

OCTOBER 11, 2022

# M.C.C.A. NEWS

## A MESSAGE FROM THE GENERAL MANAGER

By Paul Stroud

Autumn marks the onset of efforts to create the Operating Budget of the Moreland Courts Condominium Association (MCCA) for the next fiscal year, which begins on January 1, 2023. The Finance Committee, led by MCCA Board Treasurer Jim Collins and MCCA Controller Mildred Brooks, has already begun to evaluate the broad range of financial considerations involved in operating the Association smoothly next year.

MCCA is an incorporated non-profit entity. As such, spending is structured to assure that income and expenses will balance out to zero by the end of the fiscal year. Since 2015, MCCA income has exceeded budgeted expenses. To strike the necessary balance, the MCCA Board has directed that the excess income at the end of each year be shifted to the Reserve Fund, which balances the budget.

Since 2015, funds transferred to the Reserve Fund have exceeded \$650,000. This has resulted in two advantages to the Association:

1. While maintaining its strong financial position, the MCCA has been able to reduce or hold in place the annual Reserve Fund contribution.
2. The additional funding has enabled certain work to be conducted while adhering to the legal constraints of the Reserve Fund. It has also enabled additional projects to be added such as the rehabilitation of West Garage space that now houses the Exercise Facility and the Replacement of the East Tower Rear Entrance with an ADA compatible structure.

The Board will be examining and updating the Reserve Study this year to anticipate and execute upcoming necessary repairs and replacements. In some cases, improvements to the MCCA infrastructure will be made. We are fortunate to have this solid management tool in place and in good fiscal condition. The commitment to keeping the Reserve Study up to date and meeting future needs is a top priority.

We know that our 100-year-old landmark buildings will continue to present many maintenance challenges. We are mindful of the current cost escalation due to inflation that has not been seen for over 40 years. The Association leadership is committed to utilizing the best planning, creativity, ingenuity, and informed decision-making to navigate through these times and into the future.



## Newsletter Highlights

### A MESSAGE FROM THE GENERAL MANAGER

Hey, Larry. Hey, Glenn. Hey, Paul.

Janine Rybka Inducted into the ODNR Hall of Fame

New Faces at Moreland Courts

A Public Health Trifecta

What is NOPEC and Why All the Letters?

Security and Safety Reminders

The Moreland Courts Exercise Room

Art Exhibit Opening in October

Dumpster Schedule

# Hey, Larry. Hey, Glenn. Hey, Paul.

## Message From board President Archie Green

*Greetings all, I hope everyone had a good summer.*

As Board President, I have received many complaints from residents about work order requests. Unfortunately, quite often, most complaints are regarding the lack of follow-up and/or the status of a request. It seems that the request has been sucked into a black hole, never to be seen again. I suspect that what contributes to the problem is that many work order requests are submitted when residents see Larry, Glenn, and Paul around the property. It goes a little like this, “Hey, Larry. Hey, Glenn. Hey, Paul, got a minute?”

I admit that I am guilty of this informal work order request, and I am betting that many of you are too. This system is not working, and we must limit our "requests" to formal work orders. Adhering to the formal process will ensure that work orders are received and responded to in a timely manner. In addition, it will provide residents and staff with a tracking system.

Going forward, residents are required to submit a work order. The form can be found on the MCCA website. Or if residents prefer, you may contact Tae'Lour Block, administrative assistant/receptionist who will complete the request form. Tiara Smith will be responsible for tracking and dispatching the work order to the appropriate staff. Thank you for your cooperation.

Reminder: Please practice the “Golden Rule” when speaking to MCCA personnel; both residents and personnel should be treated with dignity and respect.

# Janine Rybka Inducted into the ODNR Hall of Fame

By Eric Schreiber



We have learned that Janine Rybka was inducted into the Ohio Department of Natural Resources Hall of Fame on July 27, 2022. Janine was recognized for her career in environmental advocacy as the 20-year Director of the Cuyahoga Soil and Water Conservation District and for her instrumental role in the development of the Cleveland Lakefront Nature Preserve located on Lake Erie near Gordon Park.

Her induction places her in great company. Since the Hall of Fame was begun in 1966, 186 individuals have been accorded this honor including the posthumous award given to Ohioan John Chapman (Johnny Appleseed).

Thank you Janine for your contributions to our community.

