



**HOA Fees Due by March 1**

Home Owner’s Association fees were 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.

Please submit your proxies ASAP in order to achieve a quorum at the Annual Meeting. It is important to note that if a quorum is not established, the meeting will have to be rescheduled at a significant cost to the Association (i.e. mailing, copying costs, hall rental, etc.). If you have any questions, please contact the following at First Realty Property Management:

Bob Guarino (440) 720-0142  
Ginny Nichols 440) 720-0141

**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.

**Attend the Annual Association Meeting - Even If You Are Happy– from the Kaman & Cusimano, LLC web site (<http://www.ohiocondolaw.com>)**

While serving on my association’s board for seven years, I came to realize that happy owners generally do not attend their association’s meetings, even if there is only one a year. In soliciting proxies for an annual election meeting, I often asked my fellow owners why they did not plan to attend. An almost universal response was that they did not like the negative attitude, rambling, or complaining from owners that are present at far too many meetings. One owner told me she had only lived in our association for six months, loved the property, and thought the monthly fee was a bargain. Then, after

attending the annual meeting and hearing nothing but complaints about the board, management, and monthly fees, she began to think her new home was not so sweet after all. It was only after a non-attending owner pointed out to her that our association consisted of one-hundred sixty homes with only about thirty homes attending the annual meeting, (with some of those being husbands and wives) did the new owner realize her positive attitude was being skewed by a minority of owners with complaints to register or a personal agenda to put forth.

Over the last several years, boards have come to realize the negative impact of failing to control the annual meeting agenda. As a result, many association boards have altered their annual meeting format from being “bottom heavy” with owner comments to being “top heavy” with informative reports and speakers. Now, it is not unusual to hear from the association’s accountant, insurance agent, manager, and lawyer at the annual meeting. Some associations have even further improved their meeting format by inviting the local police or fire chief, city council person, or even the mayor to briefly address the owners.

Even if you are happy, your association needs you to attend the annual association meeting. The primary purpose of most association meetings is to elect the new board members. If only the negative and/or complaining owners attend, the likelihood of electing only negative and/or complaining board members increases. If you are happy, vote to re-elect current board members. If you are unhappy, vote to elect new board members. Regardless of your attitude, your vote is needed. More significantly, important community information is now being disseminated at the association meetings and you don’t want to miss out on hearing this information.

See you at the annual meeting – even if you are happy!

**Chuck Hillier - Volunteer Trustee**

January is traditionally a slow month for expenses and proved to be again this year as we only spent about \$2,500, far shy of the monthly budget projection of nearly \$10,000. Of course it will all average out as the summer months approach and actual expenses are incurred. As of January 31st, our Shoreline Maintenance Reserve Fund total balance sits at \$95,764.88 (Two CD’s \$67,856.06 & \$27,908.82). This is the fund that we are mandated by Township Resolution to annually contribute

\$25/household until it achieves a balance of \$250,000. As you can see, we are well on our way.

Overall, from a financial standpoint I believe we are sitting on solid ground. Our Checking Account balance rests at roughly \$57,000 and we have multiple term CD's available for emergencies and improvements which total about \$70,000. Not all financial information is positive as our annual collections for 2010 are well off the pace set last year (which was also off the pace of the prior year) as it appears more homeowners are waiting to pay the annual fee until the last minute. In January 2009 we collected almost \$50,000 while this year we have only collected slightly more than \$32,000. With homeowner's personal budgets tighter and no late fees applied until March 1st, it's understandable that more people are taking advantage of the additional time but we'll have to wait and see how it pans out in the coming weeks. Please be reminded that a \$25/month late fee is applied to each delinquent account so it surely pays to remit on time.

I'm looking forward to meeting and talking with you at our Annual Meeting on Thursday, March 18th at 7:00 PM. Once again it will be held at Painesville Township Park located at 1025 Hardy Road. Please make it a point to attend, last year's meeting was well attended and there were well founded concerns that many shared. We listened and took immediate action which has resulted in the Association being on much better financial and litigation ground. 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.

By working together, pooling our resources and building on our strengths, we can accomplish great things.  
Ronald Reagan ~

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### Home Ventilation – by Jim Sorenson

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We acquired a new ventilation fan for our master bathroom but it has not been installed yet. For under \$200 it has: a light, a motion sensor, a time out feature, is rated to operate 24x7, runs at multiple operating speeds, comes with a 3-year warranty and is EnergyStar rated.

It turns on to full speed when either the switch is actuated or motion is detected, such as when someone walks over by the shower. The timer allows the user to specify when it will shut off: selectable from 0 - 60 minutes after either the switch is turned off or no motion is detected. This is a great feature to continue to remove moisture from the bathroom after the switch is turned off or after the person has left the room.

It can also be set up to run 24x7 at various operating speeds to be a continuous ventilation device. April will probably be the installation date and then we will most likely add a similar unit to the hallway bathroom.

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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@lakeerieshores.net](mailto:newsletter@lakeerieshores.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.lakeerieshores.com](http://www.lakeerieshores.com)

#### Home Owners Association Committees

Welcoming Committee ([welcome@lakeerieshores.net](mailto:welcome@lakeerieshores.net))

Covenants/Restrictions Committee Chair – Bruce Buffie  
([buffie723@att.net](mailto:buffie723@att.net))

Financial Committee Chair - Randy Van Buren  
([rcvanburen@sbcglobal.net](mailto:rcvanburen@sbcglobal.net))

Landscaping & Beautification Committee - Dave Spall  
([davidspall@sbcglobal.net](mailto:davidspall@sbcglobal.net))

Recreation Committee Co-Chairs - Jonathon Adkins  
([jonsuzannaadkins@sbcglobal.net](mailto:jonsuzannaadkins@sbcglobal.net)) and Cory Wertch

Volunteer Coordinator - Paula Haumesser  
([paulahaumesser@sbcglobal.net](mailto:paulahaumesser@sbcglobal.net))

Newsletter Committee Chair – Jim Sorenson  
([newsletter@lakeerieshores.net](mailto:newsletter@lakeerieshores.net))

#### Board of Trustees

John Guinan  
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Chuck Hillier  
[avcmcchi@sbcglobal.net](mailto:avcmcchi@sbcglobal.net)  
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440-350-1640

Michael DiSanto

#### Lake Erie Shores Management Company

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Mayfield Village, Ohio 44143  
440-720-0100 (office)  
440-720-0973 (FAX)

LES Property Manager is Bob Guarino  
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