

M.C.C.A. NEWS



VOLUME 2

Newsletter
Highlights



**Gas meters for the individual units in the West Tower.
These will go away, along with the direct billing to
individual owners by Dominion.**

GAS METER PROJECT

By Eric Schreiber

Collectively, the residents of Moreland Courts have been spending at least \$40,000 a year unnecessarily for the use of gas meters they do not need. That is about to change. Here is some background:

1. At its January 25, 2022 meeting, the MCCA Board approved action recommended by the Facilities Committee to remove 139 gas meters to individual units, and replace them with only eight meters that will measure ALL gas usage at Moreland Courts. The work will be done by Building Integrated Services in conjunction with Dominion Energy Ohio. The timeline will depend on the availability of Dominion.

2. Moreland Courts residents currently consume natural gas in two different ways:

a. Natural gas provides energy necessary for steam heat and hot water. The amount of gas used is determined by eight individual gas meters distributed by building. Management pays the monthly bill to Dominion and passes the cost to residents as the monthly Natural Gas Surcharge.

b. The 139 individual units have a second natural gas cost, measured by 139 individual gas meters and billed directly to the owners by Dominion. That covers the cost of supplying natural gas for stoves, fireplaces, and gas dryers.

Gas Meter Project

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GAS METER PROJECT

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3. Scrutiny of a sampling (not a scientific study) of Dominion Energy monthly statements to individual owners at Moreland Courts reveals that the cost for natural gas used usually totals under \$5, frequently less than \$1 per month. HOWEVER, the Basic Service Charge just for the distribution of that gas is now \$36 per month, which is added to the far smaller cost of the actual natural gas. The major cost is for use of the gas meter that measures how much gas each individual owner used during the month.

4. The extra fee is unnecessary. By removing the 139 gas meters and consolidating the costs of many units into a single expense, the cost of natural gas to owners will drop by at least 80%, and 139 gas meters will be gone. Eight gas meters will measure ALL the gas used for steam heat, hot water, stoves, dryers, and fireplaces. That will result in a slight increase of the monthly Natural Gas Surcharge, far less than the current monthly Dominion Energy bill. The individual Dominion gas bills will vanish.

5. There are always some devils in the details which will need to be worked out as to how to distribute the comparatively small cost of the natural gas not used for steam heat and hot water. Clearly though, the cost of gas for stoves, fireplaces, and gas dryers is tiny compared to the cost of gas for heat and hot water.



*May we add our congratulations?
Awards, graduations, promotions, events
– we'd like to acknowledge them. Send
details to editor@morelandcourts.com*

MCCA Library



Moreland Courts neighbors and staff, do you need some entertainment for blustery March days? Not a basketball fan, you say? How about an engaging book? Mysteries and histories, page-turners and books that ask for slow and thoughtful reading – all to be found in the bookcase in the Gallery, just west of reception, in Building 10. They have all been donated by residents, and all are free to borrow. Please feel free to take a book, leave a book, or both.



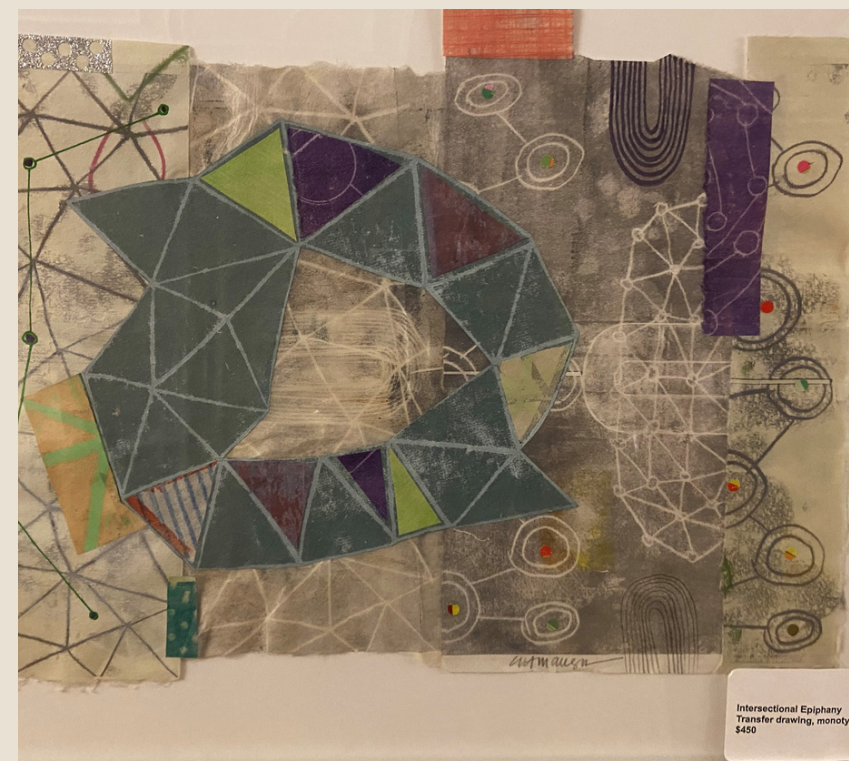
MCCA RESIDENT RAJIV JOSEPH'S NEW PLAY *KING JAMES*

