



Spring/Summer 2014

Newsletter of the Forest Hill Home

Forest Hill Home Owners, Inc. is a non-profit organization established more than sixty years ago to benefit the nearly 1000 homes in the Forest Hill neighborhood and to enforce the protective covenants applicable to each property in Forest Hill.

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**A Message from the FHHO President:**

Happy Spring, finally! As I write this, the leaves are out and I've spent the morning planting my annuals. Time for us all to take a good look at our properties and do what sprucing up we can, for the sake of our neighbors and the whole community.

In this issue you will see an article on getting very low interest loans from Heritage Homes, a branch of the Cleveland Restoration Society. These are not need-based loans; the only criterion is that your house be more than 50 years old, so virtually every one of us qualifies. Another article, by historian Sharon Gregor, tells us about Rockefeller's Orchard and Gardens. Just another reminder that you are living on John D. Rockefeller's property! Also, Dean Sieck, a member of the Standards Committee, has written an opinion piece about our deed restrictions. These restrictions will expire in 15 years if not renewed. Among the issues he raises are solar panels, slate roofs, free-standing sheds, and chicken coops. I need to respond to a few of his comments.

Cleveland Heights has passed a "Sustainability Initiative" that endorses environmentally friendly homeowner activities such as clotheslines, chickens, solar panels. Since solar panels weren't around 85 years ago, they are not addressed in the deed restrictions. Although the company Dean hired couldn't do it, it IS possible to put solar panels on a slate or wood shake roof although I was told tile is more difficult. This begs the question of the aesthetics, however.

As you know, the roofs in the original Forest Hill development were limited to slate, tile, and wood shake. These roofs, if maintained, add to the value of your home and the beauty of the community. If they are not maintained, however, restoring them can cost a bundle. We recommend these reputable companies (listed alphabetically) for you to work with. For tile and slate (alphabetically): Cleveland Slate 440-519-0700, Durable Slate 877-340-9181, Exact Roofing 216-226-4131, Heights Roofing 330-773-1019, Profi Custom Roofing 216-383-9363, etc. For wood shake: Shake Savers 216-299-2409.

If the cost of maintaining your original roof has become prohibitive, do not go with disreputable roofers who tell you your only alternative is tearing off the slate and replacing it with cheap asphalt. Contact Tony Rupcic our roofing expert by phone (216-371-6233) or email ([Treasurer@fhho.org](mailto:Treasurer@fhho.org)) to see if there is a middle way. He can help you find reasonable restoration or an attractive substitution.

Dean also raises the question of unattached structures which are not allowed in accordance with the deed restrictions. On my block there are no fences, so the idea of sheds or chicken coops popping up would negatively impact our park-like backyard vista. For any variance on the deed restrictions, a homeowner would have to request permission from the Standards Committee and have the permission of all of his/her 8 abutting neighbors. Applications for changes to the exterior of your home are now available for download on the Forest Hill web site. These still need to be filled out by hand and turned in at the Blue Cottage, 2419 Lee Blvd., Cleve. Hts., OH 44118.

Fences, sheds, chickens, roof tear-offs: these are the issues that are addressed in the deed restrictions and which come up in the life of Forest Hill. We are certainly willing to consider these issues in the future as we have in the past, and maybe at some point our decisions will change, depending on the thoughts of the community. As always, feel free to air your thoughts at [fhho.nextdoor.com](http://fhho.nextdoor.com), our private social network. One-fourth of our homeowners have joined Nextdoor.

On another topic. We have raised the dues for paid membership in Forest Hill Home Owners to \$75. And the dues for receiving the discount offers is now \$125. If you have not sent in your dues for 2014, we'd appreciate your doing so as soon as possible. Application fees for changes to the exterior of your property are waived if you are a paid-up member.

Please feel free to contact me with any questions at: [president@fhho.org](mailto:president@fhho.org)

Yours Truly,  
Hester Lewellen

**What's  
Inside?**

- A story about Rockefeller's orchards and garden
- Information on the Heritage Home Program
- National Register for Forest Hill
- 37<sup>th</sup> annual Heights Heritage Tour
- An opinion by neighbor Dean Sieck



## **Jazzercise --cardio--strength--stretch**

Unlimited classes:

3 classes per week at So. Euclid Methodist Church  
6 classes per week at Cleve. Hts. Community Center  
(You do not have to be a Cleveland Hts. resident or  
belong to Cleveland Hts. Community Center )

