

M.C.C.A. NEWS



IKEA CONTEMPLATES SHAKER SQUARE

Cleveland, March 32, 2022 Not the News

Recent inquiries from the iconic furniture manufacturer Ikea startled Cleveland officials. Sources close to Ikea senior expansion officer Ply Rasmussen report that a team of architects and builders have been walking the square and surrounding neighborhoods studying the feasibility of a new Ikea outlet in the Shaker Square, Buckeye, and Larchmere neighborhoods. "Ikea stores tend to be big", Mr. Rasmussen was overheard explaining to a city council member. Ordinarily one of our stores would occupy the space between Larchmere Blvd and Woodmere Road north to south, and Coventry Road to Moreland Blvd east to west. "We think a scaled down version about the size of Moreland Courts would be more appropriate."

Rumors of the potential endeavor have not been without blow-back, however. Brandon Chrostowski, who certainly shares an interest in the rejuvenation of Shaker Square, has expressed concern that the presence of Ikea's famed Swedish meatballs at a low price-point will provide unfair competition to Edwins, Zanzibar, Sasa, and other restaurants in the area. Rasmussen continued, "We are cognizant that the Cleveland City Council is considering other proposals for the development of Shaker Square. We plan to revisit the potential for the project in a year or two if the City Council does not act in the meantime."

APRIL FOOLS!

Newsletter Highlights

Ikea Contemplates Shaker Square

Centennial History of Moreland Courts

Shaker Heights Public Library

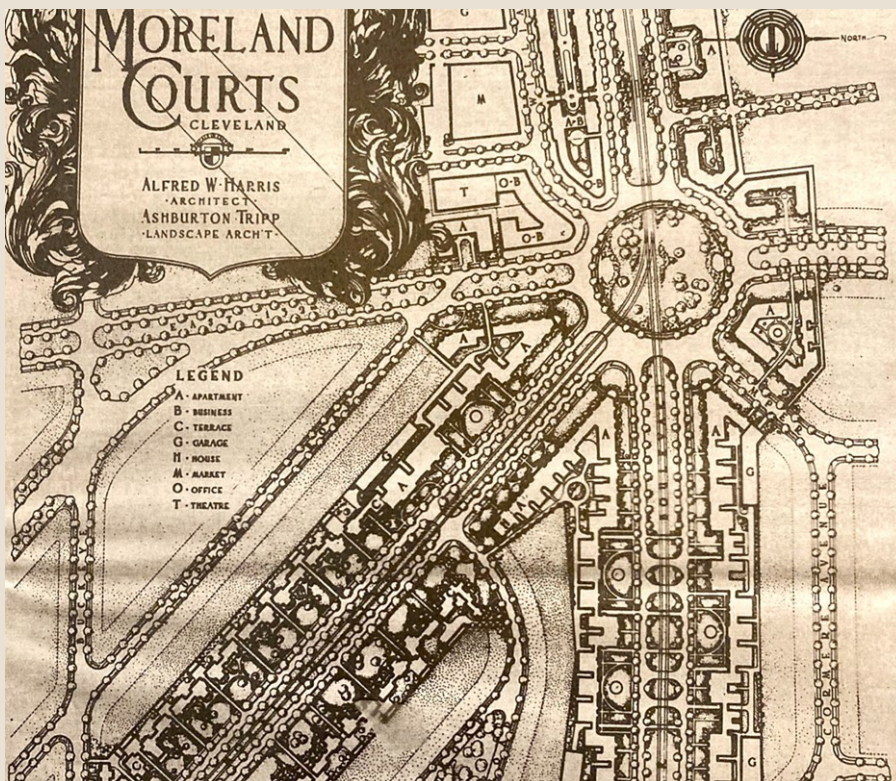
Moreland Courts Anniversary Celebration

A Message From the General Manager

Preparation for Power Outage and Heat Loss

A Message from the MCCA Board President





The Moreland Courts garden city and shopping center planned by Alfred Wilson Harris and proposed landscape of Ashburton Tripp

Here is a short excerpt from *The History of Moreland Courts*:

"The announcement came in 1922. The largest, grandest apartment complex ever seen in the United States or the world was going to be built in Cleveland at a cost of \$30,000,000. This Moreland Courts Project would include large apartment buildings on both sides of one long block plus terrace homes on both sides of another street and a central shopping area. To add a unique level of elegance not seen before, the history of English architecture would be written onto the facades of the buildings and the entire complex would be embellished with an elaborate landscape design. The project was so big it would accommodate 1,000 families with every convenience and service provided. This grand plan was the creation of Alfred Wilson Harris, a brilliant young architect who had seen the classic architectural styles in English and French villages while serving overseas during World War I."

