



### Maintenance – by Jim Sorenson

Are you PROactive or REactive with maintenance? I believe that I fall between the two sides: I am proactive with some things and reactive with others.

I depend on my automobile quite heavily and I try to be proactive, but some items do catch me out and I have to be reactive when they fail. I recently had to replace all of the brake pads and rotors on my car as routine maintenance. This was a proactive move, but it would have been a reactive move had I waited until things just wore out normally and failed, as will happen with consumable parts.

Sometimes I travel 4 hours away from home, if I had just let the brakes wear out without paying attention, I could have been 4 hours away from home with failed brakes. I would bet money that (a) it would have cost me more to repair the vehicle and (b) I probably would not have been happy about the overall situation.

Being proactive many times leaves you in a better overall position. You can plan the timing of events, budget for them and people may tend to have a better attitude towards a proactive solution vs. a reactive solution. Reactive solutions can be distressing and make you feel like you have very little control.

We cannot prevent all failures in life. Perhaps just try to be proactive with the bigger items in life (whatever they are, not just car maintenance) and try to save the reactive solutions for the smaller things in life.

### Save The Dates

EVENT 1st ANNUAL ADULT PARTY  
 PLACE BEACH PAVILION  
 DATE SATURDAY, JULY 17th  
 TIME 7pm-11pm  
 COST Free to L E S residents, \$5 for sponsored non-residents

EVENT 2nd ANNUAL CORNHOLE TOURNAMENT  
 PLACE PLAYGROUND PAVILION  
 DATE SATURDAY, AUGUST 14th  
 TIME TBA  
 COST TBA



Both events are ages 18 and over.

### Recreational Committee – by Jon Adkins

After multiple requests through the newsletter, e-mails, Facebook, and other ways, the Recreation Committee was forced to cancel this year's 4th of July event. As a community we can only operate if we have the support of all. Unfortunately, we were unable to gain a single additional volunteer for this year's event. Hundreds of families have attended past gatherings and pulling off such an event is very time consuming to the small group of volunteers that we have. Many committee members have given up their holiday for the past several years so that others could enjoy the activities, and this year the committee finally decided that it was too much for those involved.

Some have e-mailed to ask when the event would take place, and to all we responded with the same request for additional volunteers. As of this date we have yet to have any of those who have asked about the event step forward and offer their help. If we can get additional volunteers we would like to hold some type of event later in the summer, but as we have said that would ONLY happen if we can get additional support and help. If you are able to offer your support, please contact the committee co-chair Jonathan Adkins @ jonsuzannaadkins@sbcglobal.net or use the committee link on the associations website [www.lakeeriesthores.com](http://www.lakeeriesthores.com).

We are a strong community, but we need the support of all to pull off fun and exciting events. We hope that by going without, new faces will step forward in the future and offer their support to make such events and annual traditions that can continue for years to come.

### Lake Erie Coastal Ohio Trail – by Jim Sorenson

The Lake Erie Coastal Ohio Trail signs are green with white writing: have you noticed them in the area? The Lake Erie Coastal Ohio Trail runs 293 miles in length and runs along the Lake Erie coast across the state [from Waterville to Conneaut]. It has all sorts of museums, parks, etc. along the way and the web site suggests that it would take 8 hours to drive the entire trail or 3-4 days to visit everything along the way.

I recently had the opportunity to travel the Coastal Trail from our neighborhood out east to Conneaut. Once you get past Geneva on the Lake, there is a stretch of the trail along SR 531, that runs right next to the coast and is open without obstruction: it was a magnificent view.

Resources: <http://www.byways.org/explore/byways/59836/>

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## Chuck Hillier - Volunteer Trustee

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The Adult Party at the Beach Pavilion is set for July 17th so mark your calendars, it's sure to be a good time. We will have live entertainment by a local band called Legacy who performs regularly at local wineries and night spots. Bring your own beverage and an appetizer to share; there is no fee for residents and only a small one for guests. The music begins at 7 PM and concludes at 11 PM. Hope to see you there!

Thank you to all who turned out to help with the restocking of wood chips in the children's playground areas. We had 100 yards of chips delivered and the pile was immense, but with Jon Adkins driving the Bobcat and dropping buckets full of the wood chips all over the play ground area, along with the many volunteers who showed up with rakes, it got spread around and completed in an efficient and timely manner. It was a lot of work but well worth it; this is the first time we've replenished the areas since it was initially put in five years ago so it was due. By doing it ourselves with all the volunteers, we were able to do it for a fraction of what it would have cost had it been contracted out. Nice job all, thank you!