# New Faces at Moreland Courts

By Tiara Smith

*Please welcome the new employees who have recently joined us at Moreland Courts.*

**Bobby Hopson-Valet**

**Terrill Smith-Security**

**Jordan Brooks-Maintenance**

**Cameron Whitt-Valet**



**Tae'Lour Block-  
Administrative Assistant**

**Roneisha Martin -  
Housekeeping**

**Cameron Whitt** joined the Moreland Courts Condominium Association (MCCA) in August 2022 in the Valet Department. Cameron graduated from the Shaker Heights School District. He currently spends his time creating music and focusing on his craft of artistry in sound as well as rhythm and blues music. Cameron also has a love for nature, whether camping or admiring the beauty of creation. He has a charming personality that he has honed from the time he spends with his family and friends.

**Bobby Hopson** joined the MCCA in June 2022. He graduated from the Maple Heights School District. Bobby has an entrepreneurial mindset with the various trades he has studied. He currently has his own car detailing service as well as a knack for completing basic car services. Bobby is skilled at listening, learning and being able to accomplish whatever task is placed before him.



Jordan Brooks joined the MCCA in June 2022 in the Maintenance Department as the environmental service technician. Jordan graduated from the Garfield Heights School District and spent a year at Kent State University before deciding to focus on his creative skills. Jordan has a passion for music, spending most of his time perfecting his craft. In his spare time, Jordan also spends time drawing and discovering new ideas of how to market and sell. Jordan believes in working hard and never giving up on your dreams but being willing to do what is necessary to achieve your goals.

Terrill Smith joined the MCCA in August 2022 initially in the Valet department, but he is now working as a security guard. Terrill is a high-energy, upbeat and positive employee who has a lasting effect on everyone he meets. In his spare time, he enjoys hanging out with friends and family.

Tae'Lour Block joined the MCCA in September 2022 as our new administrative assistant. She has an associate degree in Business as well as a certification in Cosmetology. She has skills in organization detail, marketing and branding and educating others on financial disciplines. She has a background in customer service relations, office management, and sales and marketing. She brings a wealth of skills and knowledge to our staff. In her free time, she enjoys working on her many business ventures and taking care of her family.

Roneisha Martin joined the MCCA in September 2022 as a housekeeper. Previously she has worked in management at McDonald's. Roneisha has a wealth of experience in customer service, problem-solving and multi-tasking. When she's not working, she is busy taking care of her family.

## A Public Health Trifecta

By Eric Schreiber, MD and the Medical Council



As COVID seemingly fades into the background, it remains classified as a Public Health Emergency by the Department of Health and Human Services (HHS) at least until the end of October 2022.

Does Polio constitute a public health emergency? The Centers for Disease Control (CDC) thinks so.

The HHS declared Monkeypox a US Public Health Emergency on August 4, 2022.

"This is how they spent the rest of their lives."

With the exception of the new bivalent COVID boosters, there is little new *news you can use* to report about COVID. The new bivalent boosters are programmed to provide immunity not only to the original COVID strain, but also to Omicron. These new boosters do warrant discussion.

The bivalent Pfizer and Moderna boosters were approved early in September. The data continue to support the benefits of receiving a bivalent booster being far greater than the very real risks of COVID vaccines which include flu-like symptoms, and rarely, mostly in younger people, myocarditis (inflammation of the heart muscle). The effectiveness of the new Pfizer and Moderna boosters is similar. Either is permissible independent of the manufacturer of prior boosters or primary vaccinations you may have received. You are eligible for the new bivalent booster if it has been at least two months since your last booster, or since you completed the primary series. Recommendations about receiving the bivalent booster after a COVID infection are sketchy. The CDC says, “you *may* consider waiting 3 months to be vaccinated from when your symptoms started or, if you had no symptoms, when you first received a positive test.” Much more information can be found at the [CDC website](#).

Do older adults need a polio booster? We will get back to that. The CDC states, “[Even a single case of paralytic polio represents a public health emergency in the United States](#).” In June 2022, a young adult man presented in Rockland County, New York with fever, neck stiffness, back and abdominal pain, and weakness in both legs. He was diagnosed with polio. He had not traveled internationally. He had attended a large gathering eight days before the onset of symptoms.

