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

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Thank you to all in Lake Erie Shores for your overwhelming support of my candidacy to serve as Township Trustee. I'm very grateful as when the final vote tallies came in from Precincts A and K, both largely influenced by Lake Erie Shores, my lead grew dramatically which essentially removed any doubt concerning the outcome for the election. Thank you, I promise I will continue to work hard for you finding resolutions to the issues affecting our development and area of the township in addition to fulfilling the issues I campaigned on as part of my platform.

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

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With the election past I've found myself with some free time in the evenings and it couldn't have come at a better time as its budget season for the HOA. Like we do every year I'm working with the other board members projecting expenditures for 2014 and making plans for improvements, both physical and in processes. I've written a rather long article on the flooding issue which I hope you will make the time to read but there are other things on the agenda as well that I think you need to be made aware about.

Sometime in the next few months you will be mailed a hard copy of a "Rules Book" made by our management company, which will serve as a quick reference for YOU to answer questions about what you need to do if you put up a fence or deck, have a question on payment of fees, garbage pickup, pavilion rentals, etc. In addition we commissioned our legal team to take our existing Deed Restrictions along with countless amendments and combine them into a single document which will replace everything else when filed with the Lake County Recorder. If you're like me, you've surely found it very cumbersome trying to figure the laws of our HOA by reading through our current version of the Deed Restrictions. We believe this is money well spent and will help everyone as procedures and processes will be clearly spelled out.

Another change for next year will be the requirement for cleaning up at the pavilions after rental. It's been an ongoing issue, especially when someone rents the pavilion a day following a party. When that happens it's not uncommon for garbage cans to be overflowing so with that we discussed adding an additional garbage tote at each pavilion. To properly conceal the totes we will have a fenced enclosure situated right next to the Port-a-Potties. After each party is completed, the person renting the area will be required to empty the garbage cans into the totes along in addition of course to cleaning up the area.

A quick update on our 2013 budget; October's expenses totaled \$20,653.16 with our largest expenses being a payment of \$10,000 to Land Design Consultants for engineering work performed on the flooding issues in the 900 block of Pebble Beach. In addition, part of it went towards "As Built" drawings for properties on Pebble Beach and Outrigger. We also paid PMI (landscapers) \$1,177 for tree maintenance, essentially replacing dying and dead trees with new ones at various locations in the development. They've done a lot of that work late in the fall so additional bills will be coming for that. We also paid Aqua Doc \$925 for chemical treatment of the beach hill to kill off trees that were randomly growing and thus preserve our sight lines. This was a follow up treatment to the same in September, that one also costing \$925.

We began the month with a balance of \$57,681.67 in the checking account and finished with a balance of \$38,238.51. Our year to date expenses have totaled \$109,561.71 and we will expect to close out the year right on target as we budgeted \$154,070 for the year and are closing in on that figure with a few more large bills still outstanding.

In our Shoreline Reserve Account we have \$118,646.06 with another \$12,400 being added in November. In our other Reserve Account we have a balance of \$154,352.10. Per our Reserve Study which is mandated by state law, we are required to have

\$127,000 in reserves so we are obviously safely above that figure. Per Township Resolution we must continue to add to our Shoreline Reserve account until we reach a balance of \$250,000; November's payment will put us past the half-way point.

If you have any questions please don't hesitate to contact me at home (926 Pebble Beach Cove – 796-0741) or via email at avcmchi@sbcglobal.net. This is your Homeowners Association, your neighborhood, get involved and make it better!

*I am responsible for my own wellbeing, my own happiness. The choices and decisions I make regarding my life directly influence the quality of my days.*

*Kathleen Andrus ~*

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### **2014 Storm Water Management Property Improvements – Chuck Hillier, Volunteer Trustee**

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The flooding we experienced this past July also affected many other communities in Lake County, some of which have no prior history of flooding. A classic example is my parents who have lived in Wickliffe in the same house since 1953 and experienced backup in their basement for the very first time.

Having stated such, we on the board are of the opinion the flooding we experienced in addition to the storm event of 2006 has unfairly tarnished the reputation of our development and has the potential to negatively impact our property values IF we do nothing to address minimizing future occurrences. As such, we feel the association needs to seek out improvements to our existing storm water management system (basins, creeks, Local Service Drainage Easements) that will mitigate future storm events to divert flooding away from homes and into the retention basins for storage until creek levels fall.

To better understand why WE as a relatively brand new development even has to consider making improvements you must first be made aware that our development was built according to decades old construction standards which engineered streets and basins to be capable of handling 3 and 10 year storm

events respectively. The number and magnitude of storms this area has experienced since 2006 has changed the engineering model rather dramatically, that the current engineering standards now being discussed in Lake County involves increasing construction standards for new developments to be capable to handle 25 and 50 year storm events for streets and basins.

Unfortunately we aren't grandfathered in so we must either live with what we have or upgrade our storm water management system ourselves and this won't be accomplished in a year or two as time, planning and financial commitments will extend this out over a longer period of time. Having said that, I believe as long as WE stay on task and strategically plan, we can reasonably upgrade our facilities and protect what is for most of us, our greatest personal investment, our homes.

On Monday November 18th I met with Lake County Engineer Jim Gills to discuss our development and confirm that county money would be available if we were to commission an engineering study that would detail the benefits of merging the two ponds on "The Pines Golf Course" into a single pond. To my joy, Mr. Gills stated he believed the county would contribute to that study if we widened the scope to include the entire watershed which affects all surrounding properties predominantly "The Pines" and "The Brooks". He stated doing so would qualify it for a "Regional Fix" and he believes free up additional storm water monies for construction of the project.

We will work with our engineer Bill Vondra at Land Design Consultants to come up with that plan as part of our 2014 budget. In addition we will also be making repairs to Local Service Drainage Easements in both the 800 and 900 block areas of Pebble Beach Cove. These properties are targeted for repair as they experienced storm water backup in their basements. As of this writing, the proposed 2014 budget is a work in progress and hasn't been reviewed by the Finance Committee nor approved by the board, but our 2014 anticipated expenses dedicated to upgrading our storm water management system will greatly exceed anything we've spent in recent years.

It won't end there as once the watershed engineering report is completed we are confident that additional government funding will be made available to provide other upgrades that affect "Regional Fixes". I can't go into specifics at this point but when we are able to share the information we will.

As you can see, we are putting a lot of financial resources towards trying to better control the flooding in our development, but with those increased costs comes associated increased homeowners fees as the money to pay for these storm water management improvements must come from somewhere. We have reserves in place but not enough to accomplish what needs to be accomplished. I'm hopeful when you see the increase you will take the time to understand what we are doing, how it benefits you as a property owner, regardless if your home flooded this time or not and then realize how costly it is to make these repairs and improvements. Your patience and support is greatly encouraged and appreciated. Please feel free to communicate with me directly if you have any questions or concerns. Thank you!

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### **Committee and Event Volunteers Needed**

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Several volunteers are no longer with us on the various committees & events for our neighborhood and we need your help. You can help as much or as little as you would like with a committee or event such as: Covenants/Restrictions • Financial • Landscaping/Beautification • Recreational (including the subcommittees for events like the Easter Egg Hunt, 4<sup>th</sup> of July Parade, etc.) • Yard Sale Volunteers. The various committees may be reached via the web site:

<http://www.lakeeriesthores.com/contactUs.aspx>



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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@lakeeriesthores.net](mailto:welcome@lakeeriesthores.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@lakeeriesthores.net](mailto:newsletter@lakeeriesthores.net))

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 Mayfield Village, Ohio 44143  
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