

## MORELAND COURTS

## NEWSLETTER

## UPCOMING EVENTS

By Kathleen Hickman

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**SEE NEXT PAGE FOR MORE EVENTS**

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### Cleveland Botanical Garden

The 17th annual Orchid Show January 27-March 17

Tickets and details at the website <https://www.holdenfg.org/>

### Shaker Heights Main Library

Writer and journalist Connie Schultz speaks and reads her new children's book *Lola and the Troll* Saturday, February 10, 2pm

Details at the website <https://www.shakerlibrary.org/>

**Les Delices**, a Cleveland-based baroque and early music ensemble, presents:

Inside the Goldbergs (an exploration of Bach's Goldberg Variations) on Saturday, February 17, 3pm

*and*

A complete performance of Bach's Goldberg Variations by harpsichordist Mark Edwards on Sunday, February 18, 4pm.

Both performances at Heights Theater, 2781 Euclid Heights Blvd, Cleveland Heights

Details at the website <https://www.lesdelices.org/>

### Cleveland Museum of Art

Barbara Bosworth: Sun Light Moon Shadow (Photography Exhibit), February 24-June 30

*and*

Linking Legacies, an ensemble of African American classical artists, performs works by African American composers with ties to Northeast Ohio on

Wednesday, February 7, 6pm

Details at the website <https://www.clevelandart.org/>

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## **The Nature Center at Shaker Lakes**

Winter Warmup: Whiskey Night on Friday March 8, 6pm-8:30pm

Registration and details at the website <https://www.shakerlakes.org/>

## **North Union Farmers Market**

Van Aken District Market Hall, 3441 Tuttle Rd, Shaker Heights, Saturdays 9a.m – noon through March 9

Details at the website <https://www.northunionfarmersmarket.org/markets/>

## **Shaker Heights Recreation**

Open Pool/Billiards Game at the Stephanie Tubbs Jones Community Building, 3450 Lee Rd, Shaker Heights  
Ongoing and no charge Monday-Friday, 2pm-4pm

## **Higbee Muffins**

From 1931 to 1989, the Higbee Building at Public Square was home to an iconic department store and to the elegant Silver Grille. Life-long Clevelanders will remember being whisked to the tenth floor on an express elevator and ushered into the Silver Grille's magical "art moderne" setting designed by Philip Small, of the Cleveland firm Small and Rowley. If you want to indulge in some culinary nostalgia while whipping up a Valentine's Day treat, you might want to try one of the best-loved items from the Silver Grille menu, Higbee muffins.

### **Higbee Muffins**

(makes 2 dozen muffins)

10 Tbsp shortening

1 cup sugar

2 egg yolks

4 cups flour

1 tsp salt

2 Tbsp baking powder

2 cups milk

2 egg whites, beaten stiff



Cream shortening; add sugar, and egg yolks and cream well. Combine flour, salt and baking powder. Add to shortening mixture, alternating with milk. Gently fold in beaten egg whites. Divide the batter into well-greased muffin tins. Bake in a 400 degree oven for 20 minutes.

From: The Silver Grille: Memories and Recipes, Richard E Karberg, Judith Karberg and Jane Hazen. Cleveland, Cleveland Landmark Press, 2000.

## **Planning for Opportunities in 2024**

*Paul Stroud, General Manager*

Every year we look forward to how Management, in collaboration with the Board and standing committees, can continue to improve and enhance Moreland Courts and sustain the unique standing it has enjoyed since 1922. In addition to the annual requirement to leverage available funding to continue to maintain, enhance and restore the physical property we also work to improve delivery of the services and amenities that the community relies on to make living here more pleasant and enjoyable.

Improvements to the property are funded through the Reserve Study and through the Annual Capital assessment, both of which are bundled into the overall Operating Budget each year. This year the Reserve Study will provide \$572,821 for Reserve expenditures, which include variable interest loan payments of \$379,000 in principal and interest for the passenger elevator modernization conducted in 2019. This loan will be paid in full in June of 2028. Notably, the final payment on the 2007 Master Plan loan which has been assessed by unit share to owners will be fully amortized in June 2027. After payoff of the elevator loan in 2028 the Association will be debt-free.