Those of us old enough will remember the polio epidemic of the 1950s. The Salk injectable vaccine consisting of inactivated virus was licensed for use in April 1955. The vaccine was widely accepted, and the incidence of paralytic polio dropped dramatically. The oral Sabin vaccine consisting of live attenuated virus was approved in 1961. It was more effective, longer lasting, and easier to store and administer than the Salk vaccine.

Viruses mutate, and so it was with the live attenuated virus in the Sabin vaccine. Rarely, it would mutate into a paralytic version of the virus. The use of live attenuated virus was ended in the US in 2000 but did not end in many parts of the world. The risk of polio in these countries was far greater than the risk associated with vaccine-associated paralytic polio.

The Rockland County polio case was the first causing paralysis in the US in 10 years. Approximately one in 1,900 cases of vaccine-associated polio results in paralytic polio. This means that this one case is the tip of a much larger iceberg. There may be thousands of other residents of Rockland County with asymptomatic or minimally symptomatic polio. This was confirmed by measuring the virus concentration in wastewater, not only in Rockland County, but also in at least five adjacent counties.

So, should older adults at Moreland Courts and elsewhere get vaccinated? If you were vaccinated as a child, probably not unless you are at risk or planning to travel somewhere where polio is endemic. If you have not been vaccinated, you should get vaccinated. A few of us should get boosters. You can find out more from the [CDC website](#).

Monkeypox is usually spread by sexual contact. We still do not know how often monkeypox is spread by respiratory secretions. Transmissions by brief interactions have not been reported.

As of September 26, there were a total of 25,155 confirmed cases of Monkeypox reported in the United States. There are less than 500 cases reported in the state of Ohio. You can find out more about [Monkeypox at the CDC website](#).

Flu shots are now available for the upcoming flu season. Seniors should get the high dose vaccination. We will have more on flu shots in the next issue of the newsletter.

# What is NOPEC and Why All the Letters?

By David Beach

Most, perhaps all of us received letters in the mail at the end of August, first from the Illuminating Company, and then from NOPEC (Northeast Ohio Public Energy Council). Many of us were mystified. Most of us have also noticed that our electric bills have nearly doubled. Those events are related.

The Illuminating Company (subsidiary of First Energy) is the utility that maintains the power lines that constitute our electricity transmission network. Your electric bill comes from the Illuminating Company.

That said, there are many companies that produce the electricity that travels through the Illuminating Company transmission network. Customers in Ohio can select the electricity producer of their choice. On behalf of its residents, the City of Cleveland negotiated the purchase of electricity in bulk at favorable rates. This also resulted in power that has been 100% green because renewable energy credits (RECs) were included to support the development of wind and solar energy projects. Everyone living at Moreland Courts was included in this program unless they chose to opt out. Cleveland's aggregation agreement is with NOPEC. Historically, NOPEC has had a good track record of saving customers money on their energy bills.

However, in the past year, NOPEC ran into trouble because of unusual volatility in the energy markets caused by hot weather, the war in Ukraine, and other factors. NOPEC's price per kilowatt-hour (kWh) doubled from 6¢ last November to 12¢ by this July. In contrast, the Illuminating Co.'s price for electricity has remained under 7¢ per kWh because it bought long-term power contracts before prices spiked.

This price differential led NOPEC to take unprecedented steps of cancelling our aggregation agreement and returning our accounts to the default power supplier, the Illuminating Company.

The letters we received at the end of August indicate that this transition will happen automatically. There will be no interruption of our service. However, most of our electricity will be generated by burning natural gas and coal, with some nuclear power in the mix.

NOPEC says it will seek to renew aggregation contracts when prices hopefully stabilize next spring. However, Cleveland officials are now debating whether to stay with NOPEC or negotiate an energy aggregation deal with a different supplier. The current situation has raised questions about the ability of NOPEC to manage prices in volatile markets. Other aggregators in Ohio have been able to keep prices low, even as they have continued to provide clean, renewable energy. There are also questions about how the local energy market will deal with the abrupt dump of 550,000 NOPEC accounts on another energy supplier.

You are always free to choose a different energy supplier under the Ohio Energy Choice program. For information about options and prices, go to

<https://energychoice.ohio.gov/>

(Before signing a contract with a new supplier, please read the fine print.)

# Security and Safety Reminders

By Kathleen Hickman

Although we hope no emergencies occur for Moreland Courts residents, the sounds of sirens remind us that unplanned events do take place. Fortunately, our security personnel are present every day around the clock. First Security Lieutenant Karl Batson offers some guidance into what to do and whom to call.