Mary Beth McCann, Certified Jazzercise  
Instructor/Franchisee  
440-542-0246  
[marybethmccnn@gmail.com](mailto:marybethmccnn@gmail.com)

### **MENTION THIS AD FOR ONE FREE CLASS**

- So. Euclid Methodist Church (1534 So. Green, just south of Mayfield)  
Mon., Wed., Thurs. at 9:30 AM
- Cleveland Hts. Community Center (at Mayfield and Superior)  
Mon., Tues., Wed., Thurs. at 6:30 PM; Sat. 8:45 AM; Sun. 9:30 AM

## **Rockefeller's Forest Hill Orchard and Gardens**

By Sharon E. Gregor

With the demolition of Huron Road Hospital, a rare opportunity exists to view that part of the Forest Hill Estate where Rockefeller's orchard, vegetable garden, greenhouses, grape arbor, rose garden and the gardener's house were located. This has literally "opened up" a once in a lifetime chance to see the terrain and the lay of the land as Rockefeller knew it.

The site of the orchard and gardens during Rockefeller's tenure at Forest Hill stretched east to west from Belmore Road in East Cleveland to the present Forest Hills Blvd. It was bounded on the north by the Knight and Richardson Allotment situated on Euclid Avenue and still the present site of St. Philomena Catholic Church and Vassar Street, Fernwood, Wellesley and Mount Union Avenues. To the south the orchard and gardens encompassed Terrace Road which was not cut through the estate until 1936. What would have been considered a utilitarian part of the estate, a service entrance and gate next to the gardener's house, reached from Vassar Street off Euclid Avenue, it was nevertheless a place of great beauty. The gardens and orchard of apple, cherry, pear, peach and plum trees were laid out in rows and divided by a road and an allee of towering trees. The grape arbor, road and trees can be seen in the background of the photograph of the Frost family who lived in the gardener's house from 1924 to 1927.

Suppose you had an invitation to visit the estate. (Rockefeller actually issued small engraved calling cards to friends and acquaintances who wished to view the grounds.) You would have entered at the main gate on Euclid Avenue at the present intersection with Forest Hills Boulevard and passed through huge iron gates scrolled with the letter "R". The entrance was guarded and would have been opened by Patrick Lynch who lived with his brother in the charming red brick gatehouse to your left. From the gatehouse you would have then traveled slightly uphill, a gentle incline which curved to the east. You are now on the main carriage road leading to Forest Hill, the Rockefeller family's summer home of 40 years. Mount Union Avenue is on your left and today one can still see an embankment of large sandstone and cobblestone which most likely enclosed Rockefeller Brook and

defined the boundary of the Knight and Richardson Allotment. Forest Hills Boulevard follows the route of the estate's main carriage road as far as Terrace Road, although the original road tacked a little more to the east.

When you reach the present intersection of Forest Hills Boulevard and Terrace Road you are at what surely must have been a magical spot for any visitor or for that matter the Rockefeller family. And I will leave you to paint in the landscape. To your left on a slightly elevated plateau was the grape arbor and behind the arbor hidden from view were the gardens and orchard. The estate's lily pond was located across the present intersection near the entrance to today's Forest Hill Park's Bowling Green. In front of you are the thickly wooded heights of Forest Hill and high above the tiered and terraced manicured lawn on your right is situated on the crest of the hill a Victorian mansion fit for a king - an oil king that is.

## **Cleveland Heights Improvement Awards**

The City of Cleveland Heights held its 38th Annual Community Improvement Awards last fall, recognizing individual homeowners, business owners, and organizations that have worked to improve their properties and contribute to the vitality and beauty of the city. The winners were chosen from properties nominated by community members.

In our area, Forest Hill homeowners, Jeffery King and Delores Hasan were awarded a Community Improvement Award for their meticulously manicured and maintained home on the corner of Forest Hills Boulevard and Hollister.

One of two "Street Awards" given this year was to the homeowners of Westover Road. The award is given to streets where neighbors take pride in their neighborhood and have made visible efforts to improve the exterior property. If you have driven Westover, you know that to be true!

Congratulations all and thank you for making Forest Hill a better place to live!

## Heritage Home Program

With spring slowly peeking around the corner, you've probably found yourself, on more than one occasion, making to-do lists for home and yard improvement projects. Perhaps your Cape Cod is in need of a new exterior paint job. Maybe your driveway apron is crumbling or you have moldy tile in your master bath.