Rajiv Joseph (Building 10 resident) has a new play about to open at Steppenwolf Theatre in Chicago. *King James* (which refers to local sports legend LeBron James) begins previews March 3, opens March 13 and will run to April 13. He says of his play, "I have always been interested in how sports intersects with our personal and spiritual lives. As a child growing up in Cleveland, I had to manage a lot of heartbreak and disappointment brought on by the struggles of our local teams, but I still loved how sports brought people together, and how the shared love of a team or an athlete could foster connection and community.

I started writing *King James* to explore those feelings, but as I wrote it, I became fascinated by something else that I think I always knew, but had never put into words...which is that certain people (more often than not, young men) who struggle to express their feelings are able to do so by talking about sports. Which is to say, the debates, arguments, and impassioned pleas of rabid fans can often be decoded to reveal something deeper that has nothing to do with sports."



Gallery Art by Liz Maugans



These are the last weeks of the current art installation in the West Gallery. Works by Liz Maugans can be seen there during March. The prize-winning artist received a BFA from Kent State University and an MFA from the Cranbrook Academy. She is one of the founders of Zygote Press and is currently Director of the YARDS project at Worthington Yards in the Warehouse District. Those interested in purchasing art should contact the artist at lizmaugans@gmail.com. Coming in April: a new exhibit of works by painter Bonnie Dolin. Lee Heinen is the Moreland Courts resident who puts the installation together.

Intersectional Epiphany
Transfer drawing, monotype



A MESSAGE FROM THE GENERAL MANAGER

Paul Stroud

Rapidly declining COVID19 infection rates in Ohio, and especially in our local area within Cuyahoga County have enabled modification of the mask requirement at Moreland Courts. Masking is now considered optional. This applies to the Moreland Courts community except for symptomatic individuals, those testing positive for COVID, the unvaccinated, and anyone who was recently exposed to someone with COVID. Employees who are not vaccinated will still be required to wear masks. The four reported cases among residents and eight cases among staff who presented in late December and early January were all mild cases with full recovery. Over 95% of Moreland Courts residents and 75% of staff have reported being vaccinated.

Full restoration of Valet Services has also been enabled by improving pandemic numbers. Residents should feel free to resume vehicle take out and retrieval according to the established policies regarding valet services. If parking on the backline, please use the red tag parking when you are planning to use your car again within 30 minutes so that the Valets will not put your car away. If you have any questions about automotive policies or parking, please call the office.

Though we are still short of the full complement in the maintenance staff, it is appropriate to restore In Suite Maintenance fully. To facilitate effective delivery of services please contact Reception to make a Maintenance request. This will enable a work order to be recorded in writing that will help maintenance provide a timely response. In suite Maintenance is capable of small scope services such as changing bulbs, minor electrical, plumbing, or short tasks such as shifting furniture. If you're not sure if a problem can be addressed through our In Suite Maintenance services, please call the Reception Desk to ask, and we can help find a solution for you.

As spring approaches, we are looking forward to many projects that will improve our facilities. Specific attention is being given to laundry rooms and back halls. We will be sharing schedules and areas where work is to be conducted during the coming months. Other work anticipated this year will be restoration of exterior lighting in many locations, additional landscaping enhancements, and cosmetic repairs to the West Garage.

