

Did You Know...?

The Carlyle accepts payments for all your monthly fees via check or ACH. If choosing ACH, please contact the management office for details. Also, you can drop monthly maintenance fee payment at the front desk and save a stamp.



First Realty Property Management, Ltd.
6690 Beta Drive, Suite 220, Mayfield Village, OH 44143
(440) 720-0100

The Carlyle office – (216) 221-6060
Carlyle Website: carlyleonthelake.com
Email: carlyleboardofdirectors@gmail.com

THE CARLYLE CONDOMINIUM UNIT OWNERS' ASSOCIATION

BOARD OF DIRECTORS

Anita Gill, President
Michael Ashley, Vice President
Harry Freer, Treasurer
Mark Nagle, Secretary
Dr. Peter Anders – Member-At-Large
Eric Huvendick – Member-At-Large

Douglass Fogg – General Manager
Linda Mayhugh – Office Administrator
Carl Andrako – Physical Operations/Efficiencies Manager



THE CARLYLE NEWSLETTER

SEPTEMBER 2018

Summer Season Winds Down, But Not Construction Season!

Wow, where did summer go? Just like that Labor Day is here, summer winds down and we head into fall! The good news is the outdoor pool will remain open throughout much of September depending on the weather, so be sure to take advantage of it while you can.

Maintenance, Repairs & Replacement (MRR) - Updates



The Board of Directors, Management Office, Staff and our contractors would like to offer a sincere thank you to ALL residents for your patience throughout our “Carlyle Construction Season” as we continue to reinvest in our building.

We know many of these projects cause a great deal of inconvenience for residents but ultimately should continue to enhance our unit values that have increased an average 16.6% each of the last five years.

Below is a list of the various projects that are either underway or starting and hope this will allow all residents to plan accordingly.

Sea Breeze (sub-basement) and Boardwalk (basement) Level



Repairs & Progress – We are entering the “home stretch” of this refurbishment project following the water main break in late 2017. As most of you know, the Board of Directors decided to make upgrades and changes to this area rather than just repair the

damage. We are anticipating opening the Sea Breeze level on or before October 1, 2018.

Once the Sea Breeze level is open, we anticipate starting on the Boardwalk level (basement) sometime around the middle to end of October. The work on the Boardwalk level will include a new workout room (estimated to be 20-25% larger) across from the laundry room as well as new carpeting in the hallways and paint.

When work begins on the new exercise room, we will be moving the exercise equipment into the Harbour Room while the Boardwalk level is completed. Once the new exercise room is finished, we will move the exercise equipment into the new room, then paint and replace the carpet in the Harbour Room. Once this has been completed, we will be able to hold our monthly meetings again in the Harbour Room.

Elevator Modernization Project – The long-anticipated elevator modernization project will begin in mid- September starting with replacement of the curtain wall outside the glass elevator and continue through the end of October. This will affect the operation of the glass elevator daily between 8:00 AM and 5:00 PM while the work is completed. The elevator will be operational after 5:00 PM thru 8:00 AM.

The elevator modernization project contract was awarded to Otis Elevator for \$1.9 million dollars and is expected to take between 24 and 30 months. Once work begins on the elevator cabs, residents can expect significant delays as two elevators will be out of service at all times throughout the project.



Updates will continue to be supplied through the newsletter and postings throughout the building.

Carlyle Clothes To You

A Full Service Dry Cleaning And Laundry Service



- *Drop off at Front desk*
- *Pick up at Front desk or delivered to your suite by Security*
- *Sign up at the Front desk or, for more information, contact Linda in the Management office*

FROM THE DESK OF DAVID FISCHER **CUSTODIAL STAFF SUPERVISOR**

As you are aware, there are storage locker rooms located in the basement and sub-basement levels in The Carlyle. These lockers are the proper places to store most items. **DO NOT STORE ITEMS IN THE AISLES!** This is a safety hazard. A routine inspection and cleaning of the locker rooms is done on a regular schedule. Anything left in the locker rooms will be considered discarded items and will be properly disposed of.

Remember to lock your locker and turn off the lights before you leave the locker room.



responsible for eliminating infestation and notifying adjacent units if there is a known or suspected bedbug infestation. Tenants are required to report known or suspected infestations to their landlords and allow reasonable access to their unit. Lakewood Alive has partnered with the City is available to assist with identification of bedbugs, referrals to reputable pest control companies, and provide education for your residents and condo owners. Sample forms and other relevant information is available at www.onelakewood.com/bedbugs Please share this information with your building owners and tenants and direct them to the City's website, www.onelakewood.com/bedbugs. Anyone specifically seeking assistance identifying and/or remediating a bed bug infestation should contact Lakewood Alive at 216-521-0655.

