

# Sandscribes

Heidelberg Beach  
Vermilion, Ohio

August 2016



## Around the Neighborhood

Good work continues around the neighborhood with improvement projects. We also continue to share our joys (wedding and a new grandbaby) and sorrows (two recent strokes) with each other. See too all of the business of the beach the end of this *Sandscribes*.

*Jane & John*

## Annual Meeting Follow-Up

Dear Community,

Thank you for the wonderful attendance at the July 30<sup>th</sup> Annual Membership Meeting. It was heartwarming to have so much participation. Those that were there can tell you that it was respectful exchange of thoughts and ideas. It is clear that we all care deeply about the community and each other.

One topic that did not end up getting too much discussion was the issue of the method of assessment for our upcoming savings towards a future infrastructure project.

The Board is getting more feedback after the meeting that community members would like us to re-look our current method.

Our current method is:

- 1/3 of the total is divided by the number of lots (98)
- 1/3 of the total is divided by the number of cottages (48)
- 1/3 of the total is divided up by the tax valuations of the cottages (not land value)

If you would like to weigh in with your thoughts on what you'd like to see the Board do—you may talk to any one of the Board members—or better yet, write me a note or email and I will share it with the full Board.

We intend to discuss assessment method at our next Board Meeting, which is scheduled for August 28<sup>th</sup>.

Thank you again for your concern and understanding about the difficult decisions that are before us.

Jane Chidester,  
*President*

## New Parking Sign

Many thanks to Jan Peer for the new parking sign on the Promenade (it's in front of the new bulletin board). The current sign is a temporary one; a permanent sign is in the works.

The idea of parking in two rows to the right of the sign is to keep the path clear for traffic and beach access, to respect the private lot to the west of the path, and to fit as many vehicles as possible in that area.



## Rt. 6 Closure

August 1st through October 14th, US Route 6 will be closed just west of Hahn Road (near the Cranberry Creek Marina) for a culvert replacement and construction of a retaining wall. Hahn Road will also be closed to through traffic.

The local detour route for eastbound traffic is US 6 to State Route 61, south on State Route 61 to Darrow Road, east on Darrow Road to Frailey Road, north on Frailey Road back to US 6. Reverse this if you're heading from Heidelberg Beach to Berardi's or Marconi's restaurants. ;-)

### **Pavilion Rehabilitation**

After months of careful planning and organizing, David Rohrbaugh (30 W. Virginia) very cleverly orchestrated the execution of the painting of the pavilion. Like Tom Sawyer, on Thursday evening (July 14), quite a few people showed up to help tape off areas and sand the wood. Friday morning at 10 AM, there ready to paint were Claudia and Jeff Springer, Nancy and Tom Lukens, Linda and Cliff Glaviano, Cathy and Jack Corrigan, Tom Eshelman, Mary Border, and the Rohrbaughs: Jennifer, Barbara, Jane and David.

Many, many, thanks to all of those who helped get this project done. It looks beautiful!



### **Concerns for Joyce Foote**

Joyce Foote (25 West Virginia) has had a stroke. She had a “numb leg” for a few days and could not bear weight on it. Harvey took her to the doctor Wednesday, August 10th and they immediately admitted her at Mercy Regional Medical Center in Lorain. She now has weakness in her left arm and a little change in speech. She has entered rehabilitation at Mercy. Our best wishes for a full and speedy recovery!

Please keep Joyce and the whole Foote family in your thoughts and prayers.

### **Concerns for Ruth Schneider**

Ruth Schneider (24 West Virginia) had a stroke recently. She will be at Avon Lake Cleveland Clinic Rehabilitation Center through mid-August. She is doing well. Please keep Ruth and her husband Jim in your thoughts and prayers.

### **Marianna Vondriska Passed Away**

Some may remember her. Marianna and Donald formerly had the cottage at 68 Kentucky. Thoughts and prayers to their family.



## Jennifer & David First Time Grandparents

Congratulations to Jennifer Sullivan & David Rohrbaugh (30 W. Virginia), who welcomed their first grandchild today! Baby Charlie weighed in at 8 lbs. 11 oz. His proud parents are Ben (Jennifer & David's son) and Stephanie. Everyone is doing well!



## Vivona/Abonamah Wedding

Congratulations to Jocelyn (Vivona) and Ahmed Abonamah, who were married at Heidelberg Beach on Saturday, June 4th. Jocelyn is the daughter of Martha and Joe Vivona (59 Kentucky).

The couple is living in Washington, D.C. for the time being. Ahmed is an attorney at the Securities and Exchange Commission while Jocelyn is in graduate school at George Washington University.