Regardless of the scope of your project, before beginning, take a closer look at the Heritage Home Program. This community loan resource has been in existence for more than 20 years, and thus far has pumped more than \$37 million into neighborhood reinvestment for homeowners.

The program is attractive because it offers low-interest financing, as low as 1.4%, to qualified applicants who live in homes that have been built prior to 1964. With an interest rate this low, the Heritage Home Program makes it easy for homeowners to perform several updates at once. They also offer free workshops on project planning, historic color palettes for exteriors and sustainability initiatives.

Get your home in top shape this spring and summer and help restore the beauty of Forest Hill. Visit [www.heritagehomeprogram.org](http://www.heritagehomeprogram.org) or call 216.426.3116 for more information on this outstanding community resource.

## Monster Garage Sale!

On May 24 Forest Hill held a monster garage sale. 51 homes participated by signing up via FHHO.Nextdoor.com. Created and nurtured by Marla Zwinggi, the idea of the garage sale kept growing and growing till it doubled the size of our first one last year. We were blessed with a wonderful day of fabulous weather. It was great fun seeing the crowds of shoppers moving through the neighborhood looking for bargains and, incidentally, finding out about Forest Hill, the best-kept secret in Cleveland!

### 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**

Alteration guidelines are available on our website at [www.fhho.org/images/deedr.pdf](http://www.fhho.org/images/deedr.pdf) <<http://www.fhho.org/images/deedr.pdf>

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

## Welcome New Residents!

We're glad you're here!

**Karen Brooks** – Brandon  
**Gina Cheverine and John Satola** – Brewster  
**Faith Bond and Scott Simpson** - Burlington  
**Belinda Walker and Phillip Heard** - Forest Hills  
**Keith Moore** - Forest Hills  
**Terry Scott** - Hereford  
**Terrance Wilkinson** – Henley  
**Susan Haberland and Tony Senf** – Lee  
**Renee Johnson** – Mount Vernon  
**Jalena and Kenneth Kirkland** – Mount Vernon  
**Paul Sartori** – Newbury  
**Hazel Morse** - Newbury  
**Leslie and Thomas Sullivan** – North Taylor  
**Donna Cooper** – Northvale  
**Helen Forbes-Fields and Darrell Fields** – Oak Hill  
**Theresa Mangual** - Oakhill  
**Joyce and Jay Nesbit** – Rutherford



### 100 Years Old!

April 20, 2014, was not only Easter but also the 100th birthday of Forest Hill resident Marguerite Opaskar. Marguerite and her husband, Carl G. Opaskar, M.D., moved to their new home on Hollister Road on July 13, 1949. Carl died in 2003, but Marguerite remains in the home with the help of two daughters who live with her. All seven children collaborated on her birthday celebration, which they attended with a majority of her 18 grandchildren and 19 great-grandchildren, as well as many other family members and friends. Among the roughly 100 guests were long-time friends from Hollister Road.

In addition, Bill Muth turned 100 on Jan. 19. Ruth Kay turned 99 on May 5. The two are former neighbors and have meals together in the dining room at Waterford Retirement Home.

## A Neighbor's Concern

By Dean Sieck

In the fall of 2012, I hired a company called Greenstreet Solutions to place foam insulation in the joist ends of the crawl space under my house. It turned out that the company was capable of making several different types of energy-saving changes to residences, including installing solar panels, and even windmills. Conversation with its proprietor, Clint Cravens, revealed that he could install solar panels on the roof of my house and put me on the electrical grid, so I could be buying and selling electrical power as needed for the small sum of \$4,000.00. I was shocked at the low cost, but there was a catch. He couldn't do it to a slate roof.

That conversation set me to thinking about the opportunities and limitations of the house my wife and I own and occupy. After living on Rydalmount Road for 35 years, we moved to Bolton Road in November of 2009 to a house that had been vacant for five years by the time we moved in. The neighbors were thrilled to see the house purchased and occupied because it had become an eyesore on the street. In fact, we were told after we got to know our neighbors, that some had considered buying it and having it razed. Rehabbing the house to make it fit for our needs and desires cost about the same as the purchase price. No doubt other Forest Hill homeowners have similar stories to tell.

Part of the problems we needed to address concerned the roof. As many owners of slate roofs know, although a slate roof lasts for several if not many decades, it needs a periodic infusion of cash to keep it viable. As far as I have been able to determine, my house has the least square footage of any house in Forest Hill. Since I bought this rather small house, I have put \$5250 into the roof. I have not priced another roof for this house, but it seems to me that I wouldn't need to add too much to what I have already spent to have a new fifty-year asphalt roof. And if I were to do that, I would be able to have a solar array and buy and sell power. But I can't if I abide by the deed restrictions, and that is the point of this article. By adhering to an 85 year-old value system as expressed in the deed restrictions, are we imposing a requirement on ourselves that is neither reasonable nor responsible in the twenty-first century?