Here are a few more reminders.

- **DO NOT FEED THE BIRDS FROM YOUR BALCONY or anywhere on the property.** Unfortunately, your kind gesture only invites a nesting and messy situation for everyone and the bird droppings are not appreciated.
- Remember that music, TV's, and voices carry in the night air and early morning hours when you are out on your balcony or have the balcony door open. Your cooperation is needed to keep this type of situation from becoming annoying or disturbing to your neighbors.
- **The front desk will hold your keys if you want to go for a walk or a run.**
- Please be careful when watering plants so that water does not drip on to the balconies below. **Washing of balconies is likewise prohibited** as the runoff falls on balconies and personal possessions below. Sweep from the edges of your balcony to the center of the balcony and use a dustpan to pick up debris. **No debris shall be permitted to fall** to the parking lot or other balconies below.
- Nothing shall be hung from the balcony railing, nor shaken, thrown down or dropped from the balcony and it includes no **cigarette or cigar butts.**

New Window & Balcony Door Replacement Phase II – Work has been completed on the North Tower windows & balcony doors (#22 & #23 series) as well as the north face of the South Tower (#01 series). Koch Corporation was awarded the contract to replace the curtain wall outside the glass elevator (as noted above), and once this is completed, they will begin work on the South Tower (#08 & #09 series).

Water Pumps & Valve Repairs & Replacement – Our water main break last year caused damage to two of our water pumps as well as the applicable shut-off valves when the room flooded. Fortunately, the pumps were able to be put back into service within 72 hours, but we need to complete work in the boiler room / pump room which includes these repairs and pouring new concrete for the affected area.

A WATER SHUTDOWN FOR THE ENTIRE BUILDING IS SCHEDULED TO TAKE PLACE THE EVENING OF SEPTEMBER 10TH THROUGH THE FOLLOWING MORNING.

Notices and updates will be provided prior to the shutdown via posted messages, and also through our One Call Service that many residents have signed up for. Please make note and plan accordingly.

Revetment Repairs – We're sorry to report that there is no update from last month as the revetment will remain closed until further notice. We anticipated Phase II starting in late spring with replacement of the fishing pier and associated work around it. KS Associates, the engineering firm handling the project submitted our plans to the Ohio Department of Natural Resources (ODNR) and those plans were challenged by the owner of the property just west of us.

We are in the process of consulting with a maritime lawyer who handles issues like this. We will continue to keep everyone updated in the newsletter as this moves forward.

Restaurant Progress – We were happy to see our new neighbor, Tony George, submit an article in last month’s newsletter on his continued commitment with the new restaurant. Since the windows on the North tower are now complete, the scaffolding will be removed and allow Mr. George to move forward with exterior construction on the front of the building.

Closing – If you have any questions regarding any of the above, drop the Board of Directors an email at:

CarlyleBoardofDirectors@gmail.com

or stop by the Management office for clarification! While we appreciate notes, letters and comments, unless they include a name and unit number, we cannot respond and give you feedback to your comments or suggestions.

For the Board of Directors,

Mark Nagle - Secretary

Marketing Committee

Eric Huvendick – Chairperson

We continue to make incremental contributions to our website:
www.carlyleonthelake.com.

We welcome resident photos from around the property especially photos including residents. Please send your contribution in jpeg format to marketing@carlyleonthelake.com

Please include your name and a way for us to contact you if needed.

From The Desk Of Linda Mayhugh

Office Administrator

Below are a few reminders for the outdoor pool. Your cooperation is always needed especially with the following:



- Your Carlyle I.D.’s must be presented to the pool attendant on duty each and every time residents wish to use the pool. You may use your smart phone with a picture of your I.D. provided it is a current I.D.
- The outdoor pool area will open at 8am-10am for adults only, unattended and unmaintained until 10am. The outdoor pool is open from 10am until 9pm. The outdoor pool will be open until 10pm on Friday, Saturday and Sunday. Security will be monitoring pool.
- Monday through Friday, **Four (4) guest passes** per unit. Saturday, Sunday and Holidays; **two (2) guest passes** per unit.
- Pool passes for guest of residents must be acquired at the front desk and **may be obtained in advance**. Present guest pass to the pool attendant. Please **be aware that the guest passes are date specific and will only be accepted on the date specified on them.**
- **NO GLASS** or other breakable containers are permitted in the pool area. Suntan lotion must be in plastic containers.
- Only bathing suits are to be worn in the pool. No cut-offs are permitted.
- No radio or CD players may be played at a volume disturbing to others.
- On November 20, 2017, Lakewood City Council adopted amended Chapter 1306.34, Responsibility for Pest Extermination, which clarifies the responsibilities of building owners, tenants and landlords, around the issue of bedbugs. Over the past several months, the City has updated its website www.onelakewood.com/bedbugs to reflect these changes and provide information on best practices for identifying and treating bedbugs. There are some important changes that condominium unit owners should be aware of. Under the ordinance, owners are

Are you due for a haircut or
manicure?



