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M.C.C.A. NEWS

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ELECTRIC CARS ARE POPULATING MORELAND COURTS

By: Eric Schreiber

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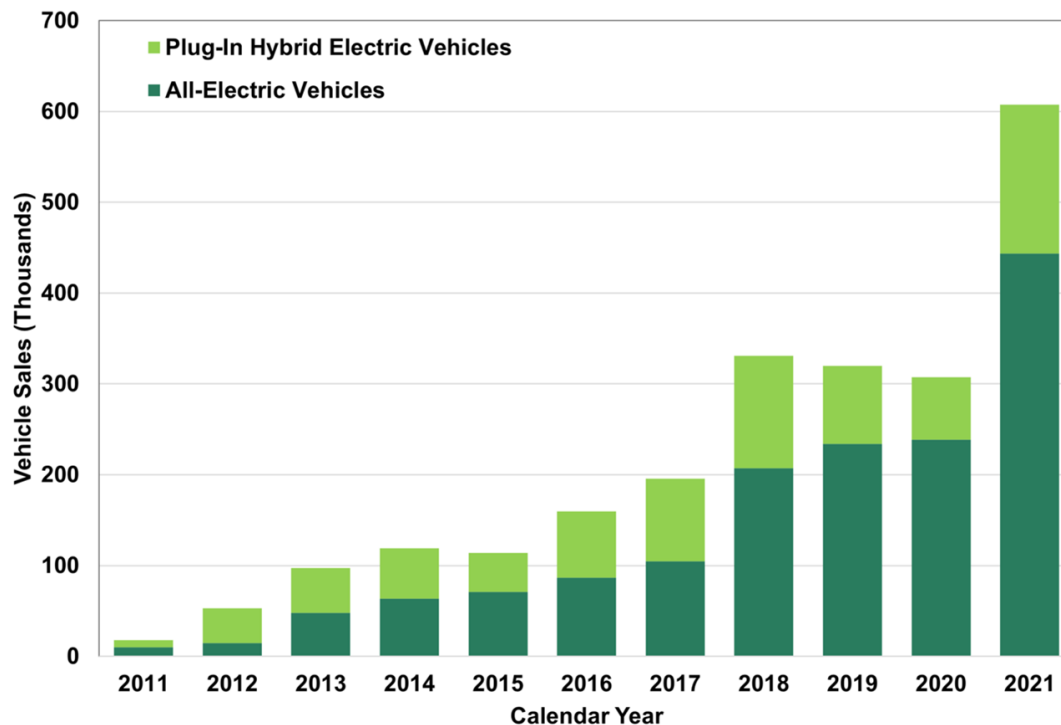
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U.S. Light-Duty Plug-in Vehicle Sales by Type, 2011-2021



Increased gasoline prices combined with a comparative drop in the price of electric cars has sparked interest. In 2021, the number of plug-in electric vehicles purchased in the United States nearly doubled. That trend has continued in 2022.

Ignoring inflation, the cost of cars with internal combustion engines has remained flat as the relative cost of plug-in electric cars has been decreasing.

At Moreland Courts, we are witnessing a gradual increase in the number of plug-in electric cars. We can expect these numbers to increase substantially in the next few years, as electric cars become cheaper to own and operate compared to cars with only internal combustion engines. Discussions in the Facilities Committee about electric cars began about five years ago.



No action was taken at that time because there was no demand, and accommodation of electric cars on an as-needed basis would be straightforward.

The time has come, and more definitive action has been taken. Six stalls in the West Garage have been wired to accommodate electric cars requiring 240 volts. If you are considering acquiring an electric car with that requirement, please contact Paul Stroud. As the need increases, so will the ability of Moreland Courts to accommodate that need.

FRONT OFFICE SERVICES By: Jeanne Somers

For many of us, the reception desk in the Moreland Courts Gallery is our first stop for seeking information or solving problems. The helpful reception desk team includes Wanda Wells (week days starting at 7 AM), Mildred Hill (week day evenings), and Rosemary Richards (weekend days). These three play a crucial role in shaping the experience of residents and visitors alike. Some of the services provided by the most visible faces of our office staff are listed in the chart below. Behind the scenes,

Mildred Brooks serves as Controller of Finance and Accounting. Tiara Smith (Administrative Assistant) supervises clerical operations, sends email and written alerts to residents such as water shutoff announcements. She also assembles this newsletter on her computer. Whether on duty at the reception desk or at work out of public view, the office staff meets an array of business and communication needs, and functions as the nerve center of Moreland Courts. As Moreland Courts residents, we are each part-owners of the office equipment. We can take advantage of that equipment, and the staff can help us. Furthermore, we can mail and receive items via USPS, UPS and Federal Express all of which visit Moreland Courts daily. Outgoing mail both within and outside Moreland Courts goes into mail bins in the front office next to the reception desk. Outgoing packages should be taken to the security office. Many of the forms and services are available on the Moreland Courts web site. If you need help navigating the site, Tiara Smith can assist. Tiara can be reached at the Moreland Courts office number (216)751-1100.