The Moreland Courts History Project is seeking benefactors to help defray the cost of publishing this book. Benefactors will be acknowledged in the book and receive a complimentary copy of *The History of Moreland Courts* when it is released. For more information, contact Lillian Emmons hamlin@mac.com or Jessica Schreiber jessica@ejschreiber.net.

CENTENNIAL HISTORY OF MORELAND COURTS

By Lillian Emmons and Jessica Schreiber

Dear Moreland Courts residents: Do you have any historic drawings, documents or photographs of Moreland Courts or Shaker Square? We are interested in seeing them!

The idea that someone should write a history of Moreland Courts to coincide with our 2022 Centennial Celebration came out of an informal gathering of friends in the Gallery about two years ago. Five of us decided to make it happen: Lin Emmons, Pat Brownell Collins, Rosalie Litt, Carol Lowenthal and Jessica Schreiber. All of us had acquired writing and research skills in our former professional careers. Over two years of work have gone into researching and writing the 100-year history of Moreland Courts. We discovered new materials in forgotten storage areas and did research at local libraries and museums. We interviewed long-time residents and former employees and assembled a large collection of images and old photographs to help tell our story. Happily, the narrative is nearly complete. With the help of an editor and local publisher, the book is scheduled to be released in the early fall.

SHAKER HEIGHTS PUBLIC LIBRARY

Volume 3

By Jeanne Somers



Although Moreland Courts residents have Cleveland mailing addresses we are, by virtue of our inclusion in the Shaker Heights City School District, able to take advantage of the resources and services of the Shaker Heights Public library. If you are already a library user, you know that today's public libraries are different from the institutions most of us grew up with. Hallowed reading rooms have become bustling community centers, hosting programs and providing flexible spaces for reading, research, computing, and socializing. With the rise of digital resources, the rows of library book stacks now co-exist with multi-media information hubs. If you still like the feel of a book in your hands, not to worry. Our local Shaker Heights Public Library maintains a collection of approximately 130,000 physical books and houses robust collections of print magazines, newspapers, and DVDs.

You can select and check out items in person, with confidence in the COVID protocols at both the Main Library and the Bertram Woods Branch. If you are still wary of gathering places, you have the option of requesting materials online and picking them up curbside. The homebound can request items online and receive them by mail, along with a postage-paid reusable pouch for returns. Those of us willing to put an affinity for print materials aside can browse the Library's website for access to digital resources. These include 726,000 eBooks and dozens of eMagazines. Shaker Heights Public Library users also have access to the 12,000,000 books, movies, and digital items in the Clevnet system, a consortium of 47 Northeast Ohio libraries with reciprocal borrowing privileges. If your go-to online resource is Google, beware. Google provides useful information but, because it searches full text from across the entire Internet, it sometimes delivers confounding or unreliable results. The Library comes to the rescue with access to well organized, subject specific research databases that provide relevant and precise information on the arts, literature, health, history, biography, science, and technology - all drawn from peer-reviewed journals, newspapers, trade publications, book reviews and other credible sources.

If your interests lie in genealogy, the Library offers resources such as Ancestry, Heritage Quest, and more. For historians, or just the for the curious amongst us, the Library's local history holdings include a Shaker Buildings Database where you can input a Shaker Heights address and find the name of the architect, building plans, and ownership history. If the pandemic has triggered your need for social connection, you may want to Zoom with one of the library's book discussion groups, attend a writing workshop, or register for a free computer class on the use of digital devices or social media platforms like Facebook and Twitter. Do you have mountains of old family photographs you would like to organize and preserve? The library's Creation Space includes equipment for digitizing old photos, slides, and films. Its Tech Studio provides graphic design software and tools such as laminators and die-cutting machines for adult crafters. For those of us hoping for the day we can freely travel internationally, the Library's Passport Office will snap the required photo, and walk you through the application or renewal process. So, it's not your grandmother's library but, as this brief overview suggests, it is so much more. For information on how the Shaker Heights Public Library can serve you, visit online at shakerlibrary.org or in-person at Main Library 16500 Van Aken (parking lot entrance on Lee) 216-991-2030 Bertram Woods 20600 Fayette Rd 216-991-2421



Moreland Courts 100th Anniversary Celebration

A "Treemendous" Evening

Saturday, June 25, 2022

Cocktails, dinner & an amusement

- Cocktails in the gardens behind The Point Building
- Seated dinner, tables in East Garage
- Ticket price: \$125 for residents and \$150 for guests
- Reservations : Priority will be given to residents until 4/15 (please RSVP to Tiara at tsmith@morelandcourts.com)

"Treemendous Friends"

Friends and residents may buy a tree to be planted on the grounds with a plaque designating the 100th Anniversary. Although the evening would be the kickoff for this project, plantings would be available throughout the year.