The 2024 Annual Capital Assessment has a budget of \$170,000. From this pool of funds improvements are expended based on priorities according to safety, infrastructure maintenance, and quality of life elements such as décor, social spaces, and other important resident experience considerations. The Facilities Committee makes recommendations to the Board from a dynamic and lengthy spreadsheet that lists needs, benefits, and priorities of dozens of projects. A significant cost each year is masonry repair, which we have gotten ahead of, but given the age of the property and the amount of masonry will always be an expense.

There is overlap between the two capital improvement budgets, with the primary distinction between Annual Capital and Reserve funding being the Reserve has limited application to only addressing existing physical assets and cannot be used for any capital improvement that did not exist previously. Typically, it funds replacement of larger ticket items such as roofs, elevators, driveways and other high-expense repairs and replacements of existing large infrastructure.

At the March 2024 Board meeting the Facilities Committee will make their recommendations for initial Annual Capital spending which will be reported on in the April newsletter. The Reserve Fund will fund elevator loan payments, masonry repairs, contingencies for plumbing and heating system repairs, fire escape maintenance as well as the updating of the Reserve Study and other expenses for engineering and architectural consulting.

## **Board Notes, January 2024**

*By Kathleen Hickman*

Happy New Year, neighbors. You should have received an email with information about the process of selecting new board members for 2024. The MCCA board has appointed Judy Richards to chair the nominating committee, and committee members Ann Dobyms, Dorothy Lammers, Chris Malstead, and Lee Poseidon. If you are interested in taking part in the governance of Moreland Courts, please consider filling out the questionnaire and returning it to Judy or to the office (which will forward it); please do so promptly because we have deadlines imposed by the bylaws. Prospective board members should have lived here for a few years and have served on a committee. Of course, candidates will not have any overdue MCCA dues. The board, in my experience, has worked well in a collegial fashion, with collaborative decision-making being its hallmark. We have differences of opinion, but we listen to each other and take other points of view into consideration. This is not a skill or perhaps inclination that everyone has, and thus is something to think about if you wish to serve.

For the past several years, the board has been meeting monthly with a long summer vacation (no meetings in July and August) and a holiday break in December. Last year we also had a listening session, several workshops, and a community forum concerning the revitalization of Shaker Square Development. All of these meetings have been worthwhile from our point of view, but especially the non-regular meetings. The bylaws require the board to meet at least quarterly. In 2024 we plan to meet in regular, official sessions every other month, with the off-months to be used for non-official activities. Next month, rather than a regular meeting we plan to host a (probably Zoom-based) community event with the head of the Shaker Square development project Tania Menesse, the CEO and president of Cleveland Neighborhood Progress and a leader of the Shaker Square initiative. There will be more details forthcoming in February. We are well aware of the high level of interest in this community project, which we as residents of Moreland Courts share. Elsewhere in the newsletter, please notice there is an item with a development timeline supplied by Ms. Menesse.

## **Transportation Resource for Senior Adults**

*By Kathleen Hickman*

Don't like driving in winter weather? There are alternatives, besides Uber and Lyft. Senior Transportation Connection (STC) offers transport in small, accessible buses for a small fee. To qualify, you must be 60 or older and complete a registration form. Appointments may be made for one-way or roundtrip services. More information at the website <https://www.ridestc.org/> and at 216-491-1351.

## **PRIMARY ELECTION MARCH 19**

Voter registration ends February 20. Early voting begins February 21. For more information and to request a vote by mail ballot, visit the Cuyahoga County Board of Elections website at <https://boe.cuyahogacounty.gov/>



**Photo by Eric Schreiber, On the Road in New Zealand**

Another beautiful image to add to the Newsletter's gallery of ornithological specimens! The King Shag is a rare variety of cormorant. There are about 700 left in the world, and they are only found in the Marlborough Sounds of New Zealand.





## Photo by Rosalie Litt

Repair of water main along Shaker Blvd ahead of the January 19-20 snowstorm. Even the fire hydrant is wearing a hat.





