design may rely on all of the leaks, gaps, etc. in the building envelope to ventilate it. However, it was previously discussed how it is a good idea to air seal your home as much as possible, but this may conflict with the original design. Thus, air sealing a home better may mean that additional ventilation is needed as well.

The "systems" or "integrated" approach is best leveraged during the design and construction phases of a home. However, when modifications are made after the home is built, do not lose sight of how modifying one system may affect another system.



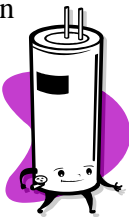
### **Hot Water Heater Maintenance – by Jim Sorenson**

When was the last time that you checked your hot water heater tank's anode? If you are not sure what the anode is, then you may have never checked it. Anode

replacement should be part of regular maintenance to extend the life of hot water tanks.

The anode rod is the sacrificial metal that is designed to corrode instead of the steel tank. Murphy's Law states that once the tank starts rusting, it will burst while you are not home.

Some anodes can be removed on their own with just a wrench. Combination anodes require the water supply lines to be disconnected and that usually means unsoldering the pipes apart, and then soldering the pipes back together. Oh what fun!



Anodes should be either aluminum or magnesium material wrapped around a steel core rod. If the anode rod has more than 6 inches of the steel core showing (cumulative), it may be too late to save the tank. You have to make a decision at that point: replace the tank proactively before the inevitable failure, or go on the defensive.

If going on the defensive, several different types of auto shut-off devices are available that shut off the water supply to the hot water heater tank when a leak is detected.

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### **Understanding the Government of a Community Association – from the Kaman & Cusimano, LLC web site (<http://www.ohiocondolaw.com>)**

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As a result of dedicated board members and qualified managers, the community association lifestyle is flourishing. In order for a community association to operate smoothly, it is as important for the owners to understand the basic concept of how the community association is governed.

There are many forms of governance that are NOT applicable to a community association. As an example, some owners think they have bought into a democracy in which they are entitled to vote on everything. A community association is NOT a democracy. Some owners think they have bought into a social organization where owners sit around, drink scotch, and make casual decisions. A community association is NOT a social organization. Many owners have belonged to a civic organization or to a union. These owners may believe that the community association is similarly run. They may believe that a board makes a recommendation to the members, such as on an annual budget, and the members vote for or against the budget. A community association is NOT a civic organization or union. Occasionally, owners think they have bought into a dictatorship or monarchy where one board member, usually a president, makes all decisions individually. Remember all board members are elected, not anointed. A community association is NOT a dictatorship or monarchy.

A community association IS a business, and a very substantial business at that. Virtually every association is subject to a corporate form of governance. For example, if an individual purchases \$75,000 worth of General Motors stock, that individual is entitled to attend the General Motors annual meeting at which the election of a governing board takes place. The same concept applies in an association. An owner has the primary right of attending the annual meeting at which the election of the association's governing board takes place.

As a stockholder of General Motors, if one is unhappy with the operation of the corporation, one available option is to sell the stock. Likewise, an unhappy unit owner has the option to sell the unit. An unhappy General Motors stockholder also has the right to solicit proxies from other shareholders in order to get elected to the General Motors board. The same process for the election to the board exists within a community association. Board members are volunteers elected from the unit owners. If an owner is not satisfied with the association operations, that owner has the right to seek the proxies and votes of other owners and get himself or herself elected to the association board.

After the General Motors election, the board runs the day-to-day affairs of the corporation. It has been elected to make decisions. It acts in what it believes to be the best interest of the entire corporation. Similarly, after the association annual meeting, the association board runs the day-to-day affairs of the complex. This board has also been elected to make decisions and act in the way it believes to be in the best interest of the entire association.

For example, the General Motors board decides what the price of cars will be. The General Motors shareholders cannot pass a binding motion that cars will sell for \$100. Similarly, the community association board generally determines the level of maintenance fees. It is understandable that owners want low maintenance fees. However, low fees may not reflect the actual needs of the association and/or be in the best interest of the association. Therefore, generally it is not the owners who determine the maintenance fee level. Rather, maintenance fees are determined by the association board.