The first step for medical emergencies is to call 911, immediately. Then call the Security Office (216-751-1101). Staff will respond to help get aid as quickly and efficiently as possible to where it is needed.

In case of a fire in suite, or even just the smell of smoke, call Security (216-751-1101). There are fire panels in the security office and throughout the property. Fire alarms (in each building) should go off and notify the Fire Department, but as an extra measure of caution, the Security staff will also call the Fire Department to make sure they are responding. Also, Security needs to know the location, in case people need to be evacuated. Sometimes false alarms can occur, but Security will respond to every alarm to assess the situation. Lt. Batson urges residents affected by fire or smoke to follow the direction of Security staff, who are trained to deal with the situation.

Finally, this is a reminder that all exterior doors are supposed to be closed, including doors to the garage. Security can be easily breached when the doors are left open. Furthermore, these are fire doors that should always remain shut. They are not to be propped open. Contractors and staff have been advised to keep them closed. This seems to be an ongoing challenge.

# The Moreland Courts Exercise Room

By Kathleen Hickman

Are you an insomniac who needs some time on the stationary bike at midnight, or perhaps an early riser who likes a vigorous workout before breakfast? Maybe you are someone who seeks meditative time on the treadmill or have walking buddies in search of a foul weather alternative. The answer may be down the hall or down the driveway in the Moreland Courts exercise room.

The exercise facility is available to residents and their guests around the clock, seven days a week. No fees, no contracts, no reservations are needed, and it is just a short distance away from your own shower.

Equipment is commercial-grade and includes a treadmill, exercise bike, elliptical machine, compound weight machine, and rowing machine, as well as mats, balls, and hand weights. There is a water cooler and an adjacent restroom. Containers of sanitizing wipes are present for wiping down equipment before and after use.

The facility is well maintained by housekeeping. It is well lit with good ventilation, heat and air conditioning.

The exercise room is located next to the security office, on the eastern side of the west garage. The entrance is on the Cormere driveway. Our fobs will open the door. There are rules which are posted.



# Art Exhibit Opening in October

By Kathleen Hickman

The West Gallery will host a new exhibit beginning in October, which will be on view for several months. Works on paper by Marsha Sweet include woodblock prints and wood engraving works. The artist's figurative works feature self-portraits and images of famous women in realistic and expressive modes. In an excerpt from an artist's statement, Marsha Sweet writes,

“. . .Images of strong, capable women had intrigued me throughout my life . . . The portrait *Georgia O'Keefe* was the first print in what developed into an ongoing series of women. . .”

Marsha Sweet is a native Clevelander who earned her BFA Degree from Miami University and MFA Degree from Case Western Reserve University and the Cleveland Institute of Art. Her distinctive works have received international acclaim and five are featured in the book *An Engraver's Globe* by Simon Brett.

The exhibition has been made available courtesy of the Artists Archive of the Western Reserve and was curated by Moreland Courts resident Lee Heinen.



## THE MORELAND COURTS NEWSLETTER COMMITTEE

<b>Eric Schreiber</b>	<b>Editor</b>
<b>Kathleen Hickman</b>	<b>Board Liaison</b>
<b>David Beach</b>	<b>Committee member</b>
<b>Fran Golden</b>	<b>Committee member</b>
<b>Pam Hamilton</b>	<b>Committee member</b>
<b>Rosalie Litt</b>	<b>Committee member</b>
<b>Jeanne Sommers</b>	<b>Committee member</b>
<b>Tiara Smith</b>	<b>Operations Manager</b>
<b>Tae'Lour Block</b>	<b>Administrative Assistant</b>

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

**Questions and comments can be addressed to [editor@morelandcourts.com](mailto:editor@morelandcourts.com)**

**FALL CLEANOUT: Our 30 yard dumpster will return October 17th through the 23rd. It will be located next to the wall across from the security office. If you need assistance getting rid of items, please place a work order to schedule a pickup.**

### SAFETY REMINDER

**BE AWARE OF YOUR SURROUNDING!**  
Do not allow STRANGERS into the building as you are coming in or out.

### SAFETY REMINDER

**SLOW DOWN!**  
Please be aware of residents crossing on BACKLINE!