## Spring Into Fitness

By Jeanne Somers

Optimism and hope inspired English Romantic poet Percy Bysshe Shelley to write “O Wind, if winter comes, can spring be far behind?” If, like Shelley, you are looking forward to the warmth of spring, you might want to consider the walking experiences listed below. All are free of charge.

### Take a Hike

216-771-1994

This program, operated by the Historic Gateway Neighborhood Corporation, offers weekly in-person guided walking tours from June 1st through September 30th. The 2024 line-up has not yet been posted on the Take a Hike website

<https://www.takeahike.com/> but past locales have included: the Playhouse Square District; Ohio City; Tremont; the Superior Arts District; Grand Department Stores; Historic Hotels; and the Erie Street Cemetery. Each tour lasts approximately 90 minutes and may feature pop-up appearances by historic characters such as John D. Rockefeller, Frances Payne Bolton, Garrett Morgan and others familiar with tales of Cleveland’s past.

Reservations are appreciated but not required. The Take a Hike website also provides information on self-guided tours you can enjoy on your own time and at your own pace.

### Cleveland Walks

216-687-2172

Developed by the Center for Public History + Digital Humanities at Cleveland State University, Cleveland Walks offers self-guided audio tours of neighborhoods and districts in and around the city. Highlights include: Coventry Village; Fairmount Boulevard Historic District; Euclid Avenue: the Spine of Cleveland; Ohio City; and Tremont. It takes from 45 to 60 minutes to walk the tour route while listening to historical narratives about key points of interest along the way. Armchair travelers can access the content virtually at the Cleveland Walks website <https://Clevelandwalks.net/tours/tr>

### City of Shaker Heights Walking Tour

216-491-1433

The city’s Landmark Commission provides self-guided walking tours in the form of PDFs which are downloadable from the City of Shaker Heights website <https://shakerheightsoh.gov/712/self-guided-tours>. Each PDF includes explanatory text, maps, and the street addresses of homes that highlight the architecture and history of Shaker Heights. The work of architects Bloodgood Tuttle, Charles S. Schneider, Howell & Thomas, and Small & Rowley are featured. Driving or biking tours, also available as PDFs from the City of Shaker Heights website, include the Centennial House Tour, 20th Century Houses Over Time, and Landmark Commission Tours for the years 1998, 1999, 2002, and 2004.

### City of Cleveland Heights Walking Tours

216-291-4878

Paper copies of self-guided walking tours through Cleveland Heights are available from the Cleveland Heights Planning Commission, located at 40 Severance Circle. Created by the City’s Landmark Commission, tours include the following:

- Neighborhoods notable for their distinct bungalow architecture,
- Double homes along the old Cedar Road Streetcar Line,
- The Grand Apartments of Cleveland Heights.

Additional information is available on the Landmark Commission’s website:

<https://www.clevelandheights.gov/269/Awards-House-History-Tours>

### Lakeview Cemetery

216-421-2665

A printable Visitor Map of the entire cemetery, showing walking or driving routes past points of interest, is available on the Lakeview Cemetery website <https://lakeviewcemetery.com/visitor/visitor-map>.

Highlights include The James A. Garfield Memorial, Wade Memorial Chapel, Daffodil Hill, and the eternal homes of John D. Rockefeller, John Hay, Marcus Hanna, George Crile, Eliot Ness, Senator Louis Stokes, and Mayor Carl Stokes.

Thematic self-guided audio tours are also available on the Lakeview Cemetery website

<https://lakeviewcemetery.com/visit/self-guided-tours>. These include: Entrepreneurs of Cleveland, African American Changemakers, and the Underground Railroad Network to Freedom. Each self-guided audio tour map includes links to the location of featured graves and a brief audio about the person buried there. If you are interested in an in-person walking tour, contact Adam Clemens, Special Programs and Volunteer Manager at 216-453-0996.

### **Other Opportunities to Get Fit**

Taking a good walk is one way of achieving your 2024 fitness goals. If you want to further enhance your physical well-being, the Moreland Courts exercise room is only steps away. Available equipment includes a treadmill, elliptical trainer, resistance training machine, free weights, stationary bike, and more.

You can also consider the following community-based, mission-driven fitness programs. All feature state of the art equipment and a wide range of wellness programs. Consult each organization's website or call for information on available services and membership fees.

