



## What is Moreland Courts Coffee & Conversation?

by Bill Lang



Panoramic photograph by Sara Wotman

Every Monday morning, a group of Moreland Courts residents gets together at 10 a.m. to start their week with a cup of fresh-brewed coffee and, usually, pastries. Conversations cover a myriad of topics, including but not limited to music, art, literature, celestial events, and concerns about the Shaker Square neighborhood. We usually meet outside during the spring, summer, and fall months unless the elements drive us into the Gallery or to the virtual world of Zoom. Those attending have volunteered to provide pastries and other snacks for our get-together, which generally ends around 11 a.m.

All residents of Moreland Courts are welcome. However, if you would like to participate and receive notices by email each week giving the location of Moreland Courts Coffee and Conversation, please ask for your email address be added so that you may receive the notice. Send your request to Bill Lang, [billthelawyer@gmail.com](mailto:billthelawyer@gmail.com) . If you have any questions, you may e-mail Bill who promises that he will answer your questions personally rather than submitting them to [ChatGPT](#).

**Newsletter Staff postscript:** Even if you cannot attend the gatherings, we recommend signing up for Bill’s notices, which are frequently entertaining and informative on their own.

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# Cleveland Garlic Festival

## UPCOMING EVENTS

### **CARING FOR YOUR TREASURES WITH ICA ART CONSERVATION**

**THURSDAY, JUNE 8 AT 6:30 PM**

*Shaker Historical Society,  
16740 South Park Boulevard,  
Shaker Heights, OH*

### **ANNUAL AUTHORS ALLEY NEXT TO LOGANBERRY BOOKS, AUTHORS FROM ALL OVER OHIO**

**JUNE 10, JULY 8, AUGUST 12, SEPTEMBER 9**

*Second Saturdays  
12 PM-4:30 PM*

### **LARCHMERE PORCHFEST**

**SATURDAY, JUNE 24, 1 - 10 PM**

*Musicians will perform on 30 porches throughout Larchmere neighborhood*

### **CLEVELAND GARLIC FESTIVAL SHAKER SQUARE**

**SATURDAY AUGUST 26 AND SUNDAY AUGUST 27**

## **SAVE THE DATE!**

### **SHAD'S ANNUAL MEMBER MEETING**

**THURSDAY, JULY 20, 7:00 P.M.**

*Cummins Hall of Our Lady of Peace*

*All members whose dues are up-to-date are eligible to vote for trustees. Stay tuned for more details. To learn more about SHAD please visit [SHAD.org](http://SHAD.org).*

### **MCCA Representative SHAD Board**

The Shaker Square Area Development Corporation has been advocating and taking action for a stable and sustainable Shaker Square area for more than 45 years. Throughout the years, the SHAD board has been blessed with a diverse group of outstanding board members, some who have resided in Moreland Courts and/or the "Condo Corridor." The board, which meets monthly on ZOOM, is seeking a resident from Moreland Courts to serve on the board for a three-year term. Janine Rybka, the outgoing "Condo Corridor" board member is happy to discuss the board's role in more detail ([Janine13715@gmail.com](mailto:Janine13715@gmail.com)).

## Better Living Through Rules!

by Jan Devereaux on behalf of the Rules Committee

A good set of rules should help all of us living in our condominium community to live better together. At move-in time, we receive the 40-page Association Rules Book – one of multiple documents, typically set aside – not top of mind to read. Fairly quickly, though, we discover we actually do need to review the rules to answer questions like what to do with garbage and recycling, where to store bikes, etc.!

From time to time this newsletter will highlight Rules that residents may have forgotten and rules that draw complaints.

### Kudos and a Few Heads up

#### Continuing Concerns about Smoking

Issues with secondhand smoke infiltrating into common areas and in some cases into adjacent unit owners' space continue to be on the agenda for the Rules Committee. The Association Rules state that unit owners are allowed to smoke inside their units but the smoke must not leak out into other units or common areas. Effective air purifiers and air filtration systems are available to address this problem. Several owners have been asked to install air purifiers.

