

AUGUST 2025

MORELAND
COURTS

ISSUE 30

NEWSLETTER



A Fractal Vision of Chi Chi (see article page 2) Created by Sam Botero

INSIDE THIS ISSUE

Chi Chi
... pages 1-2

Events
... page 3

Annual Capital Plans
Then and Now
... page 4

“Harmony Ain’t Easy”
... page 5

Power Outage Protocols
... pages 6-7

Luchitas
Shaker Square
... pages 8-9

Cleveland City Dance
... page 10

Pilates, A Physician’s Perspective
... page 11

Chi Chi of the West Tower

By Chi Chi, photos by Marty Katz, embellished by Pat Brownell and Eric Schreiber

Call me Chi Chi. The West Tower is my home. The circumstances that brought me here with my humans B.J. Miller and Marty Katz demanded resilience along a path filled with uncertainty. I cannot remember how I ended up at the Euclid shelter for wayward hounds. Fortunately, I was discovered by Edith Miller whom you may know from Miller & Clarke Interiors at Shaker Square.

Sadly, Edith departed, and I was alone again, but not for long. B.J. and Marty were my saviors and my new mom and dad. They tell me that I am a purebred Havanese, Bichon Frise, Maltese, Shih Tzu, and Feng Shui. I just do my best to be cute.



Mom, dad, and I traveled to our new home in Los Angeles. I found the très chic chien crowd stifling, but I did not want to hurt mom and dad's feelings. Ultimately, all those pompous, pure inbred neurotic pampered canines, the specialized grooming services, the pet modeling agencies, those barkuterie blends of beef pâté, blueberry biscuits, the pupcakes,



prosciutto, sopressata, the pawdicures . . . it was all too much for this Cleveland mutt.

Mom and dad relented, and we returned to Cleveland. So, if you see me outside with mom or dad, please stop and say hello. If you wish to make my day, please tell me I'm cute.



Me back in Cleveland



Me
In Hollywood

Events, August & September

A detailed calendar of events in Shaker Heights
can be found at this web site:

shakerheightsoh.gov/895/Parks-Recreation

Loganberry Books

A calendar of events is available at this web site:

<https://www.loganberrybooks.com/calendar>

Cleveland Public Library, Martin L. King, Jr. Branch

Rock and Read with Pat Benatar and Neil Giraldo

September 3rd, 6:00 PM

<https://cpl.libcal.com/event/14906871>

Registration in advance is necessary at the web site

Two hour parking is available at the Artisan Garage

Enter Garage from 10590 Reserve Court through E. 105th St.

Saint Paul's Episcopal Church

Choral Evensong

Sept. 21, 4pm

Calendar of events

<https://www.stpaulscle.org/calendar/>

Nature Center at Shaker Lakes

A calendar of upcoming events can be found here

<https://shakerlakes.org/calendar/>

Art in the Park (pop up market, food trucks)

August 13

End of Summer Soiree (roots music, food trucks)

August 27

Morgan Art of Papermaking Conservatory

1754 East 47th Street, Cleveland

Transforming Narratives of Identity

July 25-September 20

<https://www.morganconservatory.org/transforming-narratives>

Les Délices concert

[September 13, 2:00 PM](#)

[at the Cleveland Public Library](#)

325 Superior, Cleveland

and [September 16, 7 PM](#)

[at the Cuyahoga Valley National Park \(Happy Days Lodge\)](#)

Links in

[Blue and Underscored](#)

Annual Capital Plans Then and Now

By Paul Stroud, General Manager

When I arrived here in September of 2014 much of the funding in both the Reserve Study and the Annual Capital budget was allocated to necessary infrastructure items like modernization of the elevators or repairing loose and vulnerable masonry. The backhall areas were worn and tired, with openings in many walls and ceilings throughout the property, with the laundry rooms in similar shape. Now, our ability to make continuous improvements to the property and buildings throughout Moreland Courts is making a shift toward restoration after many years of catching up with deferred maintenance.