**The Carlyle
House of Beauty**



216-521-3855

Closed Tuesdays & Sundays



Tom's Deli



- Breakfast Sandwiches
- Nightly Dinner Specials
- Fresh Deli Meats and Salad Bar
- Assorted Beers and Wines
- Milk, Bread, Eggs and Juice, Chips, Dips
And Chocolate...*and so much more!!!*

**Credit Cards Accepted - \$10.00 Minimum
(American Express not accepted)**

Storage Units Available to Rent!

Stop in and check us out! -

*****Boardwalk Level*****

(216) 226-3390

OR

Visit us on Facebook at

Tom's deli at the Carlyle on the Lake

Grounds Committee

Bonnie Egertson – Vice Chairperson

We hope you are all enjoying the peak of summer color on our grounds.

The Committee has been discussing and prioritizing long-range desired improvements for the property.

You may have noticed that the two failing trees on the tree lawn have been removed by the city. They will be replaced on the city's planting schedule sometime in the future.

As we explore new and innovative methods to improve our home, as well as our Community, we appreciate hearing your ideas and suggestions, so continue leaving them at the desk for the Committee's consideration.

Have a safe and happy holiday weekend!

Bonnie Egertson - Vice Chairperson

Carlyle Activities Committee

Chair: Leslie Tighe

CarlyleActivities@gmail.com

Dinner Night Out – Café Roma

- Tuesday, September 18, 2018
- W. 130th and Lorain
- 6:00pm Social time 6:30pm order dinner
- Reservations are a must. Sign up at the Front desk by **FRIDAY September 14th, by noon**, to secure your seat. The restaurant needs a head count by this date.
- Limited to 20 guests so sign up early. Car Pool if you
- Hope you can join us!



Book Club:

Join us on the second Monday of each month at 7p.m. Here are the upcoming selections for our group

discussions. We will be meeting in the Lakeview room until further notice.

- September 19 Minutes Jodi Picoult
- October The Goldfinch Donna Tartt

Water Aerobics: We hope to be back in the water soon as repairs are completed in the sub basement, please watch the Activities Boards for the return of Water Aerobics.

- Tuesdays at 8:00 a.m. and Thursdays 6:00 p.m
- Each class is \$5 but after you've paid for 3 classes, the 4th one will be free!
- Please come and join us!!

500 BID:

The 500 Bid Card Club has openings available for anyone interested in pursuing this fun card game. Our group



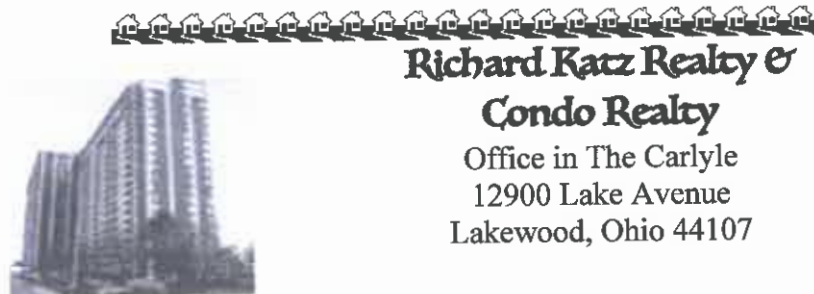
consists of new players taught and coached by a Carlyle resident. For more information, please get contact information from the Activities boards.

UPCOMING EVENTS—November TBD: Knife Sharpening
Day returns December 15th: Carlyle Holiday Dinner and Dance

**ALL ACTIVITIES INFORMATION IS POSTED ON THE
BOARDS NEAR THE ELEVATORS**

Questions or want to be added to the Carlyle Activities gmail?

Email us at CarlyleActivities@gmail.com



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Michele M. Evans-Katz

AHS Realtor® Condominium Specialist
Business: 216-221-8500 SALES • PURCHASE • LEASE • INVESTMENT
Cell: 216-299-0083 ACCREDITED HOME-STAGING SPECIALIST
Fax: 216-221-8538 NOTARY PUBLIC
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Bev & Angie

50 years combined experience



Bev George:
Cell: 216-469-9298
Home: 216-521-4680

Angela Maresh:
Cell: 440-785-3872
Office: 216-221-6585

angelamaresh@howardhanna.com – bevageorge@aol.com

*Beverly has been a resident-owner at
The Carlyle since 1981*

SELL * BUY * RENT * LEASE

Let us help you with all Condos and Homes in any
location!

