



Chuck Hillier - Volunteer Trustee

In early December, Dave Spall and I met with the Finance Committee (Randy VanBuren, Eric Wright and Anthony Gercar) to answer questions relating to the 2013 budget expenditures and the proposed 2014 Budget. The meeting went well and at the end we all agreed on establishing the 2014 Annual Fee at \$350, which represents a \$40 increase over the 2013 fee. The reason for the increased fee is due in large part to address some of the flooding issues encountered in this development, but there are other needs we are addressing as well.

Specifically in 2014 our Reserve Study calls out for us to stain both pavilions, all picnic tables, bridges and walkways. The Reserve Study estimated it to cost \$11,590 but our management company (First Realty) obtained a quote nearly half that price. Another improvement we will take on in 2014 will be installing garbage tote fences at each pavilion. This is being done so we can store TWO garbage totes at each pavilion to ensure that that if a party takes place on Saturday there will be enough room for the garbage of the party taking place on Sunday.

Every two years we mulch all our common area properties across the development and during the in between years we only mulch the entranceways and Lake Road properties. In 2014 we will be mulching our entire development and with that comes the added expense, so we budgeted \$11,000, a \$4,000 increase.

In 2013 we budgeted \$12,500 for legal expenses and although our year to date expenditures are only 50% of that, tracking actual expenditures over the years has shown a variation on both sides of that amount so we've decided to lower it slightly to \$12,000.

The Security Guard program we established a handful of years back and expanded in 2013 will be reduced by 28% in 2014. This past year we spent \$3,400 on three different adult residents to ensure our

beach was only visited by Lake Erie Shores members and guests and by all accounts it was very successful. We will still have security guards at the beach park in 2014 but we budgeted \$1,000 less so their presence won't be as prominent as it was this past summer but still more than prior years.

Our largest budgeted line item expenditure for 2014 is predominantly influenced by repairs to properties that lie in Local Service Drainage Easements (LSDE) which border the rail road tracks and adjacent association properties. Through information obtained during the July storm event of 2013 we were able to identify properties requiring improvements and/or corrections. Because the properties are in LSDE's, the HOA has the legal jurisdiction to address. Our total engineering budget for 2014 has been increased from \$7,500 to \$44,500 but those numbers are little misleading. The \$7,500 budget is there to cover actual day to day operations requiring professional engineering services for the HOA but the difference is money we anticipate to address the improvements, both engineering costs and shovels in the ground. In 2013 our engineering budget was \$7,500 but due to the storm event in July we actually spent just over \$27,000.

In 2014's budget we have cut a handful of other line items to include Basin's which was \$15,000 in 2013 and lowered to \$0 in 2014. The basin budget in 2013 was intended for capital improvements but when the storm hit in July we reallocated that money to address immediate storm water issues. In 2013 our Tree Maintenance line item was \$7,500 and we reduced it to \$3,500 in 2014. The reason it was double in 2013 was due to Hurricane Sandy (2012) which damaged an excessively large number of trees forcing us to replace them this past year.

In relation to Reserve Accounts, we have budgeted \$12,425 to our Shoreline Reserve Account, which per Township Resolution we are required to contribute \$25/household/year until we achieve a balance of \$250,000; our current balance is roughly \$130,000. The

other Reserve Accounts we operate are required (per Ohio law) to have a minimum balance of \$138,187 by December 31, 2014 but our 2013 year end projected balance is expected to be roughly \$145,000 so we have already met this requirement. With our projected expenditures in 2014 coupled with anticipated revenues, we decided that we will NOT be putting aside any additional monies into reserve accounts this year and instead focus on the necessary improvements related to storm water run-off.

I worked with the management company and referenced my own records to obtain an unofficial list of our annual fees over the years. To the best of my knowledge it is correct and I present it as follows:

2004	\$250
2005	\$290 (note: it originally was billed at \$275 but was increased mid-year with a special assessment).
2006	\$290 (1st Year for Resident Board Members; Chuck Hillier, Jon Guinan)
2007	\$290
2008	\$290
2009	\$340
2010	\$320 (1st Year with all 3 Trustees as Residents - David Spall added)
2011	\$310
2012	\$310
2013	\$310
2014	\$350

On behalf of the Board, we wish that 2014 brings you and your family great blessings, good health and much prosperity.

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

Committee and Event Volunteers Needed

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, 4th of July Parade, etc.) • Yard Sale Volunteers. The various committees may be reached via the web site:

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

Contact Information



Lake Erie Shores Web Site
www.LakeErieShores.com

Home Owners Association Committees
Welcoming Committee (welcome@lakeeriesthores.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@lakeeriesthores.net)

Board of Trustees

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Lake Erie Shores Management Company

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