

NEWSLETTER

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**1913
Baker Electric
made in Cleveland**



**Arriving in style
Baker Electric**



**2026
Cadillac Lyriq-V Electric
made in Tennessee**

Electric Vehicles at Moreland Courts

By Eric Schreiber

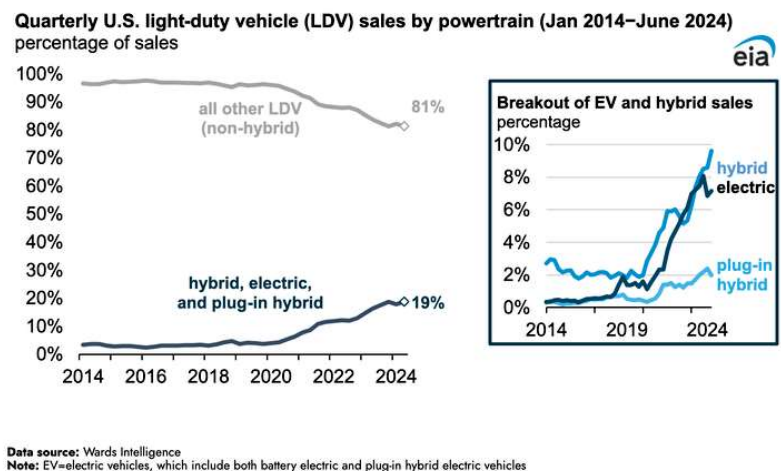
At last count, there are at least 3 plug-in hybrid and 6 all-electric vehicles parked at Moreland Courts. The increase over the last few years is similar to the overall increased sales of electric vehicles in the United States.

The graph on the left demonstrates that roughly one in five new cars purchased in 2024 was either hybrid, plug-in hybrid or electric. That number has been steadily increasing since 2014 as has the number of plug-in cars at Moreland Courts.

Unlike gasoline and diesel-powered cars, and hybrid cars that do not plug in, plug-in hybrids and electric vehicles derive some or all of their energy from the Moreland Courts grid instead of the gas pump. Currently, fully electric vehicle owners pay \$25, and plug-in hybrid owners pay \$15 per month to the Association to cover the energy costs of their vehicles.

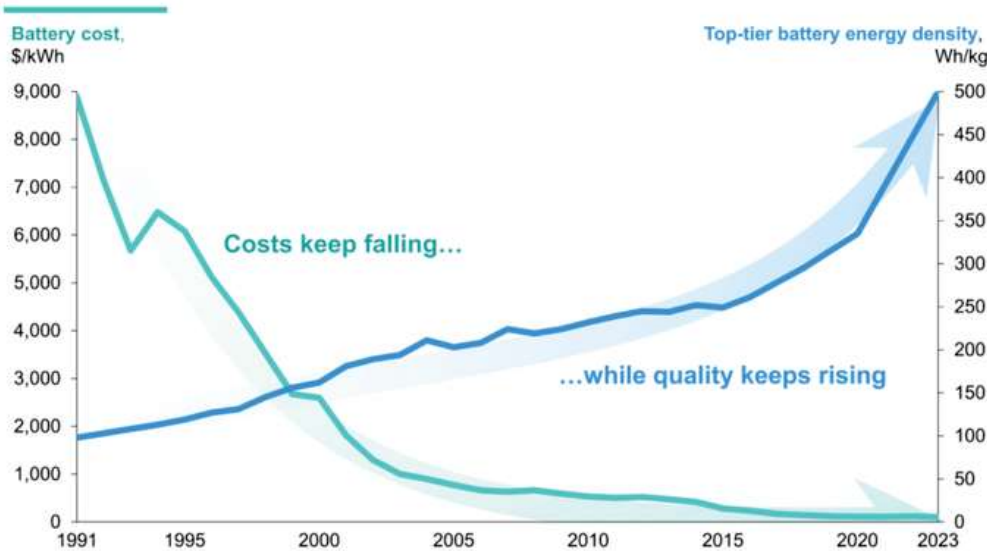
Cleveland left its historical mark on electric vehicles. In 1900, 40% of US automobiles were steam-powered, and electric cars were on the rise at 38%. Only 22% were powered by gasoline. Over the next 15 years, the number of electric cars would rise dramatically, and steam-powered cars would disappear. Electric cars were quiet and started instantly, but expensive. Thomas Edison drove a Baker Electric and set up charging stations in New York. A fleet of electric taxis grew in New York.