Front Desk Mail, Phone, And Notary Services	Assistance With Completing and Submitting Forms	Assistance With Self-serve Office Equipment
• Greets residents and visitors. Provides them with needed information.	• Work Orders	• Photocopier
• Answers and directs phone calls	• Track Out of Town Information	• Scanner
• Receives and stores mail for travelers	• Guest Suite Reservations	• Printer
• Recycles boxes and mailers for residents' use	• Key FOB Management	• Fax
• Schedules pest control services	• Garden Agreements	• Heavy-Duty Stapler
• Notarizes documents (Wanda Wells)	• Remodeling Agreements	• 3-Hole Punch
	• Pet Registrations	• Postal Scale
		• Shredding Bin

Overview of services provided by the Reception Desk Team

A Message from The General Manager

Moreland Courts has used two distinctly different funding devices for the conduct of capital improvements: the Reserve Study and the Annual Capital Budget, both contained within the Annual Operating Budget. In addition to these two funding devices, routine operating expenses such as salaries and utility bill payments are part of the Annual Operating Budget. Some of our residents have asked why we have two different funding mechanisms for improvements and how they differ. Ohio Condominium Law requires Homeowner Associations to create a Reserve Study to pay for major capital items and to plan for when such items will require updates, repairs, or replacement [Ohio Revised Code 5311.081(A)(1)]. This law was created to address the problem of special assessments being imposed by condominiums in Ohio, which often caught homeowners by surprise with high costs, short payment timeframes and, at times, costs out of proportion to unit values. Associations can opt out of a Reserve Study and rely on special assessments to address capital items, but that must be approved each year by a vote of the residents. Though it does not completely remove the possibility of any special assessments, the Reserve Study has provided an excellent mechanism to avoid them. Since creation of the Reserve Study in 2008, Moreland Courts has not experienced any special assessments. The Reserve Study establishes a schedule of anticipated capital improvements over a period of up to 20 years. Rather than have a large amount of money reserved in a dedicated account, the Reserve Study assesses each year's scheduled reserve list of projects according to the needs of the plan for each of the 20 years. The annually assessed reserve funds are not necessarily expended fully each year. Some years have higher expenditures. Other years have lower expenditures which enable accumulation of funds for larger expenses in subsequent years. Moreland Courts maintains a minimum account balance at the end of each budget year of roughly \$300,000 which provides a safety net in the event of unanticipated expenses. Finally, Reserve Study funds can only be spent on repairs and/or replacements or upgrades of existing capital items, for example roofs, boilers, or other infrastructure. Reserve Study funds cannot be used to fund creation of a new item, such as a swimming pool.

The Annual Capital Budget as part of our Annual Operating Budget has evolved since 2014. Economies such as lower natural gas payments have enabled shifting the savings to the Annual Capital Budget. As a result, the funds available in the Annual Capital Budget have increased from approximately \$84,000 per year to \$200,000 per year without increasing fees. These funds are committed to annually from a list of needed and desired projects recommended by the Facilities and Landmark Committees. These recommendations must be approved by the Board.

Both funding devices can be adjusted based on events, but the Reserve Study is executed as a disciplined plan with few changes. It is reviewed comprehensively at roughly 5-year intervals. Using these tools, Moreland Courts has transitioned most of its capital projects to preventive maintenance and property beautification as opposed to emergency repairs. If you would like to see a list of capital improvements made since 2014, please call and I will be happy to provide it.

Paul Stroud, Manager
Moreland Courts



BOARDS NOTES

By: Jessica Schreiber, Vice President

The Moreland Courts Condominium Board of Directors met on Tuesday evening, May 24, 2022.

Incoming president Archie Green thanked his predecessor John Beeker for his many years of service to the board and Moreland Courts community. Newly elected board member Carol Lowenthal was warmly welcomed to the board as were Benoy Joseph and Jim Collins, who were re-elected to second terms.

Tickets to the Treemendous Dinner celebrating Moreland Courts 100th anniversary are selling well, with some owners opting to purchase trees to commemorate the event.

Seen around: Mebby Brown and Paul Stroud on Shaker Boulevard scouting out locations for tree planting.

General Manager Paul Stroud reported on the sale of two Moreland Courts units, one at a historically high purchase price. Good applicants continue to be sought for remaining positions with Maintenance. Despite staff shortages, Facilities Manager Larry McHugh and Maintenance Lead Glenn Henry are working hard to stay on top of things. Capital projects continue with painting the back halls of the Courts Building and completion of the refresh of the Security Staff Office and new Employee Break Room. There was an update on the gas meter project and accelerated replacement of the roof on the West Garage due to water damage.

East Tower resident Terri Hamilton Brown gave an update on developments at Shaker Square, noting efforts were underway to acquire the property from the lien holder Wilmington Bank. She is currently functioning as a consultant for Burton, Bell, Carr Development, Inc and Neighborhood Partners for Progress.