In 2015 we made the shift to begin addressing livability issues with the formation of the Landmark Committee. This committee was formed to address capital issues related to décor and the aesthetic quality of life. Initially, its funding was sparse as Capital funds were still prioritized for urgent infrastructure items. Eventually as we improved operations, more funding was made available for Annual Capital spending which enabled the Landmark Committee funding for projects within their purview. This began with a campaign to repair, paint, and re-lamp all the building back halls and most laundry rooms.

Once established, Landmark-oriented projects received meaningful funding which was greatly aided by increasing Annual Capital spending by over 200% above the \$83,000 budgeted in 2015. Much of the work was still directed toward corrective or restorative improvements to dilapidated back-of-house conditions. Over the past ten years more décor and decorative infrastructure has been addressed with carpeting, wallpaper, furniture restoration, reupholstery and paint.

In this year's Annual Capital planning we are restoring three pairs of the original front entrance wrought iron lamps, continuing marble repairs, common area interior painting, sandstone repairs, East Tower front door restoration, and the ADA oriented rear entrance to Building 13715 which will enable better access for those with mobility difficulty. Other work includes surveying the grounds for additional outdoor social spaces, ice melting mats at the two tower entrances to reduce salt deterioration to vestibule marble, and chandelier restoration in the Tudor lobbies. Many of these things were recognized early by me and others. We were uncertain when we would be able to devote funds to them. Our conversations and plans now address matters that 10 years ago were not feasible, including exterior stonework at building entrances which has been scheduled for repair within the Reserve Study. We are also now able to talk about restoring the wrought iron gates and arched entrances located at Shaker Boulevard driveways.

There is still much to be done, and our 100-year-old plumbing infrastructure can only be addressed as pipes and joints leak, but our ability to fund these issues is much better than it was 11 years ago. The future will require attentive management of these and other issues that remain unaddressed, but I am optimistic that future management will have tools and funding that will enable them to meet the demand.

“Harmony Ain’t Easy”

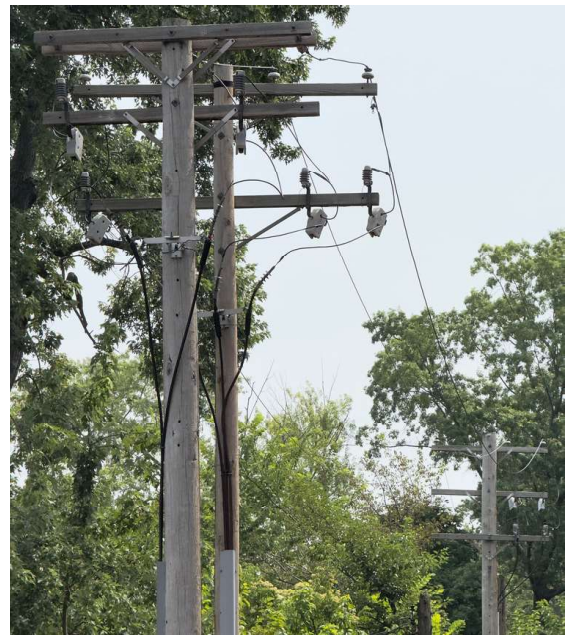
Quote from Ferrol Sams

Article by Ed Rybka and Eric Schreiber

Neither is the operation of a 100-year-old condominium complex. Yet, the Facilities Committee members at Moreland Courts give their time and consideration to the myriad of issues of the past, present, and future that impact the well-being of our collective lives and the buildings we share. The committee, composed of Moreland Courts residents, takes responsibility for prioritizing decisions about building maintenance, repairs, and preventive maintenance, as well as the future aspirations of operating this place we call home.

We will save a review of a comprehensive list of projects routinely tracked by the Facilities Committee for another day. In this newsletter, the Committee has provided on the two pages that follow, protocols which describe the issues specifically related to power failures, including resources available to residents to deal with those failures when they happen.

