

News of your  
neighborhood

# Forest Hill

SPRING 2006

Forest Hill Home Owners, Inc. is a non-profit organization established more than fifty years ago to benefit the more than 950 homes in the Forest Hill neighborhood and to enforce the protective covenant applicable to each property in Forest Hill.

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## A Message from the FHHO President:

One of the primary purposes of Forest Hill Home Owners is to maintain the aesthetic quality of our community to preserve the monetary value of all Forest Hill homes. Our standards committee is a volunteer group of dedicated professionals with expertise in all phases of home repair and remodeling, and you can consult with these experts for free. To further encourage you to use this neighborhood asset, let me tell you about a homeowner who recently ignored our permitting process to her detriment.

In 2004 a Forest Hill resident began removing her slate roof with the intention of replacing it with asphalt shingles. Covenants contained in the deeds of all Forest Hill homes require homeowners to obtain the approval of the association before making any significant alterations to the exterior of their home, including replacing the entire roof. Although she was aware of the Forest Hill deed restrictions and that the approval of the homeowners association was required to replace her roof, she did not contact us. It's unfortunate she didn't, because we could have saved her both time and money.

When we learned of the project, half of the roof had already been removed. Our roofing expert determined that the slate had many years of life left and that all that was necessary was some repair work that would have cost less than replacing the entire roof. But because the homeowner didn't come to us, she was taken advantage of by an ignorant or unscrupulous roofer who sold her a new asphalt roof that would actually decrease the aesthetic and monetary value of her home.

Because the homeowner and roofer were not cooperative with us, we had no choice but to go to court to enforce our rights under the deed restrictions. Although it took more than a year, we were able to successfully settle the matter last fall. The slate roof was replaced, helping to protect the value of the home and the neighborhood, and the roofer and homeowner made payments to the homeowners' association to cover our legal costs and fees.

The moral of this story is that the standards committee can often help a homeowner acquire a superior product that will increase the value of his or her home, in most cases at a comparable cost, but only if residents consult with them. The standards committee collaborates with Forest Hill residents to meet their needs while protecting the historic integrity of the neighborhood. I believe all Forest Hill residents should view the approval process not as a hindrance but as a service we provide to our community.

Christopher J. Hubbert



## Notification to Home Owners in Forest Hill

Written approval from the Forest Hill Home Owners Inc. is required for new construction, exterior alterations and/or additions to comply with Deed Restrictions.

Written Approval is Needed For:

**Windows / Roofing / Siding / Fences / Patio Enclosures / Room Additions / Deck**

Call **216-932-8952** for an application. FHHO, Inc. approval is in addition to and independent of City approval.

## Notable neighbor: Eleanor Shankland

Walk or drive west along Chelsea Drive to the corner where Newbury Road turns south and stop at the white house with the bright red door. Thanks to the warming spring days, you will see the blooms of the Korean dogwood, the purple lilacs and bright green leaves of the massive oak and shagbark hickory trees. An English Country Garden planted by the original owners still blooms from spring through fall. Snowdrops and yellow crocus appear earliest. As the seasons progress, you will see an array of blossoms: Baptisia, Black-eyed Susan, Winter Aconite, hydrangea, Queen Ann's Lace and roses. A prominent landscape designer, Elsetta Gilchrist Barnes who also designed the Cleveland Botanic Gardens, planned the landscaping and garden. The Harry Ritchie family, the original owners, built the house in the 1940's and installed the plantings in 1956.

Today this Chelsea property is the home of Eleanor Shankland, whose art studio overlooks the garden. Eleanor moved to Forest Hill in the summer of 1983 after her husband's death. Dr. Robert Shankland was head of the physics department at Case Western Reserve University. They had lived in East Cleveland on Hazel Street. Eleanor's artistic career began as a child in Westchester, PA when her father, a stock broker who loved to paint, would gather then children together with their pencil and paper and direct them to "go draw yon tree."

Throughout her professional career, Eleanor drew fashion ads. At one time, she drew ads for Halle's and Higbee's in Cleveland. Photography, she points out, was not commonly used for fashion ads in the 1940's and 50's.