Congratulations to the new couple!



## Minutes for the Heidelberg Beach Board of Trustees Meeting July 16<sup>th</sup>, 2016

**Present:** Jane Chidester (President), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Bill Hertzler, Jan Peer, Bill Richardson, Claudia Springer, Barbara Weber, Scott Welch.

**Absent:** Rick Herwerden (VP), Brice Chidester.

**Opening Prayer:** Bill Hertzler

**Real Estate:** A motion passed 9-0 (J. Chidester/Welch) with one abstention, to have Mary spend up to \$400 to have Tom Johnson, of Brosius, Johnson & Griggs, LLC, draw up a letter to the Leahy's concerning the documents required in order for the board to be able to approve the transfer to Kim Leahy.

**Treasurer's Report:** None.

**New Business:** None.

**Old Business:**

Infrastructure project progress:

1. Two Town Hall meetings have been completed with 34 of 48 cottages represented.
2. Jane reported that no low-interest loan is forthcoming at this time. Erie County has not been receptive to our efforts.
3. At the annual meeting comments will be solicited on a plan to raise \$50,000 from the community via assessments to continue the process of proactively addressing the infrastructure issues. Dick Castele will report on the total we are currently assessing our community annually for infrastructure such as roads and sewer improvements.

**Annual Meeting Date:** Saturday, July 30.

Respectfully Submitted,  
*Tom Eshelman*  
Secretary

## Minutes for the Heidelberg Beach Annual Membership Meeting July 30<sup>th</sup>, 2016

**Opening:**

- The meeting was called to order at 10:05. Jeff Springer opened with a prayer.

- Members who passed away this last year: Verna Field, Harry Bratton, Marianna Vondriska, Barclay Rohrbaugh.
- New members joining since last year: Heidi McClure.
- A motion was passed to dispense with the reading of last year's minutes and approve them. (C. Glaviano, J. Foote)

### **Membership Roll Call and Distribution of**

**Ballots:** Secretary Tom Eshelman recorded the roll of leaseholders by lot numbers. Ballots for the election of the Board of Trustees for 2016-2019 were distributed.

Association members representing 73 lots were present and proxies were turned in for an additional 16.5 lots. Hence, a total of 89.5 lots were represented. 50 lots are required for a quorum.

**Treasurer's Report:** Dick Castele presented the summary of the finances as of the end of the fiscal year (June 30th, 2016). Of the \$110,267 total cash assets, \$85,707 are reserved for specific uses and \$24,560 are unencumbered. A motion passed to accept the report (C. Springer, H. Foote).

**Report of the Nominating Committee:** Rick Herwerden, Chair of the Nominating Committee, presented the slate of nominees for the Board of Trustees for 2016-2019. They were Brice Chidester (incumbent), Tom Eshelman (incumbent), Jan Peer (incumbent), Jack Corrigan, Harvey Foote, Aaron Hamilton, and Dick Henderson. There were no additional nominations from the floor. Four Board positions needed to be filled.

### **Accomplishments and happenings of this last year:**

- The Pavilion was repaired and repainted. Barb Weber organized the event. David Rohrbaugh led this project.
- The Christian Council of Work and Worship, and specifically to the co-chairs Jane Eshelman and Claudia Springer, put together a full schedule of services for 10 Sundays. Linda Glaviano organized the social hours.
- Thanks to the CCWW and the carpentry talents of David Lackey, we now have a new community bulletin board that contains the Pavilion Service Schedule and other general announcements.
- Coming soon to the space below the bulletin board, is a new sign that Jan Peer is working on for us. We hope to better guide people to where and how to park on this side of the beach for maximum efficiency.

- Jan Peer has improved the markings on the buoys in the swimming area.
- Jeff Belmont painted and refurbished the pier benches and pier stairs over the winter. Also, the metal pier edging has been re-painted.
- In our front entrance area, donors had 4 new evergreens planted, the white pillars and entrance bridge were whitewashed, the plantings in the Rt. 6 landscape bed were re-done, the big Heidelberg Beach sign was re-painted, and the formerly red Heidelberg Beach sign was re-painted to the blue and sand tone colors.
- In the playground area, the Tereshkos, along with many generous donors, installed the new play set.
- The tennis court was re-surfaced and re-painted under the leadership of Ruth Schneider.
- A sinkhole near the Hayman cottage was repaired under the direction of Jane Chidester, John Macko, and Harvey Foote.