When this neighborhood was established, electricity was plentiful, if not cheap. No one worried about a shortage of energy. No one had ever heard of global warming. The belching smokestacks of industrial Cleveland were seen as friends, symbols of the success and promise of Cleveland's bright future. Solar-generated electricity was not even in the futuristic section of Popular Mechanics magazine, let alone in the popular mind. The very idea of ice melting into seas and disappearing glaciers was unimaginable. Gasoline was cheap and obviously in infinite supply. Eighty-five years later, electricity seems the future of transportation with more and more hybrid cars on the road and fully electric plug-in cars hot on their tail. Former industrial buildings are razed to make space for solar arrays, as at the corner of Euclid Avenue and Lakeview Road down the hill in East Cleveland.

Organizations exist that will build and finance solar arrays at no cost on the grounds of churches, such as First Unitarian in Shaker Heights. And many techno-futurists and economists say that the future of electric power lies in decentralization, meaning generated at the point of use: on your roof.

Of less significance but still relevant to our deed restrictions and their limitations is the matter of space available to homeowners. My house was built in 1954 of the same vintage as many in the neighborhood. Other houses in this neighborhood are much older. When mine was built no one had riding lawn mowers or large snow blowers or any of a number of yard maintenance tools and equipment that many of us now depend on. The life expectancy of a male in 1955 was around 67; in 1929 when the neighborhood and its restrictions were established, life expectancy was 55. People my age, 71, did not take care of their lawns, landscaping, or snow removal. The average man my age was dead—or at least so debilitated he had no hope of such strenuous activity. I can still get all my equipment in my garage—with very careful arranging and constant juggling. (How those of you manage who live in the Rockefeller homes with even smaller garages I have no idea.) But I don't have a riding lawn mower. If I did, I couldn't get it in the garage. I would need another building for such storage. But the deed restrictions that met the needs of an earlier time prohibit my building such structure, whether it is attractive or not. Not only that, but they also prohibit my parking my car in the driveway, which is the solution to this problem for many suburbanites. Although the FHHO Standards Committee is not currently enforcing that rule, clearly, by denying homeowners separate storage buildings, the deed restrictions encourage if not force some residents to park their cars on their driveways. An "open, park-like atmosphere" may have met the needs of people sixty and eighty years ago. But does rigid adherence to this idea meet our needs now?

The City Council of Cleveland Heights authorized its "Sustainability Initiative" to bring that city's ordinances into line with the realities of living in the twenty-first century. That project dealt with a whole variety of energy and environmental matters and approved a wide range of homeowner activities, most all of which would astound and outrage the people who wrote the deed restrictions of FHHO in 1929. That initiative authorized gardens and rain barrels on all sides of a house, clothes lines, and solar panels among others. Many environmentalists make a case for the decentralization of food production similar to energy production. Much of our food comes from overseas, not only because it is tropical, but because the corporations that bring it to us find it more profitable to use energy and create exhaust pollution than to pay U. S. labor rates—and maybe because global warming is drying up fertile land in the continental U.S. That is the reason for the explosion of farmer's markets: to get the food production closer to its consumption. And that is the logic behind the most controversial of Cleveland Heights' sustainability measures: raising a small number of hen chickens on a home property. Buckeye Egg, an Ohio corporation has repeatedly been cited for environmental infractions that probably are inevitable for an operation of its size. So, the thinking goes, why not raise a few eggs on your own property? In fact, a Forest Hill neighbor and Cleveland Heights resident proposed that very thing, and although Hester and Rosanna Sprague and others

met and spoke with him, apparently the sustainability and environmental rationale could not overcome aesthetic concerns. So the idea was rejected. Which really is better? To raise a few eggs in a small enclosure on your own property or to support massive environmentally irresponsible corporate operations that despoil the water and farmland in central Ohio? These are increasingly important questions for environmentally responsible citizens.

I can hardly pass myself off as an environmental expert or authority. All of us hear and read about these kinds of issues all the time. I am sure that many of those reading this article know more about these matters than I do. And I am certain that many of my neighbors are as concerned about the kinds of issues I am raising here—in the abstract, at least. But these are not only abstract issues that make for articles in the Atlantic magazine; they are matters that affect us in our everyday lives and threaten future generations. And they are matters that we can affect by the decisions we make.