She and her daughters lived in Berkeley, CA while both girls attended University of California. When asked why she would choose to live in Cleveland, she states, "It's the community and its cultural advantages — the Play House, the Art Museum, Severance Hall, the Garden Center and the music. I feel lucky to be in a community like this."

Eleanor is currently drawing a sketch of the Forest Hill Blue Cottage. This she plans to have printed on note cards which can be sold to benefit the renovation of the cottage, now designated as a Cleveland Heights Historic Landmark. She has been an active supporter of Forest Hill Home Owners for many years.

## Volunteer Opportunities

- Burlington Lot clean-up April 22<sup>nd</sup> at 9:00AM
- Blue Cottage clean-up May 6<sup>th</sup> at 9:00AM
- FHHPS Lee Blvd. clean-up May 13<sup>th</sup> at 9:00AM
- Garden planting for Triangle at Monticello and Forest Hills, contact Mark Lowe at 371-0337

If able to participate as a volunteer for these or any other tasks, please call Sally Miller at 321-2516 or e-mail her at: [smiller3375@msn.com](mailto:smiller3375@msn.com)

## Have you said, "Hello!" to our new neighbors?

**BLACKMORE** - ANN M.GRANEY  
**BOLTON** - JOHN E. BOLLMAN  
**BRANDON** - TRAVIS W & JENNA M LIVINGSTON  
**BREWSTER** - MALLIK A STUBBS  
**BREWSTER** - THERESA J. VINCENT  
**BREWSTER** - SHANETTA WHITESIDE-LOVE  
**BURLINGTON** - QUINN LON & JOSEPHINE GADDIS  
**BURLINGTON** - KATHLEEN J PANTANO  
**CLEVIDEN** - PHILL ROBERTS & PAMELA PATRICK-ROBERTS  
**FOREST HILLS** - HENRY J. PARKER JR  
**FOREST HILLS** - GEORGAN & OWEN VAN KIRK  
**GLYNN** - DORIAN C KIDD  
**HENLEY** - CHRISTOPHER R.KIOUS & ADELE M. DIMARCO  
**HEREFORD** - KAREN G ANDERSON  
**HEREFORD** - DONNA HUDSON  
**KEW** - TIMOTHY P LARSEN  
**MONTICELLO** - CHERECE ADAMS  
**MONTICELLO** - RICARDO D. & JANE C DIAMANTE  
**MONTICELLO** - WILLIAM JOHNSON  
**MONTICELLO** - TERESA V. PISHNER  
**MT VERNON** - BELINDA A. & PATRICK PRINCE  
**OAK HILL** - LINDSEY PETTAWAY  
**OAK HILL** - ROY WILLIAMS  
**TAYLOR** - OLIVIA D ROBINSON  
**WALDEN** - CAROLANN WALKER



## 2005 Annual Meeting

On Monday November 7, 2005, the 2005 Annual Forest Hill Home Owners Meeting was held at the A.M. McGregor Home. Ross Brankatelli, Service Director of the City of East Cleveland, spoke and answered questions from the audience. The yearly financial report of Forest Hill Home Owners was explained and the new slate of officers was presented.

As is evident from the newsletter sidebar, there is very little change in the slate of officers. Former President Jan Milic has agreed to return as Vice-President and Ted Howard replaced Clyde Henry as Vice-President of Standards. If given the opportunity, please thank Clyde for his many years of service in this often times, thankless job. He did a great job helping to maintain the value of our homes and our neighborhood.

If you didn't attend, why not? This is a great way to learn about your neighborhood, see some friends and participate in an organization that helps make our neighborhood one of the most interesting and vibrant in the Cleveland metropolitan community.



**"If you send in your contribution to the Forest Hill Home Owners, we promise to smile!"**

We'd be the last to mess with a classic, but supporting your home owners association would bring a smile to even the sourest of faces.

We know you're rightfully proud of your house. We're all proud of this neighborhood. Together, let's make it the best place we can. Your support will help.

Our apologies to Grant Wood if these folks actually crack a smile.

Fill-in the form below and mail it to FHHO, 2419 Lee Blvd., Cleveland Hts., OH 44118. \$52 is the suggested membership fee, if you'd like to further help your community, we will gladly accept more!

