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SOLAR PANELS? GREEN ROOF? DECISION TIME IS NEARLY UPON US!

By Paul Stroud and Eric Schreiber

The original timing of plans to replace the west garage in 2024 needs to be changed. Due to increased leaking, roof replacement must be done in 2023. A recent infra-red scan of the entire roof illustrates the extent of damage. We can make this adjustment from 2024 to 2023 within the Reserve Study without affecting other sectors, since maneuverability is part of the design of the Reserve.

In 2019, the Facilities Committee investigated applications for solar panel installations. The results were inconclusive. With the now near-term plan to replace the roof and advances in solar cell technology, discussion of potential green initiatives are appropriate for consideration.

A few members of the Facilities Committee are evaluating the possibilities. The roof covers about one acre. At least half of the roof potentially receives sufficient direct sunlight to generate usable amounts of electricity. A dramatic drop in the price of solar panels could improve viability of the project since we would need to purchase less electricity from the utility company. We are in the early stages of exploration, and no conclusions have been reached to date.

Replacement of the expansive west garage roof may offer other opportunities. A potential low-tech capture of solar energy to pre-heat hot water (solar thermal) may also be a viable option which would save on



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natural gas costs. Again, this possibility will be explored.

Frequently, the topic of a “green roof” has come up at Moreland Courts. While there are lots of creative options, the cost of such a project may be prohibitive. That said, subsidies for construction of a “green roof” may be available. If vegetation on the roof can be shown to reduce rain runoff, that could reduce the stormwater fee Moreland Courts pays to the Northeast Ohio Regional Sewer District.

The members of the Facilities Committee recognize that their primary responsibility is to ensure a watertight, structurally sound garage for long-term resident use. If other objectives can also be obtained without burdensome costs or compromise to the primary responsibility, it is worthwhile to investigate those options. If there are members of the Moreland Courts community with knowledge, expertise, or leads on these topics, please feel free to contact Eric Schreiber or David Beach.

Newcomers to Moreland Courts

PATRICIA MURPHY
12 Building

After relocating from her native England and spending decades in the States, Patricia Murphy is very excited to begin a new adventure in Cleveland.

Patricia graduated from a highly respected London drama school, working for BBC Radio as a drama correspondent. Electing to pursue her career in America, she eventually settled in Los Angeles in 1989. In addition to acting (she had a recurring role on "The Young and the Restless" for seven years!), Patricia served as the casting director for a popular Actors' Equity venue. Though she has none of her own, her love of

children led her to volunteer at a local elementary school, assisting with their after-school drama program. During the pandemic, she volunteered with the Academy of Motion Picture Arts and Sciences Actors Fund “Phone a Friend” service.

While she “hates to cook”, she loves knitting and sewing, pottery, card games (an avid bridge player, she also knows her way around a poker table), and FaceTiming family still in England. She also loves to travel and makes a point to get back to the UK annually.

THE NETTLE FAMILY West Tower

Greg and Julie Nettle moved to Moreland Courts in June, after living for 23 years on three acres in Jackson Township, where Greg served as the senior pastor of RiverTree Christian Church and Julie was the worship leader. Greg is currently president of Stadia, an international “church planting” organization with an emphasis on caring for children. Greg travels the world supporting the development of Stadia churches and leading fundraising efforts, which this spring included a 50-mile trek to Mount Everest base camp. Julie has a degree in interior design and, in addition to her commitment to music ministry, has performed in regional musical theatre productions. The Nettles’ daughter Tabitha is married to Hunter, and lives in Akron. The Nettles’ son Elijah will attend Shaker Heights High School this fall as a freshman. Greg and Julie were attracted to Moreland Courts and the surrounding neighborhood for its diversity, proximity to Cleveland’s cultural institutions, and the natural beauty of Shaker Lakes and our tree-lined streets.

New Art in the West Gallery



“Kameoka” by Daniel Kelly

A new installation of art will be on view in the West Gallery beginning July 5th until early August, courtesy of the Verne Gallery in Little Italy (www.vernegallery.com). Gallery owner Michael Verne relates, “The Verne Collection of Japanese prints and paintings was established when my parents lived in Japan in 1953 and 1954 . . . In these times when life seems to have sped up on many levels, I invite you to take in the quiet elegance of the work of the artists in the Verne Gallery.”

Works from the Verne Collection have been included in many exhibitions and museums throughout the country. Michael Verne is also the author of *Quiet Elegance: Japan Through the Eyes of Nine American Artists*.

Moreland Courts residents are invited to meet Michael Verne, artist Yuko Kimura, and gallery manager and photographer Will Slaubaugh at a wine and cheese reception on Wednesday, July 13th from 4:00 PM to 6:00 PM.

