



FOREST HILL HOME OWNERS  
ANNUAL RESIDENTS' MEETING  
Tuesday, November 12, 2013

The Annual Meeting of the Forest Hill Home Owners was held on Tuesday, November 12, 2013, at the McGregor Home beginning at 7:23 p.m. There were 40 residents in attendance including the following Executive Committee members: Hester Lewellen, President; Sally Miller, 2013 Senior Vice-President; Tony Rupcic, Treasurer; Joyce Rothenberger, Secretary; Christopher Hubbert, Chair of Board of Trustees; Jeff Dross, Newsletter Editor; Eileen Smotzer, 2014 Senior V.P.; and Kate Lewis, 2014 Membership V.P. Also in attendance were Dale Rothenberger & Dean Sieck, Co-Chairs of Standards.

Absent was Executive Committee member: Joyce Holloway, 2013 Membership V.P.

Hester called the meeting to order and gave a welcome to all attendees. She then introduced the Executive Board members in attendance.

**Minutes of the November 23, 2012, Annual Residents' meeting** had been handed out along with an agenda and packet of information. **A motion to approve the minutes was made by Christopher Hubbert and supported by Eileen Smotzer. CONSENSUS**

**A Financial report** for the past 10 months was presented by Tony Rupcic. We have had a deficit over the past 4 years because of major improvements made to the Blue Cottage, which included: a new boiler, new air conditioner, shake roof restoration, public sidewalk leveled, electrical upgrades, replacement of glass in several windows, and the parking lot repaved. Also during this period Reilly Painting & Contracting donated to the Blue Cottage the complete painting of the outside and inside, and the hardwood floors refinished. Tony also noted that interest income is currently almost non-existent. He foresees a positive balance from this year forward. **A motion to accept the financial report was made by Eileen Smotzer and supported by Susan Lefferts. CONSENSUS**

**Standards report:** Dale Rothenberger reported that it is the obligation of the homeowner to keep the FHHO property values up. Generally the properties are being well maintained. He asked everyone to work with Standards and to please let the committee know of any violations they observe.

**Publications:** Jeff Dross said that we publish the newsletter twice a year along with a solicitation letter twice a year. It was noted that two Brewster Road residents present had not received their

newsletter yet, and they were encouraged to take the extra copies available at the meeting. Jeff also asked for any newsworthy articles be sent to him for future printing. He said the deadline for the spring issue would be March 15, 2014.

**Membership report:** Kate Lewis read the report prepared by Joyce Holloway. We have had 30 new members move into Forest Hill since the beginning of the year. It was also noted that Joyce H. has prepared a comprehensive brochure for realtors regarding FHHO and our covenants and another for all residents with phone numbers and email addresses for important contacts at City Hall, etc. Joyce H. will be continuing next year as our Marketing Chair and hopes to continue work on a Forest Hill Cookbook.

**Cottage & Grounds:** Sally Miller had a list of what has happened in the past year which included: the Cottage interior cleaned 3 times this past year by Hattie Helms' cleaning lady; 40 hours of volunteer landscaping around the Cottage and Burlington lot; lawn maintenance by Ralph Harrison at the Cottage and other properties; and an update on the re-seeding of the Northvale triangle, that is now scheduled for the spring of 2014 as East Cleveland Parks has had a lack of volunteers to get it done this fall.

**Election of Trustees for 2014:** The list of nominated Trustees for 2014 was handed out. **A motion to accept the nominations for Trustees was made by Dale Rothenberger and supported by Glending Olson. CONSENSUS**

**President's report:** Hester expressed her gratitude to the officers, trustees, and other volunteers who have worked so hard over the past year. She explained all of the handouts available at the sign-in table. She then explained this past year's achievements: a spreadsheet developed for Standards by Dale and Dean; prompt responses from the Standards Committee to voicemail at the Cottage; upgrades at the Cottage; over 200 members signed up now on nextdoor.com; the Northvale Triangle ownership was transferred to the city of East Cleveland (worth \$300, and our taxes for it were \$340/year); and the Mayfield lot that has been for sale has not sold, so Tony will pursue getting the taxes reduced because the true value of the lot is lower than it is currently assessed.

Hester quickly gave us her "Wish List" for 2014 which consisted of: a new path from the Cottage parking lot up to the entrance sidewalk, a new breaker panel in the Cottage to replace the fuse boxes, 250 households on nextdoor.com, a more professional situation for the printing and mailing of the newsletter, all of the Standard applications available on-line, and to begin the process of having FHHO listed on the National Register of Historic Places. Eileen Smotzer has agreed to be the liaison with FHHO and Stephanie Ryberg-Webster who teaches Historical Preservation at Cleveland State.

Questions asked of Hester were:

- FPP signs posted in the area. Possibly a Film Production company?
- Would we consider making the newsletter available as a download from the internet instead of spending money to send out? Marla Zwinggi volunteered to help Jeff with that project.

- Cleveland Heights residents need to be aware that when placing recyclables out on trash day they need to be separated by 5 feet or more from regular trash or they will be picked up as trash.
- Forest Hill Church on the corner of Lee and Monticello will be having a recycling truck on site this coming Saturday and Sunday from 9-4:00 for anything electric.

Being there was no New Business **a motion to close the meeting at 8:05 p.m. was made by Jeff Dross and supported by Les Jones. CONSENSUS**

Hester then introduced our guest speaker, Sharon Gregor. Sharon has researched the Rockefeller family and written a couple of books about them which were available to us after her slide show. She then gave us a look into the Rockefeller family, their home, and activities while they lived here in Forest Hill.

/s/ Joyce Rothenberger

Joyce Rothenberger, Secretary