Electric cars reached their peak around 1915. It was around this time that Ford introduced the gasoline-powered Model T and everything changed. The Model T was far less expensive than an electric car, and an infrastructure for gasoline developed much faster than for electricity.



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The storage of electrical energy was a huge problem which severely limited the range of electric vehicles. Even today, a 100 kWh Tesla battery pack weighs 1,200 pounds. Eighteen pounds of gasoline contains the same amount of energy. So, even though electric motors are far more efficient than gasoline engines, battery limitations made electric vehicles fade into history – until recently. Here is what has happened to the cost and quality of batteries.



Source: Ziegler and Trancik (2021) before 2018 (end of data), BNEF *Long-Term Electric Vehicle Outlook* (2023) since 2018, BNEF *Lithium-Ion Battery Price Survey* (2023) for 2015-2023, RMI analysis.

Electric motors make far better use of energy than gasoline engines. Tesla Model S provides an “estimated range” figure of 402 miles from a fully charged to a fully drained 100 kWh battery. I will leave it as an exercise for the reader as to how many miles you can get from 100kWh (18 pounds or 3 gallons) of gasoline. Remember, the MPG numbers are just as inflated as the Tesla numbers. So, electric cars are

much more frugal with energy than gasoline cars. As batteries continue to improve rapidly, so changes the mix of vehicles. Has internal combustion propulsion reached its peak, destined to decline over the next 15 years like steam propulsion did 110 years ago? I think so.



Chevy Bolt



Toyota bZ4X



Tesla Model Y



Rivian R1S



BMW i5



Nissan Leaf

This is a small sampling of electric vehicles currently available.



Common Ground on the Border

By Jeanne Somers

In January, Moreland Courts residents Don and Brenda Grauer, and Nancy and Peter Hildebrand participated in [*Common Ground on the Border*](#), an experience hosted by [*The Good Shepherd United Church of Christ*](#) in Sahuarita Arizona. This annual gathering brings together people from around the country to explore the arts and culture of the United States-Mexico borderlands and to engage in conversations about the complicated issues and humanitarian challenges surrounding immigration.

For three days, participants are immersed in the life of the borderlands, attending workshops, lectures, films, and concerts. Other forms of engagement include working alongside [*Green Valley Samaritans*](#), volunteers who provide water, food, first aid supplies, and other essential items to migrants crossing from Mexico into Arizona. This year some *Common Ground* participants visited a Mexican shelter that is supported by humanitarian agencies and churches in both the U.S. and Mexico. This shelter offers a haven to immigrant women and children who have been deported from the U.S. and need assistance in reaching their final destinations. Other participants worked with the group [*Humane Borders*](#), a group that refills water barrels in the desert. Yet others met new migrants at the border wall to offer a hand of welcome and respite care. Participants at the *Common Ground* event emphasize that the volunteer groups they partner with see themselves as working side-by-side with U.S. Customs and Border Patrol and are sometimes able to assist by alerting Border Patrol Agents to emergency situations.

Don, Brenda, and Nancy are ordained ministers with deep commitments to pastoral care and social justice. Together with Peter they witnessed the suffering and courage of people fleeing the threat of violence and persecution based on their race or religion, and other extreme circumstances, not only in Central and South America but also in countries as distant as Myanmar, Sri Lanka, and the continent of Africa. They witnessed the profound impact of a practical humanitarian assistance and spirit of accompaniment offered by the volunteers and organizations at work on the border. If you are interested in learning more about our neighbors' experiences with *Common Ground*, contact Brenda Grauer at [*brendajgrauer@gmail.com*](mailto:brendajgrauer@gmail.com).



2025 Summers at Severance

By Chuck Scillia

When we imagine the summer (yes, summer is coming) we think of warm evenings under the stars. One could envision The Cleveland Orchestra concerts under the pavilion at Blossom Music Center, with concert goers dining on the lawn and musicians in their white jackets assembling on the outdoor stage.

But wait! A distinct experience is available closer to home at Severance Music Center itself, and without the mosquitoes! Summers at Severance is a series of four concerts of classical music gems. Each evening begins with a pre-concert “picnic” on the picturesque front terrace with light fare, small plates, cocktails and drinks, with music and conversation in a relaxed atmosphere. Seated comfortably around tables with umbrellas providing shade, you can meet old friends and make new acquaintances. A real advantage is that the concerts start at 7 p.m. on Thursdays. This allows not only for an earlier evening but provides ample on-the-street parking, if you arrive soon after 5 p.m. That is when the University Circle museums close.

The social gathering resumes at intermission and continues after the concert for those who wish to participate. The sumptuous and elegant concert hall is, of course, air-conditioned, and provides fully accessible services and a welcoming staff.