I realize that the very idea of raising these questions will be seen as something like heresy by some in the Neighborhood. But my intent is not to provoke, but rather to initiate a conversation and thoughtful reflection on how best to live together in a community that not only values the heritage we have received from our forebears but also lives responsibly in a world they never could have imagined: the twenty-first century. I like this neighborhood, and like you, I value its homes, legacy, tree-lined streets, and neighborhood feel. And I respect the vintage of my home and strive to make improvements that fit with it. (I went to considerable expense to have moldings custom-made to match those in my former Cleveland Heights house.) I express my appreciation of Forest Hill not only by paying my dues, but by participating with my partner Dale Rothenberger on the Standards Committee. I am the person who receives and handles the calls at the blue cottage, and I am the FHHO trustee for Bolton Road.

According to the FHHO website, the deed restrictions we live by will expire in 2029, a mere fifteen years from now. It seems to me that as we look toward their expiration, these questions and no doubt others we need to be asking ourselves. I invite your thoughtful response to these ideas at [hijinks17@roadrunner.com](mailto:hijinks17@roadrunner.com) or 216-932-6120.

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### Fall FHHO Newsletter

**Please Note: The Fall 2014 Newsletter will NOT be mailed to every home owner. Instead, it will be e-mailed. Printed copies will be available at the Blue Cottage.**

**To register an e-mail address, contact [president@fhho.org](mailto:president@fhho.org).**

## Homeowner Fees

Remember, if considering a home repair, approvals must be secured and a fee is required.

**Application Fees:** A basic fee of \$30 will be assessed for exterior alterations and additions. Fees for additional applications will be \$10. (Fee is waived for contributors.)

**Approval Violation:** Failure to secure a permit for alterations or additions will result in fines, not to exceed \$500. Continuing to work on a project after FHHO has notified the resident of a violation will result in a fine, not to exceed \$100 per day.

**Maintenance Violations:** If a maintenance violation is not corrected, the assessed fine is not to exceed \$100 per day.

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## Forest Hill National Register Nomination

The National Register of Historic Places is the nation's official honor roll of historic properties that are worth preserving. At present, Forest Hill Park, the Rockefeller Building, the sales office, (Blue Cottage) and the eighty-one Rockefeller homes are listed in the National Register. But the historical significance of Forest Hill did not end when the Rockefeller homes were completed. From the 1930s to the 1950s, Forest Hill continued to be developed as a model suburb according to the principles established in the 1920s by John D. Rockefeller Jr. and architect Andrew J. Thomas. The resulting subdivision of approximately one thousand homes is historically significant as an excellent example of suburban planning and as a collection of high quality colonial and ranch homes that retain their historic appearance to a large degree, thanks to the FHHO preservation guidelines. We recently began the process of listing the balance of Forest Hill in the National Register of Historic Places.

National Register listing does not restrict what a private owner can do to his or her property. National Register listing does provide a measure of protection if federal funds are used in a project that will impact the listed property. For example, if federal highway funds were used to widen Lee Road, federal agencies would review the effects of the widening on Forest Hill allotment and try to avoid or reduce any adverse effects.

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## Forest Hill Swim Club

Remember, there is a members-only swimming pool in the community. Contact the Forest Hill Swim Club at 2333 Lee Boulevard or 216-321-5067 for membership information.

*The Forest Hill Swim Club is not directly connected with Forest Hill Home Owners.*

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## **Art of the Home 37<sup>th</sup> Annual Heights Heritage Tour**

The 37<sup>th</sup> edition of the Heights Heritage Tour will take place Sunday September 21, 2014 from Noon to 6:00PM. The theme for this year will be "Art of the Home" in tribute to the artistic and historic homes located throughout the city, in addition to recognition of Cleveland Heights as "Home of the Arts."

As always, there will also be a preview party and tour Saturday evening from 6:30PM where a select group of homes will be visited via trolley, followed by a party at The College Club.

For more information, contact tour sponsors, the Heights Community Congress at 216-321-6775.

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## **Heading Off on Vacation?**

If you're leaving for vacation, along with arranging a pet sitter, stopping the mail and newspaper, don't forget to call the police. The police will schedule additional trips past the house and pay extra attention to the area. Call Cleveland Heights Police at 216-321-1234 or the East Cleveland Police Department at 216-451-1234. Tell them this is a "non-emergency" issue.