Letter from the Editor

Thank you everybody for reading the Moreland Courts newsletter. It has been both a trying and a rewarding experience to oversee and edit this publication. I am grateful to the Newsletter Committee which supports the effort by contributing articles and applying their professional-level editing and proofreading skills.

Typically, the Board takes a break over the summer, suspending formal meetings in July and August. Unless an urgent matter surfaces, the Board communicates internally and with management during this time. There are no formal Board meetings in July or August unless necessary. The newsletter will follow suit with limited or no publication until the fall.

Input from residents is always welcome. You may address your comments and questions to editor@morelandcourts.com. We welcome your suggestions for articles as well, particularly if you are willing to write the article. All articles considered from within or outside the Newsletter Committee go through an editing process.

Eric Schreiber, MD

THE MORELAND COURTS NEWSLETTER COMMITTEE

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

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

Facilities maintenance is one of the most important functions of managing a property like Moreland Courts as both residents and staff work together to set priorities, balance needs versus wants, and operate within the funding levels established in the various budgets (Operating, Annual Capital, and Capital Reserve).

Last month I provided a general synopsis of how the two capital budgets operated. This month I will describe how decisions are made about what will be undertaken each year. The Facilities Committee maintains a list of potential capital projects to be scheduled each year. In January, Facility Manager, Larry McHugh and I met with Facilities to review the list of projects remaining on what we call “the Master List,” a list of all possible improvements identified to date. This list is populated by both management and members of the Facilities and Landmark Committees. Based on Management’s knowledge of specific conditions within the property we typically make recommendations to the committee for things that must be addressed, such as leaks that result from deteriorated tuckpointing that are affecting interior spaces. Committee members also recognize conditions that need to be addressed, either for information provided by a member of the community. Usually, their Annual Capital projects fall into a “must do” category, but not always. Improvements to interior and exterior décor also garner a level of priority as quality-of-life issues and also color the residents’ everyday experiences.



The Association works hard to make as many improvements as possible while staying within the Annual Capital Budget. Sometimes that means some things must wait. To enhance resident awareness of all the priorities for improvement we are developing a 5-year Annual Capital Plan that is intended to address as many items as possible, ranging from the must-have to the nice-to-have. It is our hope that once identified and plotted, this tool will enable all residents the ability to see the scope of projects, projects’ estimated costs, their level of priority, and finally when each is expected to be done. Since most Annual Capital projects are of lesser scope and cost, as compared to the Reserve Study which deals with major infrastructure, they are typically more visible to residents and often address quality and aesthetics of our surroundings.

Input from residents is always helpful in compiling the lists of wanted improvements, and all ideas are considered. Many residents have given important, direct input on things they identified, and these contributions have been included in many Annual Capital plans over recent years. Management welcomes your input and hopes to access that resource as we compile the 5-Year Capital Plan.

Message From Board President Archie Green

One of my favorite Temptations songs is Some Enchanted Evening. The song was released in 1995. By then, only one original member remained. However, the song evokes the memorable harmonies of the original five members. There is a line dance that folks dance to this song. It is a series of smooth twists and sways. It is mesmerizing to watch a roomful of folks dancing to the smooth sounds of the Temptations.

I am sure all who attended the Tree-mendous Celebration would agree that it was an enchanted evening. The transition of the East Garage hearkened back to an elegant 1920's ballroom.

On behalf of the MCCA Board, I would like to thank Mebbey Brown, Denise Kramer, Brett Manning, Chris Kascsak and their dedicated team. Thanks as well to Paul Stroud, Glenn Henry, Larry McHugh, Tiara Smith, Mildred Brooks and the rest of the staff for helping to make the Celebration a huge success.

In addition, I would like to thank all the residents who purchased trees to beautify our grounds.

The MCCA Board convened on June 28th and addressed several items of interest to Residents.

A special Proclamation was presented to Moreland Courts resident Lee Heinen for her work bringing exhibits to the west gallery. Lee, a well-known artist with an art studio in Little Italy, initiated, developed, and curated a rotating series of exhibitions for our west gallery, featuring both resident and local artists. Lee announced a new exhibit of Japanese art assembled by Michael Verne, owner of the Verne Collection art gallery in Little Italy. This exhibit has opened at Moreland Courts on July 5th and will be here for a month. Because of Lee's efforts, Moreland Courts has its own gallery for residents and visitors to enjoy. Again, thanks Lee.