### **Ongoing Project: Infrastructure Renewal**

- Two Town Hall Meetings were held in May and July.
- A letter summarizing actions to date and future Board plans was made available in advance of this Annual Meeting. Its contents follow:

*The Board's actions to date:*

1. *Last fall we hired OHM Advisors to create a Feasibility Study, which was the document we used "to shop" for financing and grants. We commissioned OHM to give us a general plan, a preliminary estimate, and help us find the funds to accomplish this big task. These were our parameters:*
  - a. *Give us a dollar figure to work with when approaching agencies (\$2.5 million).*
  - b. *Assume we will build using Erie County codes and regulations so that we could hand over maintenance of the system to them in the future.*
  - c. *Labor would be calculated using prevailing wages.*
2. *After much investigation and effort by many people, no outside funding was obtained.*
  - a. *We are not eligible for grants or any other "free" money sources.*

- b. *We were unable to partner with Erie County and secure low-interest financing.*
  - c. *Obtaining a regular bank loan has proven to be too expensive.*
3. *The Board is now re-looking at this project knowing we will have to finance it and maintain it ourselves. We'll have to break the project into stages to spread the cost out and make it more affordable. We are getting updated estimates from OHM based on this new direction. The expectation is that this will reduce the cost significantly.*
- a. *We'll probably do the water system first. We'll consider running the lines down the grass paths, if it is cheaper. We'll also stay on one water meter and not individually meter cottages, to save cost as well.*
  - b. *We'll probably delay the sanitary lines until we finish the water. For the septic tanks that are failing, we'll try to work with the Health Department to get permission for cottage owners to replace them.*

*The Board's next steps:*

1. *At the Board's fall budget meeting, we plan to vote to approve a moderate increase in assessments using our standard assessment method. We need to collect enough money to cover the detailed design phase (generation of actual engineered drawings) of whichever component we decide start with. We need to initially raise approximately \$50,000. This is roughly \$1,000 per cottage, collected as a \$500/per half assessment in 2017.*
2. *Based on revised estimates from OHM, the Board will consider how to collect the needed money in 2018 and beyond. The Board is aware that the project cost remains a major concern to many—and it is a major concern of the Board. We want to keep the increases to a reasonable amount.*
3. *When we get to the detailed design phase, the final decisions will be made about exactly where to lay the lines, the size and material of pipes, location of fire hydrants, etc. We will work together with the Erie County Engineer, OHM, and several contractors to come up with a plan that is both cost efficient and meets our needs.*

4. *When we believe we have enough money to cover the cost of one component, we'll bid the project out to at least three contractors. We expect this step won't happen for a few years.*

- A handout was distributed showing revised estimates from OHM for the infrastructure projects (water, sanitary sewer, storm sewer) based on the assumption that we will fund the project ourselves and maintain the systems ourselves.
- At this Annual Meeting there was a full discussion of the infrastructure renewal topic among the members present.

**Voting:** Don Bratton, Marilyn Chidester, Caleb Noel, and Ellen Nolan served as tellers to count the ballots. The following were elected to the Board for 2016-2019:

- Jack Corrigan
- Tom Eshelman
- Dick Henderson
- Jan Peer

**New Business:**

- Joe Tereshko stated that more improvements are being considered for the playground area.
- Dan Warder suggested that street signs should be straightened up.

**Adjournment:**

The meeting was adjourned at 11:37 A.M.

Respectfully Submitted,  
Tom Eshelman  
Secretary

**Minutes for the Heidelberg Beach Board of Trustees Meeting July 30<sup>th</sup>, 2016**

**Present:** Jane Chidester (President), Tom Eshelman (Secretary), Dick Castele (Treasurer), Mary Chidester (Real Estate), Bill Hertzler, Bill Richardson, Claudia Springer, Barbara Weber, Scott Welch.

**Absent:** Dick Henderson, Jack Corrigan, Jan Peer

**Opening Prayer:** Bill Hertzler

**Real Estate:** An incomplete draft letter was reviewed concerning the documents required in order for the board to be able to approve the transfer to Kim Leahy.

**Treasurer's Report:** None.

**New Business:**

1. Election of Officers:

The incumbents agreed to serve again and Bill Hertzner volunteered to run for the open office of vice-president. A motion passed (Springer/Welch) to elect the slate of officers unanimously: Jane Chidester (President), Bill Hertzner (Vice-President), Dick Castele (Treasurer), Tom Eshelman (Secretary), Mary Chidester (Real Estate Officer).

2. The annual budget will not be submitted for approval at the next board meeting, August 28.

**Old Business:** none.

**Next Board Meeting:** Sunday, August 28 at 1 PM.

Respectfully Submitted,  
*Tom Eshelman*  
Secretary