## **FHHO Contributors**

This is the list of 2013 contributors who donated after the Fall 2013 Newsletter went to press. 2014 contributors will be recognized in the Fall 2014 Newsletter

### **Brandon Road**

Bobbette Morrow

### **Blackmore Road**

Harvey & Sondra Jacobs

### **Brewster Road**

Natasha Chornesky

### **Cleviden Road**

Una H. R. Keenon & Cory Bush III

Jim Uhler & Leonora Roth

### **Forest Hills Boulevard**

Lydia Glaude

### **Glynn Road**

A. Grace Lee Mims

### **Henley Road**

Gerald & Louise Bragg

Christopher & Adele Kious

### **Lee Boulevard**

Robert & Dorothy Pace

### **Monticello Boulevard**

Helen Sadler-Olivier

Ordean Jackson & Andrina Griffin

Fredrick & Rosalyn Young

### **Mount Vernon Boulevard**

Mary Mann

### **Newbury Drive**

James & Lillian Houser

### **North Taylor Road**

Rev. Donald King – Hope Lutheran Church

### **Northvale Boulevard**

Branch & Joan Atkinson

Willie Peete & Aubrey Bailey

### **Oakhill Road**

Edward & Marilyn Bourguignon

Darrell Fields & Helen Forbes Fields

### **Rutherford Road**

Isaiah & Mary Alice Rucker

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## **First Saturdays**

To allow Forest Hill homeowners better access to the FHHO organization, our headquarters located at the Blue Cottage, 2419 Lee Boulevard, on the corner Monticello Boulevard will be open from 10:00 AM to 1:00 PM on the first Saturday of every month. We're calling this First Saturday, so everyone remembers.

An FHHO Officer or Trustee will be on hand to answer any of your questions, accept applications for home repair and show you around the historic structure. We would also love to encourage your participation in the organization, so check the calendar and stop by the cottage.



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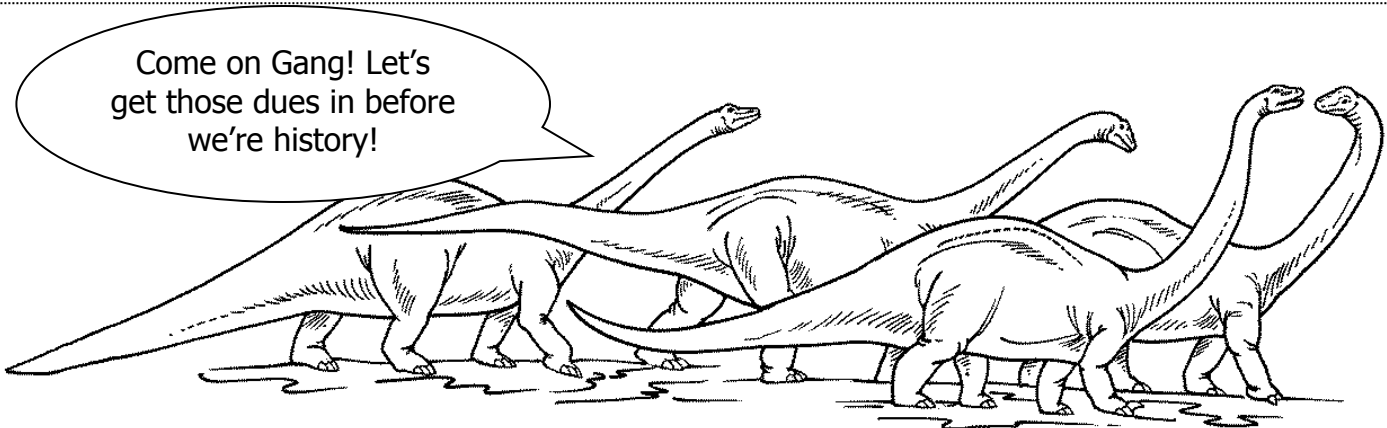
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Mark Your Calendar Now! The FHHO Annual Meeting will be held Tuesday November 11, 2014 at Hope Lutheran Church Community Room at 7:15PM



Fill in the form below and mail it to FHHO, 2419 Lee Blvd., Cleveland Heights, OH 44118-1206. \$75 is the suggested membership fee, but many residents are sending double to get the discount letter. If you'd like to further help your community, please indicate your interest in volunteering. You will be contacted!

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

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

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

**I want to do something meaningful for the neighborhood; call me!** \_\_\_\_\_