The concerts this summer are truly delightful and range from Mozart to Rachmaninoff. Music of Mozart and Strauss opens the series. This is followed by the works of Beethoven and Ravel with a dash of Stravinsky. The third concert features three Hungarian composers, Liszt, Bartok, and Ernst von Dohnányi, the grandfather of Christoph von Dohnányi, Music Director Laureate of The Cleveland Orchestra. The series finale features piano music and includes the works of Chopin and Rachmaninoff, whose Second Symphony was first recorded by The Cleveland Orchestra in 1928 in consultation with the composer himself.

Tickets start at \$19.00 for orchestra and balcony seating and are available for all the concerts currently. More information on the individual programs and ticket and seat selection, including a series discount, may be found at <https://www.clevelandorchestra.com/summersatseverance>.

Notes From The General Manager, April 2025

By Paul Stroud

Looking at the calendar encourages us that spring weather will soon arrive. With Spring comes construction season when we accomplish most of the planned capital improvements undertaken each year.

There are many items on both our Annual Capital and Reserve Study lists for 2025. Below are the planned projects to be undertaken this year along with an update on security:

Capital Improvements

The 2025 budget for Annual Capital is \$200,000. On February 6, 2025, the Facilities Committee voted to recommend the following Annual Capital Expenditures. They are as follows:

1. Building 12 hall painting
2. Building 12 laundry room paint refurbishment
3. West Tower laundry room painting
4. Replacement of front door locks – four buildings
5. Studio Building rear entrance disability accessibility ramp which provides resident access to the Tudor Buildings. Access to the Point Building will be completed in a second phase.
6. Front door lantern restoration in Buildings 13415, 13515, 13609 and 13705
7. Remote wireless door release (13901)
8. Courts Building (13605) marble stair tread replacement
9. East Tower front door restoration
10. Lobby chandelier refurbishment
11. Front walk sandstone repair (13705)
12. Ice melt mats as an alternative to salt for clear walkways in Winter
13. Purchase and installation of up to 12 freezers for residents to access during an electric power outage (Installation completed)
14. Retention of a landscape architect to identify definable, outdoor landscaped areas for resident social spaces

These fourteen projects' budgetary estimate is \$180,000. Other projects listed are currently being bid and will be conducted over the spring, summer and fall. As has been done in previous years, scheduling will be staggered to potentially accommodate any project that requires immediate attention.

Continued on next page

Notes From The General

Manager, April 2025

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Reserve Study Projects

A total of \$683,372 is scheduled for expenditure on the following list of repairs and updates of existing structures:

1. Grounds repairs
2. Backline wall repair
3. Fire escape maintenance
4. General masonry repairs
5. West garage painting (Phase I)
6. General garage repairs
7. West Garage concrete repairs
8. Freight elevator repairs (if necessary)
9. Major heating repairs
10. Major plumbing repairs
11. Security system updates
12. General consulting and design
13. Continued payments toward the loan for the replaced passenger elevators

Security

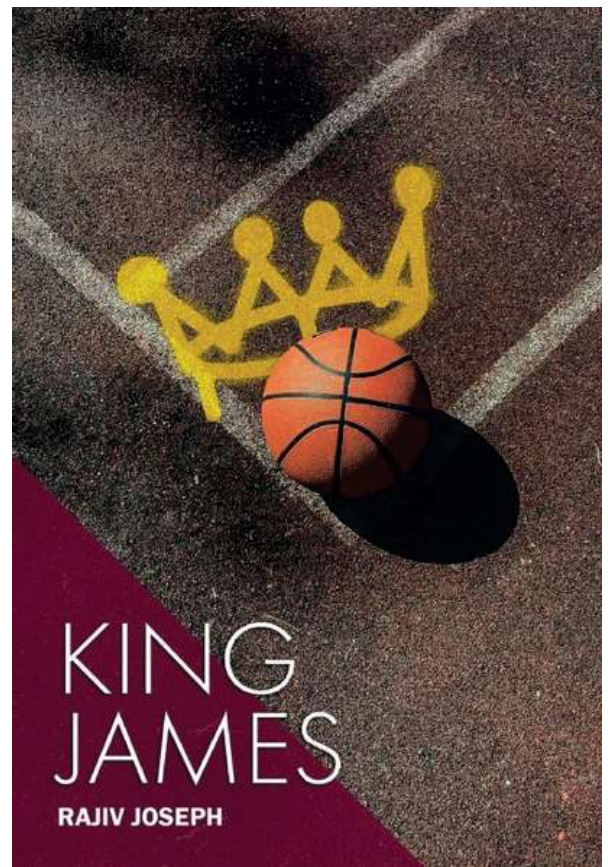
We are happy to report that there have been no attempts to enter the premises since New Year's Day. There were two incidents where MCCA Security intervened before a door could be approached. More glass break detectors are being installed off the Gallery in individually owned ground level units, since failing to secure these spaces allowed access to the entire Gallery and West Tower units. This completes the securing of windows along Shaker Boulevard. Additional steps and methods are continually being evaluated by the staff and the Security Committee.