#### Unit Remodeling and Repair Projects

Contractors working at Moreland Courts are required to register and receive a three-page Contractor Policy and Procedure document. We as owners receive that document when we move in and are asked to work with contractors to minimize interference with other residents' lives.

As the work season gets underway this year, some complaints are being received about noise, the absence of a noise report (required weekly to notify residents of unexpected noise disturbance), parking on Association property, working after 5:00 p.m. or on weekends, using the front door to enter buildings, and leaving common areas without cleaning up after themselves. *Kudos to residents who work with their contractors during remodeling projects to minimize problems.*

#### Delivery Hours

Delivery hours (for your new refrigerator or sofa) are weekdays Monday through Friday from 8 a.m. to 5 p.m. In selected cases, management may permit deliveries after these hours or on weekends (for example, if delayed delivery of a new refrigerator would mean multiple days without refrigeration).

#### Kudos to dog owners

Few complaints are being received about dog owners not cleaning up after their animals. "Pet management is good!" the staff reports! *Thanks to courteous dog owners, as this is a daily responsibility.*

## Board Notes

by Kathleen Hickman

After the MCCA annual meeting at the beginning of May, the Board met briefly to elect officers for the coming year. Serving until the next annual meeting will be Kathleen Hickman, president; Gordon Wean, vice-president; Carol Lowenthal, secretary; and Benoy Joseph, treasurer. Other Board members are Chris Malstead, Jessica Schreiber, and Lloyd Owens (newly elected to a two-year term).

At the beginning of the May Board meeting, the following statement was read on behalf of the entire Board.

*Editor's note of explanation: About May 20th, an angry email was sent to 106 residents about an event that occurred at Moreland Courts. A handful of respondents chimed in, voicing strong criticism of management and the board on a range of issues. Many others complained that the barrage of unwanted emails must stop. Apologies and self-reflection took over the conversation, and the emails did stop a few days later. The Board opened the May meeting with the following statement. The statement with Kathleen's introductory note is presented here without editorial changes:*

Yesterday I sent an email to all, on my own initiative, in regard to the recent email exchanges among residents. The Board wishes to present a statement tonight, which I fully support. It was drafted by Chris Malstead, on our behalf:

Given the lengthy email exchange that many of you will have seen over the course of this past weekend, we think it is appropriate for the board to comment briefly at the outset of the meeting.

The energy of the email exchange makes it clear that many residents (perhaps more than those who commented) have strong feelings regarding a number of issues related to Moreland Courts. Further, the input of residents will be beneficial in making progress on those issues.

We have been and remain committed to the mission statement that Moreland Courts adopted in early 2022: to preserve and sustain Moreland Courts as a vibrant condominium community and well-maintained architectural landmark in Cleveland's historic Shaker Square neighborhood.

Underlying this mission are a number of values, many of which touch on concerns raised in the email exchange. These values include open communication, an inclusive work environment, and outstanding residential services. While many of these values remain aspirational, they represent a shared set of goals for the management team, the board, and others on committees and other groups to work toward.

We commit to providing a plan to address all these values, each on their own time horizon, starting with efforts to cultivate trust through frequent and open communication.

The mission statement and contact information for board members are to be found on the website.



Family-friendly Shaker Square  
Continues to be a celebration of diversity.  
photo by Rosalie Tyner

## Manager's Report Real Estate Review – June 2023

by Paul Stroud

Real Estate values for units at Moreland Courts have been consistently increasing for the past 8 years, reaching and exceeding all-time high-water marks. Over the history of the Condominium Association, average square foot prices per unit per year have ranged from \$32/SF for 1978 at the commencement of the Association era to an average all-time high price of \$167/SF for 2023 to date. The single highest value of \$264/SF happened in 2023. Over the years this number has fluctuated, climbing with inflation during the 80's and 90's, then collapsing back to 1978 numbers in 2005 when the Master Plan debt reduced values as unit owners sold at reduced prices.

Between the years 2005 and 2015 sale prices per square foot were lower than the 1978 prices. Prices were often as low as one or two dollars per SF in some sales and with averages as low as \$21 per SF. It is unlikely that the current high average for 2023 will remain as the year progresses, but continued gains in sales value should continue.