Jan Devereaux was appointed new chair of the Rules Committee. Bill Lang, Gil Lowenthal and Nancy Honig are joining the Budget & Finance Committee.

Eric Schreiber, editor of the Moreland Courts Newsletter, reported that the June issue, the fifth issue of the year, is almost ready for publication. Members of the Newsletter Committee include Kathleen Hickman serving as Board Liaison, David Beach, Fran Golden, Pam Hamilton, Rosalie Litt and Jean Somers with support from Administrative Assistant Tiara Brown. Tiara provides layout design and assembly of the newsletter.

President's Report: President Archie Green stated his goals for this year:

- Continue to build strong communication between Residents, the MCCA Board and Moreland Courts Staff.
- Push for more timely project completion.
- Maintain strong fiscal management.

THE MORELAND COURTS NEWSLETTER COMMITTEE

Eric Schreiber	Editor
Kathleen Hickman	Board liaison
David Beach	Committee member
Fran Golden	Committee member
Pam Hamilton	Committee member
Rosalie Litt	Committee member
Jeanne Somers	Committee member
Tiara Smith	Administrative Assistant

The Newsletter Committee takes responsibility for the content of the newsletter.

Questions and comments can be addressed to editor@morelandcourts.com

The Moreland Courts Condominium Board of Directors

Who What When Where & Why?

By: Kathleen Hickman & Jessica Schreiber

Why do we have a Board?

The Moreland Courts Condominium Association was established as a nonprofit corporation in 1979 when Moreland Courts transitioned from rental units to condominiums. The founding documents establish the governing authority of a board of directors.

Who is on the board?

The board is made up of seven residents who are elected to staggered two year terms. Directors are term limited to three consecutive terms. Unit owners elect their board representatives, yearly, by ballot. The 2022-2023 board officers and directors are as follows:

Archie Green, President

Jessica Schreiber, Vice-President

Jim Collins, Treasurer

Carol Lowenthal, Secretary

Benoy Joseph

Chris Malstead

Kathleen Hickman

The board members represent all Moreland Courts owners and live in buildings throughout the property. They are men and women, some employed, most retired, and come from diverse backgrounds. New board directors are generally recruited from committees, usually Budget & Finance, or the Facilities Committee. Their names and contact information are listed on the Moreland Courts resident website. Board directors are volunteers who donate their time and effort and take their service seriously.

When and where does the Board meet?

Meetings are usually held on the fourth Tuesday of each month. If there is no urgent business, there is a summer break during July and August, and a recess in December for the winter holidays. However, the board will meet during those times if urgent matters arise.

Several days before each meeting, a notice of the time and place of said meeting is posted on bulletin boards near the mailboxes. All residents are welcome and encouraged to attend. For the past two years, due to pandemic precautions, the board has met virtually via Zoom. The use of Zoom has increased attendance at meetings. In the past year, the board has also met privately for workshops and retreats. No official business can be conducted in these settings.

What happens at Board meetings?

The association bylaws charge the Board with the oversight of operations and finances for Moreland Courts. As a result, contracts, rules, and financial statements are considered and discussed. Action is then taken by approving, rejecting, or modifying various proposals. Typically, each meeting commences with time allocated for resident concerns, comments, questions, or announcements. Residents who have more complicated or individual issues to raise are encouraged to communicate directly with General Manager Paul Stroud or one of the board members between meetings.



The agenda may vary slightly from month to month, but regular agenda items typically include an update on real estate listings and sales, operations, projects, and other matters that affect the community. Detailed financial reports are supplied to board members in advance of the meeting, and the treasurer gives a report. Committee reports follow from Budget and Finance, Facilities, Landmark, Rules, Marketing, and Newsletter. The president of the board then gives a report. Occasionally the board adjourns to executive session if there are personnel or other confidential matters to consider. No action can be taken while the board is in executive session. Board meetings generally run from 7:00 PM until 8:30 or 9:00 PM.

As elected representatives, board members welcome comments and concerns from unit owners about various issues. Civil and constructive communications are appreciated, and often get the best results.

Meby's Corner

*The pleasure of your company is requested
for the
"Freemendous" 100th Anniversary Celebration
of
Moreland Courts*

Saturday, June 25, 2022

*6:30 pm Cocktails
Private gardens
behind Moreland Courts East Tower*

*7:30 pm Dinner
Freemendous East Garage*

*8:45 pm Amusement
a nostalgic bit of entertainment*

Summer cocktail attire

*RSVP
card enclosed*

This image is a copy of the inside of the invitation. Please fill out the card that came with your invitation so that we have your meal and seating choice on record. Space is limited. You can also RSVP by contacting Tiara via email at tsmith@morelandcourts.com or call (216)751-1100 and ask to be connected to her. All reservations and payment arrangements need to be made by June 17th.