After we all experienced the frustration of last year’s multi-day power outage, the MCCA Facilities Committee focused on the problem and developed a strategy to mitigate resident hardship, including the installation of additional charging stations and the purchase and installation of freezers to help preserve food. The Committee will continue to explore and develop strategies for dealing with power failures and will share solutions as they become apparent.



**This is Circuit 6 along the back line.
It is vulnerable to the
whims of the weather.**





Protocol During an Electric Power Outage

First Energy provides electricity to the Moreland Courts property through two circuits, Circuit 3 and Circuit 6. Due to limited power provided by Circuit 3, most Moreland Courts systems are powered by Circuit 6. During an electric power outage of Circuit 6, the following Moreland Courts systems remain operational powered by Circuit 3:

- Elevators
- Hot Water Systems
- Boilers
- Phone systems
- Freezers are located in a laundry room near you (see freezer policy on website) or in the West Garage (see map)
- Charging stations for cellphone or electronic devices (i.e. laptop/iPad/kindle) are located in a laundry room near you, in the Board Room at the east end of the Gallery, or in the West Garage (see map)
 - charging stations have limited power (not to be used for appliances)

Please be sure you have an operational flashlight in your unit.

Wi-Fi/Internet is NOT operational during power outage.

Front/Back Doors are operational – if you experience issues maintenance will be available to provide backdoor key.



Moreland Courts Condominium Association, Inc.

POWER OUTAGE FREEZER POLICY/PROTOCOL

In the event of a power outage that is expected to last more than 24 hours, MCCA will initiate the protocol for maintaining frozen items for MCCA Residents. The estimated outage time will be based on the utilities estimate for restoration. 24 hours is the refrigeration industry estimate for how long things will stay frozen.

Freezers are located in the following areas (map also attached):

13901 – Laundry 4 (1-25 cu.ft.)

13801 – Laundry 6 (1-14 cu.ft.)

13705 – Laundry 3 (1-25 cu.ft.)

13605 – Laundry 7 (1-14 cu.ft.)

13515 – Laundry 2 (1-25 cu.ft.)

West Garage – Wash Rack (2-25cu.ft.)

West Garage – Lower level by the Boiler Room (1-25 cu.ft.)

(1 cubic foot holds 30-40 lbs. of packaged meat)

Each resident is assigned a designated freezer to use during a power outage. Heavy-duty bags purchased by the Association are located inside the freezers. These bags provided by the Association are labeled with the Unit # and will be placed on top of the freezer for each resident to retrieve to store their individual items. This will require mutual cooperation amongst the community for this shared space. 1 cubic foot of space is allotted to each unit in the assigned freezer. *Every effort should be made to open your refrigerator/freezer as little as possible during a power outage.*

Proper Protocol during a power outage:

- 1) Management will reach out to utility company via the website or phone for estimation of power restoration. If the estimated restoration of power is greater than 24 hours the freezers will be plugged in by Management/Maintenance.
- 2) After 12 hours with NO power, residents will be advised that the freezers are available for use. (According to www.foodsafety.gov A full freezer will hold a safe temperature for approximately 48 hours (24 hours if it is half full and the door remains closed). Food may be safely refrozen if it still contains ice crystals or is at 40°F (4°C) or below, however, its quality may suffer.)
- 3) A text notice will advise Residents to retrieve their labeled bag from on top of the freezer and to place their items in to use their 1cubic foot space to place their frozen items in their assigned freezer.
- 4) If assistance is needed in transporting items, residents may reach out to Security and Maintenance/Valet who will be available to assist.
- 5) Once power is restored, residents will be expected to retrieve their frozen items within 48 hours so that maintenance can unplug the freezers.

DISCLAIMER: MCCA will not be responsible for items lost or damaged during storage in the community freezers that are provided during power outages.