Beginning in 2014, the market position began to improve. Realtors took new interest in Moreland Courts. In June of 2015 the Association was able to consolidate the two loans used for the Master Plan improvements into a single instrument at a lower interest rate. Furthermore, owners were able to pre-pay remaining principal in June and December each year. This resulted in a sudden increase in real estate activity as owners now had the option to reduce the fee burden on their units by 25% after their loan debt service was retired. Between the years 2015 and 2018, 74 units transferred to new owners. The price per SF rose from \$40 in 2015 to \$82 in 2018. Since then that number has continued to climb to where it currently stands at \$167 per SF.

The elimination of the Master Plan debt service burden, continuing improvements to the property such as the full modernization of all 14 passenger elevators completed in 2019, and the general attitude expressed by realtors that "Moreland Courts is Back" have all contributed to the dramatic rise of the value of individual units. Paying off the unit share of the Master Plan loan in almost every case added to the value of that payment to the eventual property sale price. In the past three years we have seen a steady increase in all-time high prices for units. These have been mostly Tower Units that have been recently modernized, and in one case there was a roof top patio associated with the unit. Improvements and upgrades to units have shown to be worthwhile. Comparison of sales shows that updated units are typically selling at the top of their range of comparable units.

## Housekeeping Services

by Jeanne Somers

Keith Richmond, now in his 29th year at Moreland Courts, provides leadership for the following Housekeeping staff members. All work weekday shifts with regular building assignments.

Days	Shift	Staff Member on Duty	Regular Building Assignment
Monday–Friday	7:00 a.m. – 3:00 p.m.	Charlene Edwards	Buildings 9-12 (13415)
Monday–Friday	8:00 a.m. – 4:00 p.m.	Betty Francis	Buildings 8,7 (13415) West Tower (13515)
Monday–Friday	10:00 a.m. – 6:00 p.m.	Position Vacant–soon to be filled	Courts Building (13605, 13609,13615) East Tower (13705) <i>duties shared by team</i>
Monday–Friday	8:00 a.m. – 4:00 p.m.	Roneisha Martin	Studio Building (13715) Tudor Buildings (13801, 13805) Point Building (13901)
Monday–Friday	8:00 a.m. – 4:00 p.m.	Keith Richmond	Specific responsibility for Gallery rest rooms and the Exercise room. Also responsible for a walk through the entire complex twice a day. Provides training and assistance as needed; responds to emergencies (Spills! Broken glass! Pet accidents!).

## Regular Cleaning

Routine daily cleaning, from the basement to the top floor, includes vacuuming mats and carpets, dusting furniture with a professional product similar to Pledge, cleaning inside glass windows and doors with Windex, and polishing brass and metal. Marks such as scuffs or fingerprints on painted walls are cleaned with Lysol foam spray. Spots on wallpaper are wiped down with water. Every Wednesday all wooden floors are cleaned with a microfiber wet mop using Murphy’s Oil Soap, and stone floors are wet-mopped with Lavender scented Pine Sol. Wood paneled walls are also cleaned with Murphy’s. In areas near suites occupied by residents with high sensitivity to scented cleaning products, an alternative odorless product (Clean by Peroxy) is used. On Fridays, the full staff works together as a team to deep clean every building. Deep cleaning includes additional mopping; cleaning baseboards, window sills, frames and blinds, residents’ doors, elevator walls, brass bars, and door tracks. On Fridays special attention is also given to laundry rooms. Windows and dryer beds are cleaned. Floors under machines and tables are mopped.

Housekeeping equipment and stocks of supplies are stored in the basement of the West Tower. Each building also has a basement Housekeeping closet.

## **In-house Cooperation and Outside Contractors**

Some cleaning needs, such as outside landings and fire escapes, are met by Moreland Courts Maintenance staff. Housekeeping and Maintenance cooperate in taking down chandeliers for cleaning or washing walls prior to painting. Outside contractors are called in to wash outside windows in common areas and for special projects such as deep steam cleaning of the Gallery carpets and upholstered furniture in common areas.