Cleveland State University Rec Center  
2420 Chester Ave, Cleveland 44115  
[recreation@csuohio.edu](mailto:recreation@csuohio.edu)

Mandel JCC of Cleveland  
26001 South Woodland Rd, Beachwood 44122  
216-831-0700  
<https://@mandeljcc.org/>

One to One Fitness  
2130 Adelbert Rd, Cleveland 44106  
216-368-1121  
<https://Case.edu/onetoone/>

YMCA of Greater Cleveland  
216-431-2018  
<https://ymca.org>

Locations closest to Moreland Courts are:

#### **Warrensville Heights Family YMCA**

216-518-9622

4433 Northfield Rd, Warrensville Heights 44128

#### **Parker Hannifin Downtown YMCA**

216-344-7700

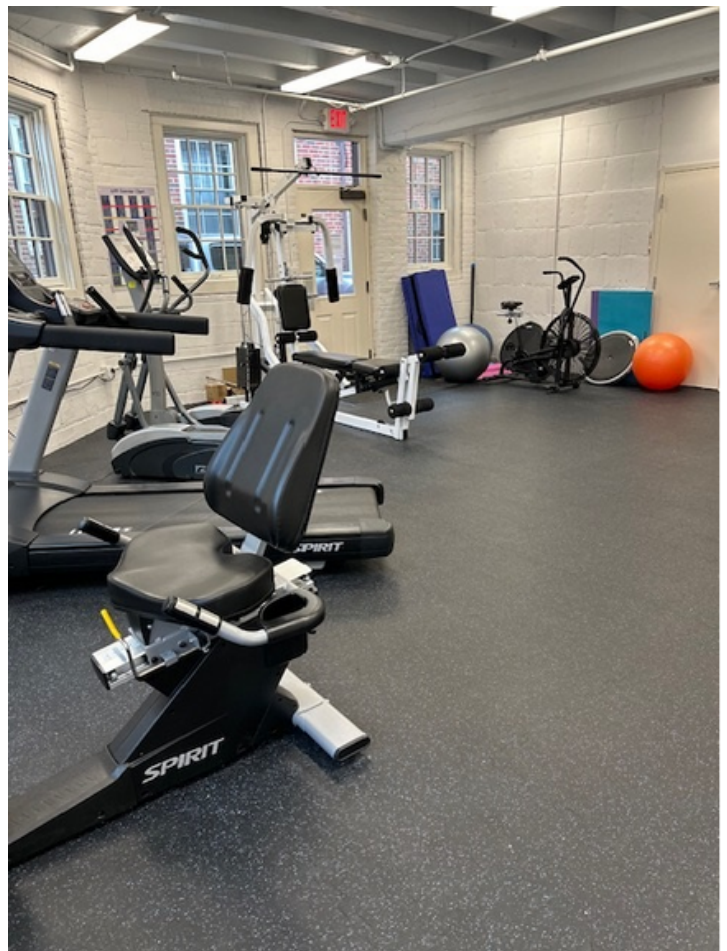
The Galleria at Erieview

1301 East 9th Street, Cleveland 44114

#### **Hillcrest Family YMCA**

216-382-4300

5000 Mayfield Rd, Lyndhurst 44124



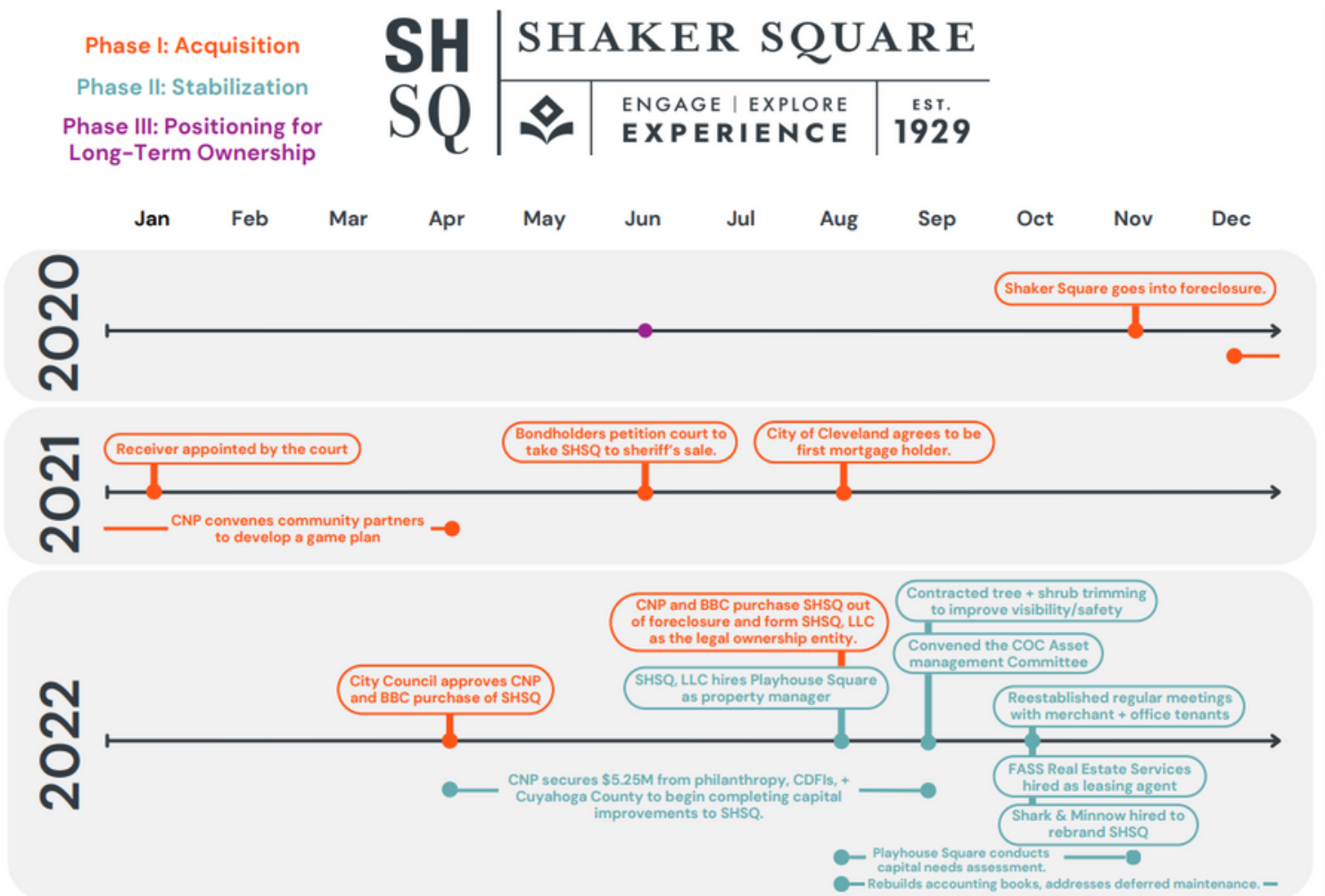


# Shaker Square Update

By Chris Malstead

The future of Moreland Courts is closely aligned to that of Shaker Square. Given this, it is not surprising that many in our community are very interested in the path that Cleveland Neighborhood Progress (CNP) will take in restoring the Square. It is worth emphasizing that CNP will not own Shaker Square in the long-term. Instead, it has temporary ownership while it prepares the Square for its new owner both through physical improvements and activities to build community involvement.

Below is a timeline laying out the recent history of the shopping center, from its foreclosure in the fall of 2020 to the visioning activities for the future of Shaker Square planned for the Spring of 2024. The timeline's goal is to make clear that Cleveland Neighborhood Progress is repairing, repositioning, and reimagining the Square as it prepares to transition the Square to its next and hopefully long-term owner. The document should help us all advocate for the work of CNP as well as raise questions that we may have around what is changing and planned to change at this integral part of our neighborhood. In late February, Tania Menesse, the CEO and President of Cleveland Neighborhood Progress, will join an MCCA Town Hall to provide further detail on her organization's plans for the Square and to answer your questions. In the meantime, please feel free to reach out to Tania at <http://www.tmenesse@clevelandnp.org/>. [tmenesse@clevelandnp.org](mailto:tmenesse@clevelandnp.org)