As a board, we've taken another step towards launching the construction of the Lake Road Walkway. We've hired Oxbow Engineering to complete the engineering drawings and estimates for construction and to go out for bids. If these bids come back reasonable, we will have to decide if we take the next step of accepting the bids or if we put it off for another year. As you probably already know, in 2008 we budgeted and put away in a CD \$10,000 to be used only for the walkway and that money is still there so if we decide to go forward, we will have nearly half of the money already in place.

The walkway as engineered is going to go on the south side of Lake Road connecting the sidewalks on Outrigger to Pebble Beach. Along Lake Road (set back away from the actual road) we are looking at using either asphalt or concrete and depending on how the bids come in, we will make our decision. I will be meeting with the Finance Committee in the next week to discuss our budget year to date but also the possibility of moving on this. Stay tuned.

Finally, we began May with \$140,946.49 in our checking account and after paying expenses for the month totaling \$6,709.42 and making a deposit of \$844.75 to our reserve account, we ended it with a balance of \$137,367.32. In our Shoreline Reserve Accounts we have a total balance of \$97,249.63. Remember, per Township Resolution, we must continue to build this account until the balance reaches \$250,000.

If you have any questions, please contact me via email at [avcmcchi@sbcglobal.net](mailto:avcmcchi@sbcglobal.net) or at home 350-1640.

*I know unless I'm true to myself I couldn't be happy. Too much emphasis is placed today on externals and too little on character.*  
Betty White ~

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## Swim, Bike & Run for Fun – by Jim Sorenson

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July 25 is approaching fast and this is the date for a triathlon event at Fairport Harbor. A college buddy of mine has committed to visit us from West Virginia and do the July 25 triathlon event with me.

Swimming is the toughest triathlon segment for me. My current plan is to become friends with several buoys during the race and hang onto them to catch my breath and then continue swimming again. The swim course is supposedly 500 meters, or about 5 football fields, but it looks like 5 miles to me when I get in the water. The buoys will help break up the distance.



Here are some local area triathlon dates:

1. Sunday, July 25: Triathlon at Fairport Harbor Beach. [[http://www.lakemetroparks.com/programs/Triathlon\\_Kayak-Triathlon.shtml](http://www.lakemetroparks.com/programs/Triathlon_Kayak-Triathlon.shtml)]
2. Sunday, August 8: 2010 Greater Cleveland Triathlon at Headlands State Beach in Mentor [<http://www.ncmultisports.com/gct.html>]
3. Sunday, August 8: 2010 Cleveland Triathlon held in the downtown Cleveland area [<http://www.pacificsportsllc.com/cleveland-tri-event-info/>]




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## David Spall - Volunteer Trustee

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### YMCA DREAM HOME

Lake Road has increased traffic due to the Dream Home. We need to watch our CHILDREN on the road and the walkways to the beach. The guests coming into our area are sight seeing and NOT watching out for our Children.

PLEASE BE CAREFULL ON LAKE ROAD

PLEASE HAVE A SAFE SUMMER

### PLAYGROUND

Thanks to Jon Adkins and all the volunteers who helped with the Wood Chip project for our playground area. It looks great and would not have happened without all the volunteers. GREAT JOB TO ALL!!!

**PAVILION AREA**

A lot of hard work has been done by our volunteers in staining the Pavilion and Tables, so Please do not chalk on the tables and the Pavilion. We need to keep the area clean for residents and guests to enjoy.

We did sweep the stones off the roof and within a week the stones were back on the roof again. Please watch the area for children throwing stones on the Pavilion and around the area. Everyone's help is needed to keep our pavilion clean & neat!

**COMMON GROUNDS**

Please pick up after your pets; we are still seeing dog mess around the grounds. We did install dog bags at each pavilion if you forgot to bring one with you on your walk.

**LANDSCAPING COMMITTEE**

We did complete staining a large section of the Wood Fencing on Lake Road on Saturday June 27. We had 5 Volunteers help on this project and used 7 gallons of Stain in 3 hours. More fencing needs to be stained around LES and a date will soon be set for the project. We need more volunteers to complete this project. Please consider volunteering!

THANKS to our VOLUNTEERS for the time on this project.