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone No.:** \_\_\_\_\_ **E-mail address:** \_\_\_\_\_

## Forest Hill Residents Get Ripped Off!! Many Fall Victim to Unnecessary Roof Replacements

by  
Jim Uhlir, Tony Rupcic

Homeowners in our prestigious community continue to fall prey to roof contractors eager for easy money through total roof replacements. Although the scenario varies from home to home, it probably goes something like this: A Forest Hill resident with a slate or tile roof needs roof maintenance. A roofing contractor is called to the home via the yellow pages, or as a referral from someone who has recently replaced a roof. The contractor arrives, sees the slate roof and not knowing how to tackle the numerous localized flashing or peak repairs, recommends a total roof replacement. A figure is negotiated, and the go-ahead is finally given for a slate roof RIP-OFF and asphalt roof installation.

Some savvy roofing contractors will then take those newly removed and intact slate or tile shingles and sell them to a roofer for around \$2.00 per piece. For 1000 slate shingles, this means you potentially give the roofers \$2,000 in addition to the \$6,000-\$8,000 you just paid them for replacing your roof! Don't let this happen to you.

While some of the roofs in our area (cedar shake) actually *do* require replacement within a 50- year timeframe, the majority of our roofs are meant to last 90-100 years or more! There are cases where Forest Hill residents have recently replaced their slate roof with another slate roof. This is a very cost-effective strategy that will increase the value of your home and reduce the long-term roof maintenance requirement. Here's some information to help you keep your roofing needs in perspective when contemplating major maintenance on your slate or tile roof.

### Q: Is slate roof replacement in Forest Hill a concern?

A: Yes. Although over 75 percent (735/961) of the homes in Forest Hill still have the original roof, the oldest of these roofs are approaching 80 years old and the youngest are near 50. These remaining roofs need yearly checkups to ensure they remain structurally sound.

### Q: What do you mean by yearly checkups?

A: Just as good patients see the dentist for regular checkups, good homeowners should have their roofs examined regularly (perhaps yearly) by a slate roof contractor to have problem spots like flashing and peaks inspected and/or repaired.

### Q: Who does this type of work, and how much do they charge?

A: There are several local slate roofing contractors who love the quality and charm of the slate and tile roofs in Forest Hill. They can serve as caretakers of the slate roofs in our community. Some are willing to set up maintenance programs for your roof where, after an initial inspection, they will annually inspect and replace up to 10 slate or tile shingles for about \$300. Some of the contractors are:

Cleveland Slate	(216) 426-1088
Durable Slate	(216) 751-0151
Homestead Roofing	(216) 382-7677
Maki Roofing	(440) 661-1424
McDonald Roofing	(216) 382-4878
Charles Weenink Roofers	(440) 641-7035

### Q: In the unlikely event that I do need a slate roof replaced, is there a suitable, more cost- effective replacement roofing material I can use?

A: Yes. Although the slate roofs on our homes should, with regular maintenance, last 90-100 years or more, a few have fallen into such disrepair that replacement is the only feasible solution. On the rare occasion where this is the case (as in the case of Pennsylvania Lehigh grade slates), and there's no desire to use slate shingles as the replacement material, several products currently available will provide the architectural harmony that your home (and our community) deserves. Some of these include: **GAF Materials Corporation** (*Supra-Slate, Western-Shake, Heritage-Slate*) **1-800-223-1948**, **Vande Hey Raleigh Roofing Tile Co., Inc.** (*Riviera, Shake, Slate, Custom Brushed, Cotswold Stone*) **1-800-236- 8453**. Many of these products are available through local distributors such as **Willoughby Supply Co., Inc. (216) 943-5556**.

### Q: Who do I need to inform when performing roof maintenance on my home?

A: When routine maintenance such as localized slate or tile replacement is being performed, it isn't necessary to obtain a building permit or approval from FHHO Standards Committee. When planning a roof replacement, however, ***you must consult with the FHHO Standards Committee (932-8952), and obtain a building permit from your city's building inspector!***

### Q: Where can I get more information on caring for my slate roof?

A: There are several websites to browse for more information on slate roofs. The Durable Slate Company has a great website ([www.durableslate.com](http://www.durableslate.com)) to which you can refer for their information. Old House Journal and This Old House also have websites that cover much more than just roofing materials ([www.oldhousejournal.com](http://www.oldhousejournal.com) and [www.thisoldhouse.com](http://www.thisoldhouse.com)).