Phase I: Acquisition

Phase II: Stabilization

Phase III: Positioning for Long-Term Ownership



SHAKER SQUARE

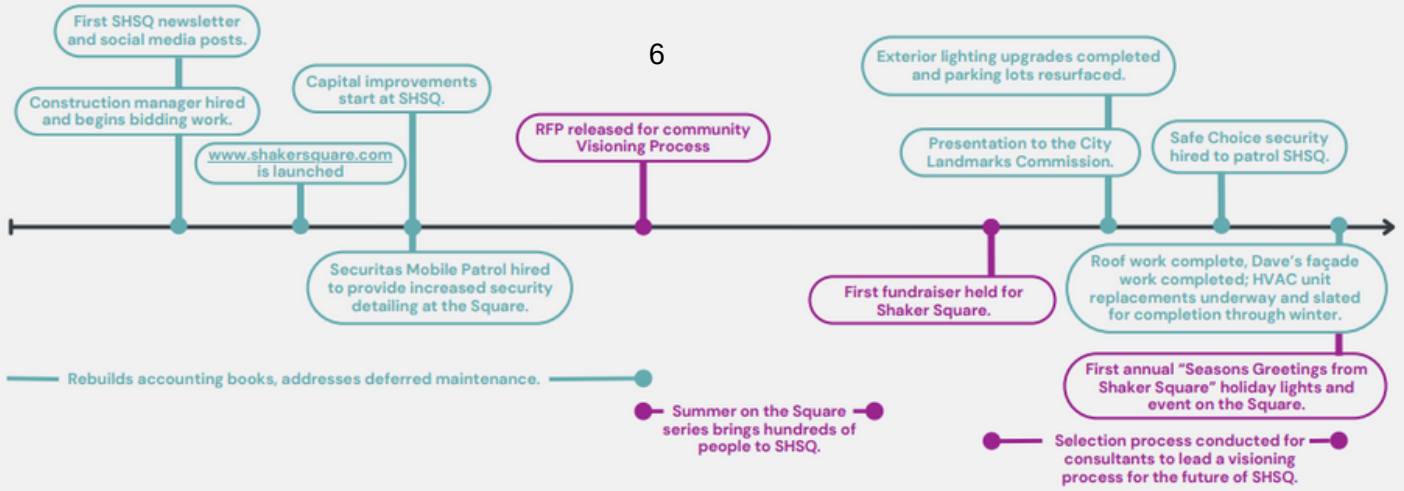


ENGAGE | EXPLORE  
EXPERIENCE

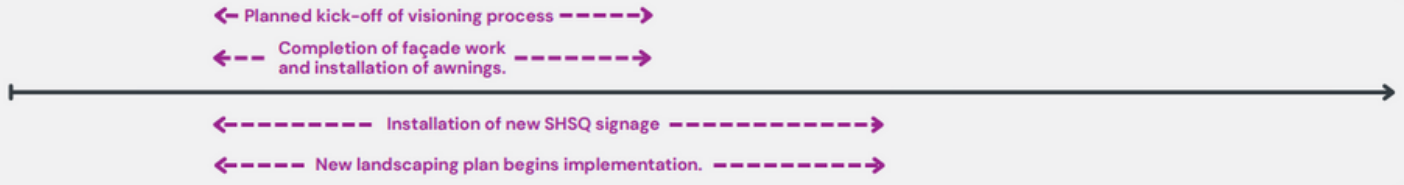
EST.  
1929

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

2023



2024



Timeline provided by Tania Menesse

### REMINDER

Hey there! If you're experiencing any issues in your unit, do not hesitate to let us know by submitting a formal work order request. This can be done on the Moreland Courts web site. Alternatively, there are paper requests available at the front desk. We want to make sure we take care of any problems you may be facing, so please do not rely on word-of-mouth requests - they often get lost in the shuffle.

### REMINDER

PLEASE BE AWARE OF YOUR SURROUNDINGS!

Do not allow STRANGERS into the building as you are coming in or out.

### THE MORELAND COURTS NEWSLETTER COMMITTEE

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