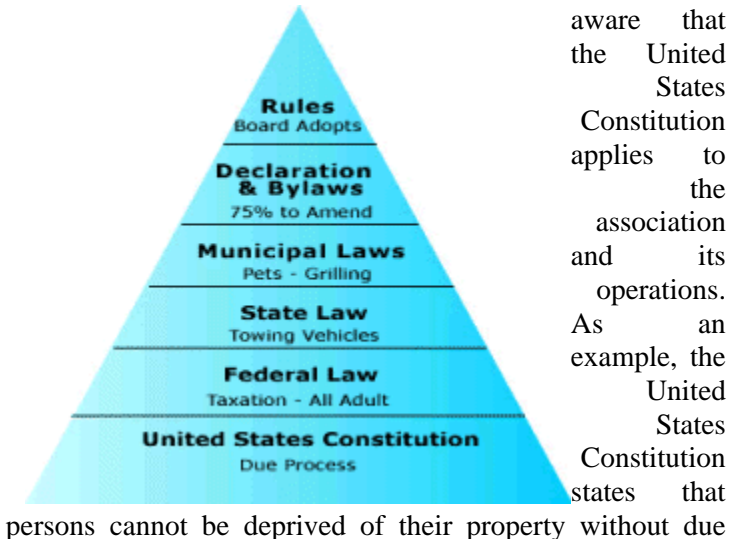
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**The Pyramid of Laws that Govern All Community Associations – from the Kaman & Cusimano, LLC web site (<http://www.ohiocondolaw.com>)**

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A pyramid of laws govern all associations. It is important for board members to realize that this pyramid and its hierarchy exists.

At the base of the pyramid, with the widest application, is the United States Constitution. A board member must be



aware that the United States Constitution applies to the association and its operations. As an example, the United States Constitution states that persons cannot be deprived of their property without due

process, which means a notice and a hearing. Some associations have administrative penalty assessment procedures (fining) in their rules. These procedures must mandate a hearing before a penalty may be assessed. The necessity for the hearing is a result of the due process clause of the United States Constitution

Next on the pyramid are the many Federal laws. For example, Federal tax laws apply to all associations. In addition, fair housing laws apply. These laws prohibit discrimination against children and the handicapped. With a few limited exceptions, an association may no longer be "all adult" and signage such as "Children Prohibited From Playing" have had to be removed.

State law is next on the pyramid. Ohio's law pertaining to condominiums is Revised Code Chapter 5311. Ohio condominium law is basic and mainly outlines what developers must do. It is hoped that in the future Ohio law will become more detailed in defining what the associations may and may not do.

Outside of the condominium statute, Ohio has other laws that apply to associations. For example, Ohio also has a law pertaining to towing vehicles from private property that dictates the language of the sign that must be at the entrance to the property before a car may be towed.

Next on the pyramid are Municipal laws. Note that the Municipal laws are narrower on the pyramid because they are narrower in their applicability. Municipal laws only apply in the particular municipality in which the association is located. They vary from municipality to municipality. As an example, the City of Westlake has an ordinance that prohibits grilling on balconies. Many cities also have pet ordinances. These ordinances often mandate that dogs must be on leashes. A board can make use of municipal laws by enlisting the help of the police or building department to remedy a problem on the property.

Above the Municipal laws, and that which has the narrowest application in that it only applies to a particular association, are the Declaration and Bylaws. These documents establish the authority of the association. The Declaration declares the restrictions on the property. The Bylaws define the internal operations and procedures of the association. Do not think that these documents are written in stone. They can be amended by a vote of the association. There are numerous types of amendments currently being recorded. Some associations are completely rewriting their governing documents. Others are amending provisions relating to such topics as leasing, pets, and collections. If your documents are deficient, do not hesitate to amend them.

The top item on the pyramid is board promulgated rules. Every association should have a clear, concise rule booklet. It is imperative that board members realize that board rules cannot contradict the Declaration and Bylaws. If the Declaration states that a unit owner cannot have more than one dog, a board cannot pass a rule that says "No Dogs". The principle is the same as that which does not allow Municipal law to contradict the State law and the State law to contradict the Federal law.

It is important that all board members be informed. Prior to acting, it may be wise to review the pyramid of laws to determine if the act falls within a category and to insure that the board is in compliance with the applicable law.

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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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### **Yard Waste Drop-off**

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Yard waste can be taken to the Painesville Township Road Service Garage on Saturday’s [10:00 AM to 2:00 PM] and it should also be available on Wednesday’s [7:30 AM to 3:00 PM]. The location is 558 Fairport Nursery Rd.