The Opening of Luchitas



On Shaker Square

By Chris Malstead

As part of the effort to bring in new tenants, Cleveland Neighborhood Progress announced the opening of Luchita's at Shaker Square. The new [La Casa de Luchita's \(Luchita's\)](#) did open Friday, August 1 at 13129 Shaker Square on the northwest corner. A ribbon-cutting took place at 4:30 pm to celebrate the opening. Luchita's will be open 4 to 9 pm daily, and is part of the new vibe and energy of Shaker Square.

Luchita's was originally operated by 'Luchita' Galindo and her family on Cleveland's westside in 1982. The new Luchita's restaurant at Shaker Square, owned by Luchita's youngest son – Reynaldo (Rey) Galindo, is a sit-down, full-service restaurant featuring many of Luchita's popular original dishes from the menu and some new authentic regional specialties from his home country.

Chef/owner Rey Galindo has traveled throughout Mexico's 32 states to find authentic recipes, and he plans to change the menu every three months to feature the unique cuisines from the different Mexican states/regions. The first of the rotating menus features some food selections from the Oaxacan region.

Adjacent to the new Luchita's is its sister restaurant - [Coyoacan Taqueria & Brew](#) - named after Galindo's hometown neighborhood in Mexico City. Just recently opened in June 2025, Coyoacan is a fast-casual eatery serving regional Mexican food as customizable tacos, burritos, tortas, empanadas and bowls. Luchita's and Coyoacan have separate entrances, but are connected by a colorful and well-designed venue.



Continued on next page

Once the liquor license is finalized, the cocktails will focus on margaritas made with Galindo's own brand of mezcal, which is made in Oaxaca. The bar offerings will also include six craft Mexican beers and six other craft beers. And as part of the new space, Luchita's / Coyoacan has brewing equipment being finalized at the space with plans to produce beer on-premises within the year. It will be the first Mexican-owned microbrewery in Ohio.

Galindo and his team look forward to welcoming everyone to enjoy the renaissance of Shaker Square at the new Luchita's!

The future of Shaker Square is coming into focus

In 2022 the two nonprofit organizations, Cleveland Neighborhood Progress and Burten, Bell, Carr Development Inc, took over Shaker Square which had fallen into disrepair and receivership. You can read the [article by Drew Scofield and Kaylee Olivas found here](#) to better understand the critical repairs and development of Shaker Square undertaken so far.

Scene From Above



A drone's eye view of the West Tower, looking west

Cleveland City Dance, A Shaker Square Treasure

By Jan Devereaux

My husband Mike and I take Pilates at [Cleveland City Dance](#). The studio is behind a modest storefront near the Atlas Theater. The class, offered both in the studio and online, focuses on core fitness, flexibility, balance, and strength building.

Several Moreland Courts residents, seeing us walking to Pilates, have asked us about it. Along the way we have learned a lot about Cleveland City Dance (CCD) – its high quality programs and instructors, and the many people it serves. For us, it has become a Shaker Square favorite. We support it and its continued presence on the Square, including its non-profit component, [City Ballet of Cleveland](#). We hope you will join us in doing so.

Cleveland City Dance is recognized regionally and beyond as a premier dance school. Under the leadership of Director Courtney Laves-Mearini, Cleveland City Dance has made its home at the Square for more than 20 years. Students range in age from 18 months to 90 years. In addition to our Pilates class, CCD offers classes in ballet, tap, jazz, Hip-Hop, modern, and an occasional class in Flamenco and African dance. Friday mornings, Ballet Barre & Balance has been tailored to older adults.



Pre-professional dancers in Sleeping Beauty



Young Nutcracker dancers

More than 200 youth participate in ballet classes. The quality of the instruction and the instructors is excellent, and the skills gained by the students go beyond technique and discipline to building confidence, focus and physical well-being. Pre-professional students can participate

in the [City Ballet of Cleveland](#) which provides further training and performance opportunities.

Courtney has been a strong and vocal advocate to the development of Shaker Square. You may have seen her interviewed on the local news. She was a member of the Shaker Square's Strategic Planning Committee.