Additional upgrades are being sought through collaboration with the Security Committee, including updating our existing security camera arrays.

A Day at the Theater

On Saturday March 8, 2025, residents at Moreland Courts had the opportunity to attend *King James*, a play written by Pulitzer Prize finalist Rajiv Joseph at Playhouse Square. Rajiv is the son of Moreland Courts residents Benoy and Sue Joseph. Rajiv also owns a unit here at Moreland Courts.

Group tickets were made available to the residents at Moreland Courts through the Resident Experience Committee. As can be seen below, there was a strong Moreland Courts presence at the production. Playwright Rajiv Joseph can be seen at the center of the photograph.



Moreland Courts residents gather with playwright Rajiv Joseph following performance of *King James* at Playhouse Square on March 8

Results of the Smoking Survey:

STRONG SUPPORT FOR EFFORTS TO MITIGATE SMOKE INSUFFICIENT PARTICIPATION FOR GOING SMOKE FREE

THE SURVEY QUESTION:

Would you support making Moreland Courts a smoke-free community, with the understanding that current owners who smoke would be grandfathered in?

RESULT:

Ninety-six of 146 owners returned their surveys. However, had this been an official vote for a declaration change, it would have fallen well short of the necessary 75% of ownership favorable to the change required by Ohio condominium law.

HOW DECLARATION CHANGE VOTES ARE COUNTED:

Mandated by Ohio law, votes are counted by the percentage interest each Unit Owner has in the Association. The percentage interest at Moreland Courts is calculated in large part by the ratio of square footage owned to total square footage of all the units.

Ohio Revised Code, Section 5311.05 contains the following language:

The method by which the declaration may be amended, which, except as provided in division (E) of this section, division (E) of section [5311.04](#), division (B) of section [5311.041](#), and sections [5311.031](#) to [5311.033](#) and [5311.051](#) of the Revised Code, requires the affirmative vote of unit owners exercising not less than seventy-five per cent of the voting power;

THE VOTE TALLY:

Owners representing 62.1% of the Association ownership responded to the survey. Support for going smoke free was strong: 77.4 % were in favor; 22.6 % were opposed (with many respondents supporting tighter rules.) However, almost 40% of the owners did not respond to the survey.

Making a change to the declaration is an expensive process. Had this been an actual vote for a declaration change, the vote would have failed, wasting both time and money. Historically, a voting turnout large enough for a declaration change has been difficult to achieve at Moreland Courts.

VOTER COMMENTS:

Owners had the chance to write comments, and 42 did. They reiterated their support or opposition, made suggestions, and asked questions. The input was instructive.

Continued on next page

Results of the Smoking Survey Continued from previous page

Several YES voters were against grandfathering in current owners. However, our Association cannot alter the contractual rights a Unit Owner relied upon when purchasing a unit at Moreland Courts. We are legally obligated to grandfather them in.

Some YES voters felt the nonsmoking policy should also apply to staff. Moreland Courts already prohibits employees from smoking anywhere on the property except for one designated outdoor area across from the West Garage.

Several voters questioned the difficulty in enforcement.

Two voters suggested we need more education regarding the harms of secondhand smoke.

Some NO voters said what residents do in their own homes is up to them – that a ban would be too restrictive.

Many favored mitigation measures. A few suggested that if Smoke Free does not pass, we should require smokers to install ventilation and filtration equipment approved by management. If individuals fail to take mitigation measures, the association could impose enforcement assessments.

NEXT STEPS

While it is unclear whether a formal vote to make Moreland Courts a smoke-free community would pass, there is support for a stronger policy requiring mitigation. Such a change could be made by the MCCA Board with a simple majority vote. Management and the Rules Committee have been working on a smoking policy that will provide the Association better and stronger enforcement provisions to address this issue.

Reminder

Please turn in your ballots
at the Front Desk for the
upcoming election of
Board members before
the annual meeting to be
held at 6 PM on
Monday May 5th.

THE MORELAND COURTS NEWSLETTER COMMITTEE

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