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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](mailto: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](http://www.lakeereshores.com)

#### Home Owners Association Committees

- Welcoming Committee ([welcome@lakeereshores.net](mailto:welcome@lakeereshores.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@lakeereshores.net](mailto:newsletter@lakeereshores.net))

#### Board of Trustees

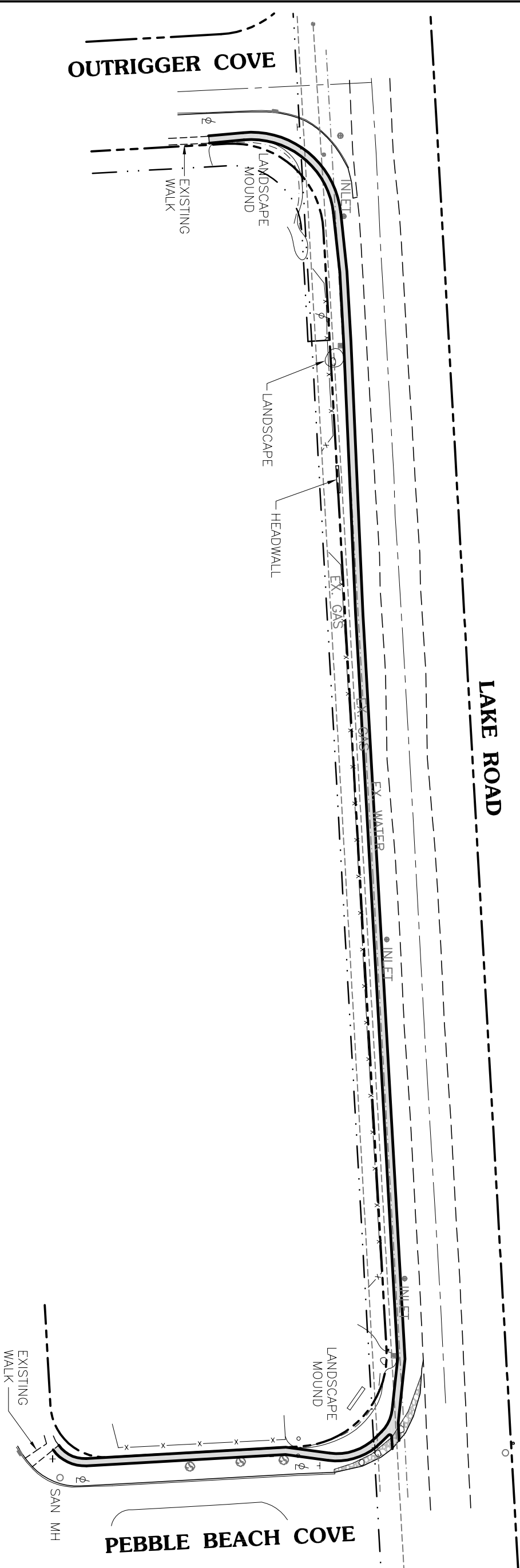
- |  |  |
|--|--|
| John Guinan<br><a href="mailto:alishenry@aol.com">alishenry@aol.com</a><br>1575 Clipper Cove<br>440-358-1424 | Chuck Hillier<br><a href="mailto:avcmcchi@sbcglobal.net">avcmcchi@sbcglobal.net</a><br>926 Pebble Beach Cove<br>440-350-1640 |
|--|--|

David Spall  
[davidspall@sbcglobal.net](mailto:davidspall@sbcglobal.net)  
 1534 Clipper Cove  
 440-637-4559

#### 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)

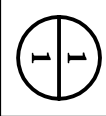
LES Property Manager is Bob Guarino  
[r Guarino@firstrealtypm.com](mailto:r Guarino@firstrealtypm.com)



LAKE ROAD

OUTRIGGER COVE

PEBBLE BEACH COVE



SIDEWALK PLAN

**LAKE ERIE SHORES**  
 PAINESVILLE TOWNSHIP - LAKE COUNTY - OHIO

**oxbow**  
 Engineering, Inc.  
 10 West Erie Street, Suite 201 Painesville, Ohio 44077  
 Phone (440) 358-0566/948-0041 Fax (440) 358-0196  
 oxbowengineering@ohio.oxbo.com

JOB NUMBER: 10223  
 DATE: 6-3-10  
 DRAWN BY: SLS  
 CHECKED BY: FEW  
 SCALE: 1"=60'  

NO.	REVISION	BY	DATE