For those who choose standard archival materials, slate roofs are also highlighted in issues of *This Old House* (March '98), *Old House Journal* (August '97), and *Consumer Reports* (August '97). Some of these articles emphasize that a slate roof, while beautiful and enduring, is appropriate only for those homes whose structures can support the enormous weight of slate or tile. Since all our homes were built with a slate, tile, or cedar shake roof, their substructures are sufficiently strong and durable.

When contemplating repairs to your slate or tile roof, please keep in mind that your roof is a unique architectural feature on your home, and it is essential to keep its appearance in harmony with the rest of your home's exterior. It's one feature that sets our homes apart from the pre-fabricated, unsophisticated, run-of-the-mill homes seemingly in fashion today. Our cluster of homes here in Forest Hill, with their slate and tile roofs, are the envy of many "Forest Hill-wannabe" communities around Cleveland and the rest of the country. We can maintain this aesthetic harmony only with your continued vigilance and attention to the needs of your timeless and elegant slate roof.

## Timely Timeless Boutique – An Interesting Shop, An Interesting Shop Owner

Gloria Morman is a bundle of creative energy as she lovingly explains the interesting items and accessories found in her two-year old store, Timely Timeless Boutique. Located on Lee Road, steps away from Mayfield, the shop is packed with vintage clothes, African accessories, travel snapshots and items that are a mixture of the above.

Ms. Morman is as interesting as the store. She earned a degree in radio & TV broadcasting, has been involved in theatrical costume design and even modeling. After retirement from a career as a library media specialist, she traveled to Japan and Africa and upon returning, decided to take her love for the old clothes she had collected and enjoyed for years and turn them into a business. The store was named, "Timely" because just as she came to the realization that retail was in her future, the antique store operating in the storefront below her apartment closed. "Timeless" because the items inside have stood the test of time. Retirement is now spent with the things she loves.

Alterations are performed and she has some formal wear available for rent. There is an assortment of vintage clothes, feathered and fur hats, some new pieces, old clothes that have been altered to better suit the styles of today along with pieces created by the owner. Ms. Morman has constructed a hat and purse made from African "mud" cloth (burlap fabric colored with dyed mud) from Kenya. She has Kentia cloth, loomed in strips and sewn together. Along with displaying the cloth, comes a story of African women and how and why they use it. A string of African beads hanging over a mannequin brings out another story of how the beads are typically worn "under" clothes, to be discovered by a lover, the more beads worn, the sexier.

Stories abound. They played a large part in what she did in her various careers. They also create the ambience needed to best understand what she sells and how the world uses them. "Clothes are nothing, without the attitude." Morman states, as she adjusts the tilt of a hat on a customer. Understanding the why, wherefore and use of clothing is just another chapter in the life of a very interesting neighbor. Why not stop by, learn something new and take home a unique piece with a fascinating provenance.



**Gloria Morman**, owner and creative center of **Timely Timeless**, shows off an ensemble from her shop along with the appropriate panache required to make it work.

## Notes from the Forest Hill Historic Preservation Society

The Forest Hill Historic Preservation Society has a reasonably secure method of earning funds. Our biennial Home and Garden Tour is generally successful and it provides us with monies to perform a community service in the opposite year. This year, the board has decided to concentrate our efforts and resources on the East Cleveland portion of Forest Hill Park, specifically focusing on the area along Lee Boulevard. On Saturday May 13, 2006, we will conduct a day of work and neighborhood fun at the park.

Forest Hill Park, a gift to the city from the Rockefeller family, is truly a treasure. Designed by noted landscape Architect, A. D. Taylor, the acres of rolling land provide a beautiful vista for all of us, especially the residents lucky enough to live across the street. Unfortunately, due to the financial circumstances of the City of East Cleveland, care and upkeep of the park has been neglected. That task has been left in the hands of volunteers or the East Cleveland Parks Association, a non-profit organization started by "Dutch" Harley. Through the summer, we will be working with their organization to beautify and improve our neighborhood's "front yard."