## **In Conclusion**

Humorist Erma Bombeck famously joked that her idea of housework was to “Sweep the room with a glance.” Lucky for us, Ms. Bombeck’s philosophy of cleaning does not govern the huge task taken on by the Moreland Courts Housekeeping staff. We can rest assured that our team works diligently and systematically to maintain the cleanliness, comfort, and safety of our shared spaces.



## **Special Election Scheduled for August 8**

by Jessica Schreiber

**An important reminder:** A Special Election will take place in Ohio on Tuesday, August 8. The members of the General Assembly in Columbus have called for a special election in order for Ohio voters to decide on a proposed change to the Ohio Constitution.

State Issue 1 proposes that the Ohio Constitution will no longer be amended with a simple majority vote as it has been for over one hundred years. Instead, a 60% majority of voters would be required to amend the Ohio Constitution. Furthermore, additional provisions have been added that will make it even harder for Ohio citizens to amend our Constitution.

According to language from the Cuyahoga County Board of Elections website, the proposed amendment, *if it receives a majority of the vote* in the August 8, 2023 Special Election, would make the following changes to our state constitution:



- Any future constitutional amendment would need to be approved by “at least 60 percent of eligible voters voting on the proposed amendment.” (this would begin with the November 7, 2023 General Election).
- The amendment would also result in the two following changes to the initiative petition process for proposing amendments to the state constitution:
  - The 10-day cure period to gather additional signatures would be eliminated.
  - Petition signatures would be required from “at least 5 percent of the eligible voters from each county in the state” instead of half of the counties.

The Moreland Courts Condominium Association takes no position on political issues. We encourage all Moreland Courts residents to inform themselves on State Issue 1 and to participate in the upcoming election.

## Important Ohio Election Dates

- July 10** Voter Registration Deadline
- July 11** Early Voting Begins  
(By Mail and In Person)
- August 1** Vote-by-Mail Ballot  
Application Deadline
- August 7** Vote-by-Mail Ballot  
Postmark Deadline
- August 8** Election Day  
6:30 am to 7:30 pm

Moreland Courts residents who prefer to vote in person will receive information on the location of their polling place from the Board of Elections prior to Election Day.

For more information, go to the *League of Women Voters of Ohio* [www.lwvohio.org](http://www.lwvohio.org) or the *Ohio Capital Journal* [here](#).

To request or print a Vote-by-Mail application now, or if you have questions about voting, go to <https://boe.cuyahogacounty.gov/voters/vote-by-mail>

*Jessica Schreiber is a former board member of the non-profit organization [NOVA](#) (Northeast Ohio Voter Advocates)*

# WELCOME TO THE SUMMER

## A Few Notes From the Office

1. MCCA Resident's picnic potluck will be on August 21st, with a backup rain date for August 28th. Please feel free to join your neighbors for hot dogs, burgers, and other delicious dishes along the backline. We will be sending more information out as we get closer to the date.
2. The weather has changed, and the MCCA gardens are in bloom. Just to remind you, please remember to properly drain and hang your hoses once you have finished your work. If you are interested in joining our waitlist for a garden space next year, please notify the office.
3. In August, we will be seal-coating the backline and front driveways. This will make the backline unavailable for 2 days. We will send out more information on this when we get closer to the date.
4. We are aware of the inconsistencies in the delivery of the Wall Street Journal and the New York Times. We have discovered that a distribution service provider called PCF is in charge of delivering to Moreland Courts. Since we do not have a bulk contract with this company, WSJ, or NYT, it would be best for you as a resident to contact them directly about your issues with their distribution. The website is [www.pcfcorp.com](http://www.pcfcorp.com), and their company phone number is 1-877-723-6668.

Editor's note: Since its inception 18 months ago, the current version of the newsletter has come out after each Moreland Courts Board meeting. The newsletter staff and the President of the Board of Directors plan to modify the schedule this year.

This will be the last newsletter until the end of summer. There are no scheduled Board meetings in July or August. If problems arise over the summer, Board members are available.

We plan to publish the next newsletter early September. After that, we will resume our usual monthly schedule.

Happy Summer!



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