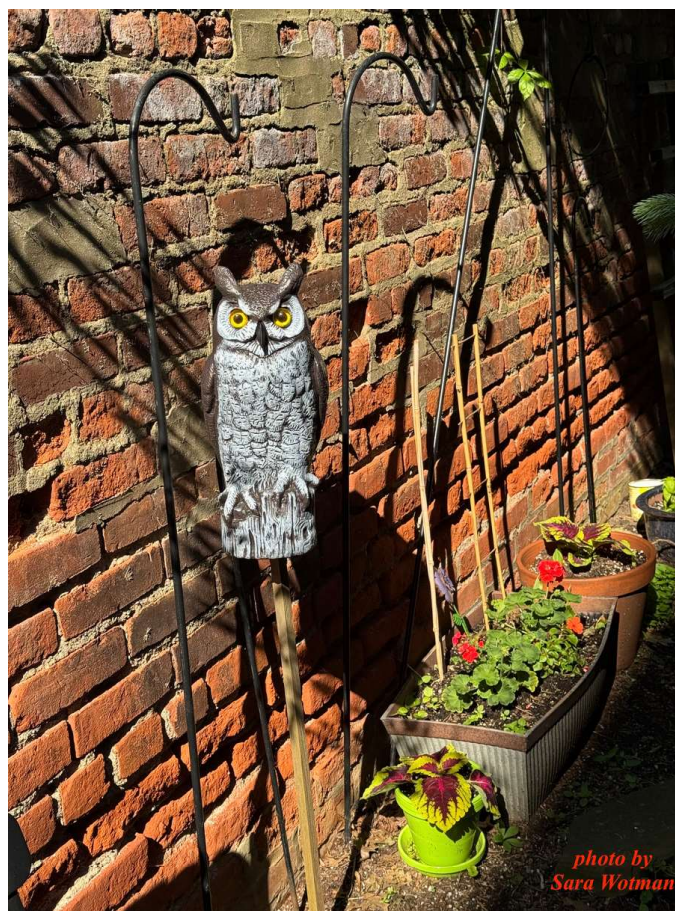
Perhaps you will consider joining Mike and me in our twice weekly Pilates class or choose another way to get involved with the school. The school can be reached at (216) 295-2222. At the very least you will know that Shaker Square has a gem in Cleveland City Dance.

Why I Take a Pilates Class A Physician's Perspective

By Michael Devereaux, MD

Jan started classes before me. I later came to observe a class and decided that I should add this to my other fitness activities in order to improve flexibility and balance. Participants are encouraged to work within their capabilities. Both Jan and I are octogenarians. There is a wide range of ability amongst the members of the class. We are comfortable managing the level of activity, as are the others in the group.

Writing as a physician (retired neurologist), medical literature strongly supports the value of regular exercise for all, including seniors. Exercise not only benefits the cardiovascular system as one would expect, but also most organs in the body, including the nervous system. There have been studies indicating that regular exercise can benefit the brain, including delaying the onset and slowing the progress of dementia. Regular exercise also prevents the loss of striated muscle. Studies have shown that even 90+ year old individuals can still build strength and muscle mass with regular exercise. In summary, regular exercise should be a part of every individual's life!



THE MORELAND COURTS NEWSLETTER COMMITTEE

EDITOR

Eric Schreiber

COMMITTEE MEMBER

Kathleen Hickman

COMMITTEE MEMBER

Fran Golden

COMMITTEE MEMBER

Patricia Murphy

COMMITTEE MEMBER

Pam Hamilton

COMMITTEE MEMBER

Jeanne Somers

COMMITTEE MEMBER

Chuck Scillia

COMMITTEE MEMBER

Rosalie Litt

ADMINISTRATIVE ASSISTANT

Brionna Seldon

ASSISTANT

FACILITIES MANAGER

Rhea Elliott

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

Questions and comments should be addressed to

newsletter@ejschreiber.net



Monday Morning Conversation
most recently on Lin Emmon's deck
Organized by Bill Lang



Happy Hour Happiness