The first step will be removal of the leaves, trapped for at least two years, against the rotting and deteriorating Lee Boulevard fence. We then plan to remove what remains of the still standing fence. The stanchions, some nothing more than reinforced steel rod with sections of concreted still connected, will be removed. Finally, we will plant numerous new shrubs, flowers and groundcover to accentuate to beauty of the site.

The FHHPS has some of the original landscape plans for this section of the park. We are currently working with a professional landscaper to determine if the original plants can be returned to the site. As a preservation society, that will be our ultimate goal, but as we all know, many things have changed since the plans were drawn in 1939. The trees, at the time, rather small and sparsely placed, now form a considerable canopy of shade. Lack of water, will prevent us from using plants that need regular care and feeding. Road salt, not very prevalent in the 30's has become a real factor in today's roadside plantings. With those challenges in place, we will make every effort to closely match the original look.

We can use your help. If you'd like to rake, dig, plant and preserve this fabulous neighborhood asset, meet us at the parking lot at 9:00AM on May 13<sup>th</sup>. We'd love to have the whole community's help. After we're done, we'll even grill some hot dogs so we can enjoy each other's company.

Hope to see you there!

-Jeffrey R. Dross  
*(Jeff is President of FHHPS. An article by the Society appears in each issue of the Forest Hill newsletter. If you are interested in more details about the organization, call him at 321-0206.)*

## Your Neighbor is On Stage!

FHHO officer Hester Lewellen will be appearing at the Aurora Community Theatre from April 28 to May 20 in "70, Girls, 70," an-old-fashioned Broadway musical with great music by Kander and Ebb (who wrote "Cabaret" among others). The story involves a bunch of old folks living in a residential hotel in New York City who decide to buy the hotel so it won't be shut down. Their plan to break into a cold storage locker and steal fur coats to get the money goes awry, but there is a happy and fun-filled ending. You may assume that the "old folks" are a very lively bunch, much singing and dancing, and a very funny scene where they have to "act old" to divert police suspicion!!

## Tree Trimming

Do you have overgrown trees in your yard? Individuals in CH can request that the city take care of their trees. Call the Forestry Dept at 691-7300. Damaged Adelphia cable lids in the tree lawns can be repaired only if a request is made to Adelphia at 575-8000.

## Forest Hill Flag

Are you interested in flying a Forest Hill flag? The Forest Hill Preservation Society has designed a flag incorporating the Forest Hill dove in a circle with "Forest Hill" printed below. Color is green with white dove/lettering. The flag is 2'-0" x 3'-0". The cost will be \$30. Send a note to [ladrossceur@core.com](mailto:ladrossceur@core.com) or contact one of the Trustees if you are interested in one.

## Forest Hill Lawn Bowling

Remember last issue's article about lawn bowling? The season is coming soon! If you are interested in learning more about lawn bowling, the Forest Hill Lawn Bowling Club or joining in the fun taking place, right here in your neighborhood, contact Wayne Crookshanks at 440-352-1978 or [foresthillbowl@aol.com](mailto:foresthillbowl@aol.com).

## Forest Hill Doves

Did you know you can purchase a cast resin replica of the Forest Hill dove that once adorned our street signs? If you are interested in purchasing a dove for \$150, please call and leave us a message at 932-8952 or mail us a check and we will deliver the dove to your home.



## Coit Road Farmer's Market

Don't forget the Coit Road Farmers Market. It is opened all year on Wednesdays from 10 to 3 and Saturdays from 8 to 1. For more information, visit their website at [www.coitmarket.org](http://www.coitmarket.org) where you can find a full history, pictures and driving instructions.

Forest Hill Home Owners, Inc.  
2419 Lee Boulevard  
Cleveland Heights, Ohio 44118  
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[www.fhho.org](http://www.fhho.org)

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In an effort to become a more welcoming community, neighbors who live on either side of and directly across the street from new residents, will receive a card with their new neighbor's name. Please make them feel at home!