Thank you!

What to Do... Who to Call? Gardening Dirt, Vol. 1



ARE YOU ITCHING TO GET YOUR HANDS IN SOME SOIL THIS YEAR? THERE ARE SEVERAL OUTDOOR GARDENING OPPORTUNITIES AVAILABLE TO YOU.

Do you know about the Secret Garden?

Walk to the west end of the Gallery. On the north end of the back wall, spot the red door located just outside of the French doors. Go through the red door. Walk down the little hallway, zig left, zag right, and look to your left. Voilà! You can help beautify it by summering your houseplants there. You can even contribute new plant material to it. You are also encouraged to flex your watering and maintenance skills by joining the Secret Garden Volunteer List. Contact Kathleen Hickman, khickman33@gmail.com, to learn about the light responsibilities and be added to the schedule.

Do you know about the beautiful planted pots at each building doorway?

Please contact Mebbly Brown, mkbhop2@aol.com, to be put on a list for occasional watering and deadheading of the pots, which are designed and planted each June by our wonderful landscaper, Kew.



continued

Do you know you can have your own garden plot in the back of the complex?

Contact Reception and ask to be put on a waiting list for a garden. Don't despair: Our resident gardeners have been known to move away or give up their plots from time to time.

Did you know many shrubs, perennials, and annuals are extremely sensitive to dog urine?

The resident gardeners purchase their own plant material. Dog urine kills many plants. Also, some of the gardeners grow edibles and would prefer them not to be sprinkled with tinkle. If you have a pet, please do not allow it in the garden plots.

Look for monthly updates in this column!

Message from John Beeker, Board President

My message summarizes a number of important items addressed by the MCCA Board at its February 22, 2022 meeting. These items should be of interest to our residents. This, a very full agenda, represents the fruitful work of our committees and Board and staff over the past weeks and months. I am gratified by the resourcefulness and commitment of everyone involved.

Nominating Committee Chair Scott Fine submitted the committee report's recommending nominees for election to the MCCA Board. The Board accepted the report authorizing submission of the nominees for election by Unit Owners. Expect to see the Nominating Committee Report to Unit Owners shortly.

Completing a process that began last fall, the Board approved a mission statement that articulates the multiple aims that will guide the governance of the Association. Thanks to all the residents who offered comments on the draft. The adopted statement is now posted on the website.

In response to the desire of Noel Nilson to step back from the role he has played over the past 14 years to help keep the Association Reserve Study up to date, the Board has appointed a work group to assume his role, consisting of Scott Fine,

representing Unit Owners, Chair; Peter Hildebrand, representing the Facilities Committee, and Paul Stroud to carry on with the work underway. A memorandum outlining the scope of the work group has been posted on the website.

Rules Committee liaison Jessica Schreiber submitted a new rule addressing Unit Owner roles and responsibilities for addressing occasional occurrences of pest infestation at Moreland Courts. The rule was adopted by the Board; the text of this new rule is available on the MCCA website.

In early February the full Board had a working session with its organizational development contractor Grace Partners to discuss their findings and recommendations. We followed this up with a working session to reach consensus on near term priorities for Board and staff attention. The consensus is to focus near term on a nexus of actions related to personnel administration and training, improvements in communications, and on developing a set of customer service standards.

Marketing Committee Chair Chris Malstead reported on plans underway to celebrate the Moreland Courts Centennial. These include a dinner celebration to take place in June, a centennial-oriented summer picnic and end-of-year holiday party, as well as a tree planting campaign.

Facilities Committee Chair Archie Green reported that a major emphasis this year will be to continue to address back-of-house projects such as laundry rooms and back halls. He added that the contract with BIS consulting for the gas meter consolidation project has been executed. Work on this is expected to commence shortly.

Board members have heard concerns from some Unit Owners about the text of the proposed Bylaws amendment to permit the Annual Meeting to be convened electronically. Given the merit of these concerns, we have directed our attorney to redraft the Bylaws language. Once this is received and approved by the Board, the Bylaws amendment will be recirculated for Unit Owner ratification.