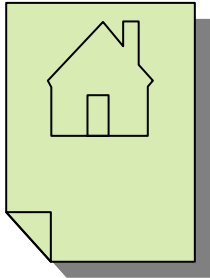




Building Lots on Villa Grande Drive - by Brian Wollerman

Now that the crowds are gone, and the signs taken down for the 2010 YMCA Dream House, I wanted to pass along some general information concerning the lots over on Villa Grande Drive. First, there might have been some confusion for the people visiting the Dream House on the availability of the lots on Villa Grande, believe me it was not by design and I apologize for the confusion! Long story short, we were able to purchase 12 total lots on Villa Grande Drive, 8 being Lake Front lots, 1 in the cul-de-sac, and 3 next to the Dream Home. Secondly, there are currently 11 lots still available for purchase as a package to build or just to hold for future use and/or re-sale. Thirdly, and most important is price. We have priced these lots to be very affordable and have teamed with an established, well-known local builder to build your very own Dream Home!



I do not mean for this to be a sales pitch, I just wanted to "clear the air" of the confusion and questions concerning these lots. I do believe they are now correctly priced and in no time there will be some beautiful houses to occupy these vacant lots, adding to the spectacular views of Lake Erie.

Please feel free to call with any questions or concerns, and thank you for letting me take just a minute to try and clear the air!!

Brian Wollerman
Howard Hanna Chardon
440-487-4225 direct cell/text

Chuck Hillier - Volunteer Trustee

The Finance Committee met on Tuesday November 23rd to discuss the proposed budget for 2011. In attendance was the Finance Committee Chairman Randy VanBuren, committee members Eric Wright and Anne Gates along with Trustee (Finance Officer) Dave Spall and myself. We went through the entire budget line by line comparing 2011 proposed expenditures against both the 2010 budget and actual current/anticipated expenditures for the remainder of this year. The meeting went very well as the trustees (John Guinan, Dave Spall and I) worked on it ahead of time and reached a consensus so when it came time for the actual Finance Committee meeting we were well prepared. The committee members themselves did a thorough job inquiring

about current and anticipated expenditures and in the course of review made several changes to the proposed budget. In addition, they reviewed the Reserve Study we commissioned earlier this year and compared our actual Reserve Accounts against the proposed numbers we are required to have in place. In summation, we are exactly where we are mandated to be and thus are in compliance with Ohio statute ORC 5312.06 (A) (1) regarding Homeowner Associations.

The current 2010 budget is \$157,440 and unless the management company finds error in our process, the 2011 budget will be approved at our December Board Meeting at \$156,816, a decrease of \$624 over the previous budget. In addition, this budget is not only a decrease over 2010 budget, but is also a decrease over the 2009 budget by \$10,464! We are very proud that this is the second year in a row we have been able to reduce the annual fees as there are many expenses we as an association are responsible for and during these difficult economic times we have been able to keep things running as smoothly as possible.



We anticipate we will conclude 2010 with roughly \$10,000 in our checking account so being that we have sufficient reserves in place this means that we will be collecting less money from membership in 2011 than we are budgeting expenditures for. After a somewhat lengthy discussion on what the annual fee should be for 2011, we agreed to establish it at \$310/household which is a \$10 reduction over the 2010 fee. We have approached every aspect of the budget in a conservative manner, cautious about increasing expenditures and just as cautious about lower the fees too much as we must protect the association from this restless economy.

I know this newsletter has a lot of numbers in it so it may be a little confusing but I've done my best here to provide you with needed information to help you understand our budgeting process and current financial situation. There are plenty more numbers so if you're interested in more information, feel free contact me directly via email at avcmcchi@sbcglobal.net, at home 350-1640 or simply just knock on my door at 926 Pebble Beach Cove.

I wish you and your family a very Merry Christmas and wishes for a Happy New Year!

You don't just luck into things. You build them step by step, whether it's friendships or opportunities.
Barbara Bush ~

Snow Removal – by Jim Sorenson

I am still in search of the *perfect* manual snow removal tool. The basic snow shovel has certainly been around for a long time, but I am certain that there has to be a more efficient way to remove snow. I have recently run across two tools that have garnered my interest: (1) the Dakota Sno-Blade and (2) the Wovel.



The enclosed images were obtained from the respective web sites. The Dakota Sno-Blade [www.dakotamountainproducts.com] looks like a human powered snow blade. It allows the blade to be angled or not (as pictured), and looks to be useful as long as the snow is not too deep.

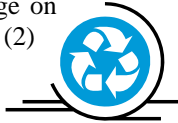
The Wovel [www.wovel.com] has a large diameter wheel and a shovel blade on the end. The enclosed picture sequence shows how it is to be used.



I can envision how each product has particular benefits, but the Dakota Sno-Blade looks like a better overall fit for my needs. I may have to acquire one and give it a try this year.

Painesville Township Recycling

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.”



Yard Waste Drop-off

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.

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 articles from residents in future issues. Please submit your ideas to newsletter@lakeerieshores.net – articles should 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 (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@lakeerieshores.net)

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 Chuck Hillier avcmcchi@sbcglobal.net 926 Pebble Beach Cove 440-350-1640

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