Cost: \$360

*All funds for tickets and tree donations can be paid via check, or added to your next bill. Please identify how you would like to pay when you make your reservation

Winter/Holiday Magic

Saturday, November 19, 2022

Outside Celebrations

- Lighting of "winter lights" in front of Point, Courts and Main buildings
- Hot Toddies
- Ice Sculptures

Interior Celebrations

- Food stations the entire length of the Gallery
- Bars with some specialty drinks
- Tree decorating, wreaths, gingerbread houses, photography, painting etc.



A MESSAGE FROM THE GENERAL MANAGER

Paul Stroud

The end of March invites optimistic expectations that the winter conditions are retreating, and that warmer, more hospitable weather is not far away. Though there's a chance of some frosty days still to come, they won't stop planning and scheduling capital improvement projects around the property. In the March Board meeting the Facilities Committee chair presented a long list of projects selected by the Facilities Committee for Board approval. Areas of emphasis include laundry rooms in the Gallery, Tudor and Studio Buildings, back halls in the Courts and Studio, restoration of the Studio main entry door, pedestrian door replacements in the East Garage, repairs to the West Garage main garage door, masonry repairs, an ADA ramp behind the Courts, landscaping improvements, outdoor lighting replacements, and painting the management offices.

Year 2022 will be quieter for the Reserve Study projects with interior painting in the W. Garage, contributions to interior painting projects described above, a replacement of a historic window at roof level of the Point Building, and mechanical infrastructure replacements representing the main tasks. The largest expense is the continued payment of the passenger elevator project debt service at approximately \$365,000 this year.

Time frames for completion of these projects have most of the work completed by the end of summer. There might be changes, supply chain issues, or additions to the work that in a few cases could extend completion times, but our goal is to have all projects substantially complete by the end of the third quarter. Feel free to call or come into the office if you have any questions about this list of capital projects.

General Manager Notice: There will be a 30-yard trash container on the property on April 15th for Spring cleaning.

Reminders:



Do you take your dog into the Security Office for treats? If you do, please remember to contribute a bag or two every now and then.



Shaker Square Farmer's Market is Back!

***Saturdays, 8 am – Noon
Outdoors April 2 – December
17, 2022***


****Sorry, no dogs allowed***

PREPARATION FOR POWER OUTAGE AND HEAT LOSS

By Eric Schreiber, MD

Nearly all our power outages at Moreland Courts have been relatively short and local. As Kathleen Hickman explains in her article, most power outages in the last few years have been due to the failure of the less reliable Circuit 6, which consists of overhead power lines. The number of Circuit 6 failures has decreased dramatically since Moreland Courts management started periodically walking the length of those power lines from Moreland Courts to the Woodhill substation located on Larchmere Blvd, across the street from the former Larchmere Tavern.

Much of country's electrical grid was built in the mid 20th century, and we are always hearing about the potential of cyberattacks on the power grid. In response, a determined group of residents put together the MORELAND COURTS POWER OUTAGE CHECKLIST in preparation for the day when a serious power failure occurs that cuts all the power to Moreland Courts. That CHECKLIST follows these articles.



**ENERGY IS LIKE
OXYGEN. YOU DO
NOT MISS IT
UNTIL IT'S GONE.**

FIGHTING BACK AGAINST POWER FAILURES

By Kathleen Hickman

While it is well beyond our ability to prevent widespread power failures, Moreland Courts has in the past several years taken steps to do what is possible to support the safety of residents in such situations. Hundreds of LED lanterns and lights are ready to be deployed at any time, and a procedure has been developed to position them in hallways, elevators, and garages. There are, in fact, two complete LED sets (each set should last for up to 24 hours of operation). In the event of an extended outage, the first LED set can be recharged by generator while the second set is redistributed in the buildings.

Two small backup generators in the West Garage are available for that recharging task and can also support recharging cellphones for residents and provide critical electrical service for the Security Office and selected Moreland Courts communications systems.

Electrical power comes to the Moreland Courts complex via two power distribution circuits. Moreland Courts has rewired critical systems (boilers, elevators, etc.) so they are connected to the more reliable, mostly underground, Circuit 3. The less reliable Circuit 6, which supplies electricity to most residential units, is above ground. Moreland Courts personnel monitor those power lines, walking their length monthly to look for hazards. In the past, the Illuminating Company has been reasonably quick to respond to problem areas when we have pointed them out.