Progress on window restoration and replacement continues as one unit owner has begun work and a second unit owner has a signed contract. Only six units remain non-compliant to MCCA requirements. The Board continues to evaluate options for enforcement. The gas meter project is scheduled to begin in July. Dominion has withdrawn the request that meters be moved to the front of the buildings in deference to Moreland Courts designation for historic preservation. There are yet a few minor details to be worked out. A special thanks to Bill Lang is in order for attending the Dominion meeting with Paul and myself. Annual capital work continues in the Tudor, Studio and Gallery laundry rooms. An ADA ramp is scheduled to be installed behind the Courts Building in early August. For now, the back-wall reconstruction work is being deferred to address other more pressing capital projects. Efforts are underway to address budget overages in the first half of this year.

Facility Committee members David Beach and Eric Schreiber reported on the potential benefits of installing solar panels on the West garage after a new roof is installed.

The Rules Committee was asked to explore policies to address energy utilization by a growing number of electric vehicles in the parking lots. It is noteworthy to mention that policy is being established for residents to pay a fee for the electricity they consume. Board meetings are suspended for the summer and will resume in September. An exception may be made should the need arise.

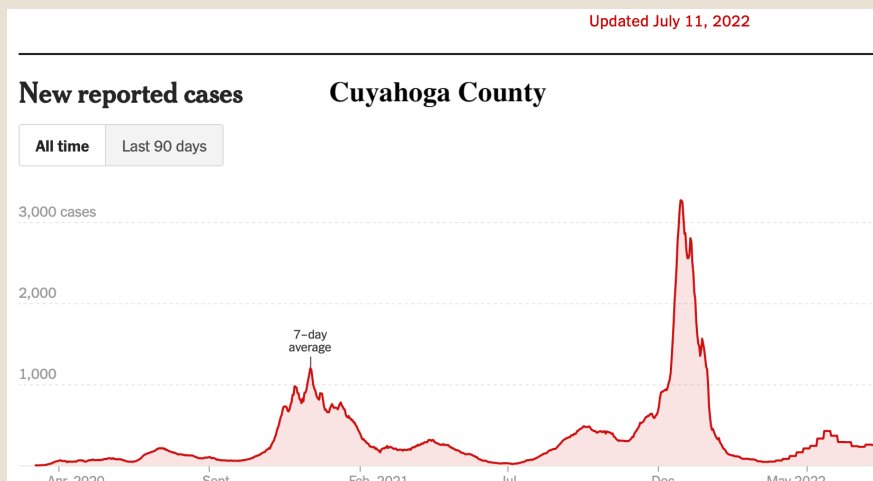
Be safe and have a wonderful summer.



From the Physicians Council

Many at Moreland Courts are concerned about the increasing number of COVID cases here. The exact number of new cases since the centennial dinner party is not known. I am personally aware of one individual who did attend the party, and one who did not. Both became symptomatic since the party. Little insight can be drawn from this information. We do know that the Omicron variant is highly contagious, and it is not likely to go away unless it is replaced by an even more contagious variant of COVID. (Editor's note: This Physician Council article was written a week ago. Since then, the Omicron BA.5 (and 4) variant has been making yet more news as it expands rapidly, and is re-infecting many who have already had COVID. I am including here an article released the morning of July 8 for [those who want to know more](https://www.nytimes.com/interactive/2021/us/cuyahoga-ohio-covid-cases.html).

Here in Cuyahoga County, the number of new cases per day has held relatively steady. According to Ohio state statistics, there has been a nearly steady decrease of reported new cases in Cuyahoga County from a 424 average per day on May 24th to a low of 229 average per day calculated on June 24th. As of Saturday, July 2nd, a 256 average per day was reported for a rise of about 11% since the low of June 24th. These numbers are useful only to understand trends. The actual number of unreported cases is undoubtedly significantly higher. An average of fewer than one death per day in Cuyahoga County was reported by the state of Ohio as of July 2nd.



<https://www.nytimes.com/interactive/2021/us/cuyahoga-ohio-covid-cases.html>

There is a consensus amongst members of the Physicians Council that masks should still be worn in common areas, especially when other people are present. It would also be reasonable to again place signs encouraging the wearing of masks. The Physicians Council's strong recommendations for vaccinations and boosters have not changed.

On June 30th, the FDA released a statement that they are recommending that the vaccine manufacturers add an Omicron component to their COVID vaccine boosters to be given this fall. You can find out more [here](#). Lately, Monkeypox has made the news. Monkeypox is a viral illness transmitted by close contact, not a major health hazard at this time here in the United States. You can find more on the [World Health Organization](https://www.who.int) and [CDC](https://www.cdc.gov) websites.

Eric Schreiber, MD
for the Physicians Council