The General Motors board also determines who the employees of the corporation will be. Similarly, the association board determines who the employees of the association will be. Owners do not get to vote on the hiring of a snow plower, landscaper, manager, lawyer or accountant. The governing documents generally place authority to hire and/or fire on the shoulders of the association's board members.

The General Motors board also has the authority to establish corporate guidelines. Similarly, the association board has the authority to make reasonable rules and regulations governing the complex.

If a General Motors shareholder wants to express an opinion to the board during the year, that shareholder is

entitled to comment in writing to the board. Likewise, if a unit owner is unhappy with operations, he/she is entitled to comment in writing to the association board. The unit owner can express an opinion, but the board determines when the grass gets cut, when the snow gets plowed, and when and in what priority maintenance projects will be completed. The association board makes the day-to-day decisions for the association.

Many owners purchase into a community association because of the "carefree" style of living. These owners enjoy delegating maintenance decisions to others and freely accept the concept of an association. They realize that while they have delegated some decision making authority, they have also delegated the corresponding responsibility. No longer do they need to concern themselves with the physical challenge of grass cutting. This lifestyle serves them very well.

A few owners sometimes find the community association concept to be a very difficult pill to swallow. They may have a difficult time accepting that someone else is making the decisions. Occasionally, these individuals challenge the authority of the board. As a result, lawsuits have been initiated. Fortunately for the community association concept, Courts have overwhelmingly rebuked the vocational dissident, whose only role in life appears to be to dissent to everything a well-intentioned board attempts.

When addressing the issue of the condominium concept, the Court in the case of Sterling Village vs Breitenbach stated:

"Every man may justly consider his home his castle and himself as the king thereof; nonetheless his sovereign fiat to use his property as he pleases must yield, at least in degree, where ownership is in common or in cooperation with others. The benefit of condominium living and ownership demand no less."

Put another way, if you live in a single family home on ten acres of land, your home is your castle and you determine when the grass gets cut, the snow plowed, or how loud you play the stereo. However, when you live in a community association, your home is NOT necessarily your castle. You have chosen a lifestyle that requires courteous conduct and delegates maintenance decisions to the association board members.

The community association lifestyle is successful because owners have volunteered to take turns serving on the board and have cooperated with each other. Common sense and a sense of what is best for the entire community prevails. Individual rights giving way to the best interest of the community is the foundation of the successful association.

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## Painesville Township Recycling

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The Township currently offers three recycling drop-off locations: (1) Fire Station #1 – 55 Nye Rd, (2) Recycling Center – 141 Bowhall Rd and (3) Near the Service Garage on Post Rd. There are containers for: (1) paper and (2) "everything else."

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## Resident Articles Wanted

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

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## Contact Information



Lake Erie Shores Web Site  
www.lakeereshores.com

### Home Owners Association Committees

Welcoming Committee (welcome@lakeereshores.net)  
Covenants/Restrictions Committee Chair – Bruce Buffie (buffie723@att.net)  
Financial Committee Chair - Randy Van Buren (rcvanburen@sbcglobal.net)  
Landscaping & Beautification Committee - Dave Spall (davidspall@sbcglobal.net)  
Recreation Committee Co-Chairs - Jonathon Adkins (jonsuzannaadkins@sbcglobal.net) and Cory Wertch  
Volunteer Coordinator - Paula Haumesser (paulahaumesser@sbcglobal.net)  
Newsletter Committee Chair – Jim Sorenson (newsletter@lakeereshores.net)

### Board of Trustees

John Guinan	Chuck Hillier
alishenry@aol.com	avcmcchi@sbcglobal.net
1575 Clipper Cove	926 Pebble Beach Cove
440-358-1424	440-350-1640

Michael DiSanto

### Lake Erie Shores Management Company

First Realty Property Management, Ltd.  
6690 Beta Drive, Suite 220  
Mayfield Village, Ohio 44143  
440-720-0100 (office)  
440-720-0973 (FAX)

LES Property Manager is Bob Guarino  
rguarino@firstrealtypm.com