The Facilities Committee has looked into the possibility of more comprehensive power backup options, but to date all have been prohibitively expensive as well as formidable to install. The committee will continue to explore any reasonable option, hoping that technology develops to support affordable solutions.

Be Ready...Prepare Now!

MORELAND COURTS POWER OUTAGE CHECKLIST

*****BEFORE the Outage*****

Important to have on hand:

- ☐ 1 flashlight for each person in household + extra batteries
- ☐ Hand-held lanterns
- ☐ 3-day supply of non-perishable food and water for each person
- ☐ Carbon Monoxide detector (if you have gas in your home)
- ☐ 7-day supply of current medications
- ☐ First aid kit
- ☐ Cooler for keeping food and medications cold
- ☐ Cell phone charger (or 12V USB adaptor) for car
- ☐ A list of electrical items to unplug or turn off during outages, e.g., computers, toasters, microwaves
- ☐ Cash in small bills
- ☐ Extra blankets

Always have gas tank in your car at least half full.

*****DURING the Outage*****

Management will install emergency lighting in stairwells & entrances, and set up charging stations for electronic devices in the Gallery.

Avoid Fire Hazards: Do NOT use candles or gas stove or gas fireplace.

Avoid Falls: Call for staff escort for stairs or walking to garage: **(216) 751-4829**.

Avoid Damage from Power Surge: Unplug electrical items. Leave one light turned on to know when power outage is over.

Prevent Frozen Pipes: When it is cold outside, turn on all faucets near outside walls to a **trickle** with drains open. Promote air circulation around pipes by opening cabinet doors so pipes are visible.

Keep refrigerator and freezer doors closed to avoid food spoilage.

Check on your neighbors.

If you are on an elevator and the power is lost, use the emergency call button on the control panel.

*****AFTER the Outage*****

Use USDA food safety guidelines to help determine what food to discard. Refer to <https://www.foodsafety.gov/food-safety-charts/food-safety-during-power-outage> **When in doubt, throw it out!**

Need Help? The staff at Moreland Courts can assist.
Please call our Security Office at: (216) 751-4829.



Message from John Beeker, Board President

Please do mark your calendars as plans are underway to convene our 2022 Annual Meeting on Monday May 2. We are planning to hold the meeting in the Gallery Drawing room, as long as conditions permit. An alternative site will be shared if a change is deemed necessary. We will advise our community as soon as a decision is made.

The MCCA Board convened on March 22, 2022, and addressed a number of items that should be of interest to our residents. A meeting of the MCCA Audit Committee immediately preceded the Board meeting, at which time our auditing firm HW & Co. presented its results, providing an unqualified opinion or “clean” audit of the financial operations of the Association for the years ending 2021 and 2020. The Board subsequently approved the audit report, a copy of which is available for review in the Management Office.

Eric Schreiber was appointed chair of the recently constituted Newsletter Committee, replacing Board member Kathleen Hickman, who had been serving as interim chair. Ms. Hickman will continue as Board liaison to the committee.

Owners have been responding positively to the proposed amendment to our Bylaws which would permit holding our Annual Meeting by electronic means. The decision to seek this amendment was motivated by our inability to safely hold the meeting during the past two years because of the pandemic. Approval would make it possible in the future to convene the meeting in those circumstances when it is not feasible to hold the meeting in person. Owners who have not yet responded are encouraged to do so as soon as possible.

The Board approved a robust list of annual capital projects, recommended by the Facilities Committee, for implementation this year. These are detailed in General Manager Paul Stroud’s column in this issue. A major emphasis this year will rehabilitation spaces in the “back of the house” across the Moreland Courts campus. The total authorized at the March Board meeting for annual capital projects is \$162,000. This does not include the \$510,000 in expenditures programmed in 2022 in the Reserve Study.

Finally, the Board took the opportunity to pass a resolution of appreciation to the Physicians Council who have served as informal advisors to the MCCA Board and General Manager throughout the pandemic. This group of residents including Drs. Bill Schiavone, Gil Lowenthal, Dena Magoulas, Brendan Patterson, Eric Schreiber, and Mike Devereaux, provided invaluable advice on how to navigate the deluge of pandemic data and sometimes conflicting recommendations so as to implement best practices for safeguarding our resident population and employees during this period. The resolution expresses our heartfelt thanks to these terrific neighbors and friends.

New Faces of MCCA



Craig Alford is
the newest
member of
our valet
team.

Also, be on the
lookout for newest
resident Elizabeth
Fehsenfeld. She
lives in Building 9
and is excited to
be a part of the
MCCA community!