

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 ON THE LAKE

THE CARLYLE NEWSLETTER

AUGUST 2018

Summer is in full swing and there are numerous projects being worked on simultaneously at the Carlyle this summer.

SB level – Work in the SB level is continuing.

There are 9 separate contractors working on this project. All contractors cannot work at the same time and each is dependent on the other. As one contractor completes his/her work then we are able to move on to the other contractors. At this point the walls in the hallways have been completed; framing in the game room, Cove room and locker rooms have been completed. The Electric work is well under way and almost completed. The remaining electric work cannot be completed until the drywall work is completed. The plumbing in the locker rooms should be completed by the beginning of August. After this structural work is completed the drywall will be hung and the final steps of this project will be completed, including the painting, lighting and carpeting. The work on the B level is ongoing also.



For the last 6 years the board has been discussing when and how to update the SB and B levels. After the flood in November it was determined that since the amenities would already be down for at least 3 months it was time to bring the SB and B levels up to date. The insurance funds from the flood will help offset some of the cost of updating the SB level but it clearly will not fund the project. Insurance only covers the cost of the loss, not updating areas. As previously indicated the money being placed in the Reserve Funds was available to cover the cost of the updating of the SB and B levels.

We continue to believe that the SB level will be completed before the end of the summer. The work being completed in the B level should be completed around the same time. As the work continues to progress we will be able to get more firm dates and will keep you posted.

As soon as the work in the SB level is completed the board looks forward to having open meetings again with the unit owners.

Elevators – The Board has awarded the elevator contract to Otis. As previously indicated the upgrading of the elevators is an 18 to 24 month process. The Board has been looking into the upgrading of the elevators for the past several years, due to the flood of the SB level and the damage done to that level and the elevators, the Board believes that this project can be put off no longer. The elevators wells were flooded in November. Although the elevators have been repaired and have passed all inspections the Board believes that the flooding in the SB level has reduced the life of the elevators. Therefore, the replacement of the elevators needs to be done at this time. As previously indicated the Board has decided to obtain a loan to be able to complete the elevator project at this time.



Revetment – The Board has received word from the Ohio Department of Natural Resources that they will not approve the Carlyle’s proposal for repairing our revetment until the legal issues are resolved with our neighbor to the west. Although we believe that our neighbor has no legal standing to object to the Carlyle’s proposal, at this point, we are not able to repair our revetment. The Board is reviewing all of its options, including litigation, to enable us to move forward. Until the repairs can be completed on the revetment it cannot be made safe and will need to remain closed.

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.



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.**

Windows – The window project is moving forward. Our contractor is finishing work in the 01 Series and a contract has been executed to begin work on the PH 10 and 11 and 08 and 09 series units. This work should begin in September. As in the past unit owners will be given two weeks written advanced notice of when work will be completed on their unit. The satisfaction with the new windows seems to be universal. Unfortunately, the new windows have highlighted some masonry issues with the building on some of the north and south facing units. Management is working with the engineers to come up with a resolution to these problems. We hope to have the problem solved soon.

Curtains & Hallway Trim – Our contractor is scheduled to start the first week of August on the hallway molding trim and re-hanging the curtains in the elevator lobbies on each floor. This process will include a solution to some of the trim joints that have separated.

For the Board of Directors,
Anita A. Gill - President

Restaurant News

Dear Fellow Association Members,

We are proud and excited to announce that we have been issued a full building permit and will move ahead with the construction and buildout of the new restaurant in the old Swingos Restaurant space. After months and months of demolition, design iterations and working through the permit process we will begin to order materials and schedule contractors to begin the work.



We sincerely appreciate your patience with the process to date and will take every precaution to keep the construction process as least invasive as possible. It has been a pleasure working with the Carlyle to date and we look forward to continuing working together to bring the Carlyle a first-class restaurant.

Sincerely,

Tony George, Owner, Damiju, LLC

Alarm System Testing – August 20th through August 24th -



Readers of the newsletter may recall that we installed a new fire alarm system throughout the building and garage in 2015. As required by the City of Lakewood Fire Department, we will be testing the system beginning on Monday, August 20 with a goal of completing the testing by Friday, August 24th.

Due to our new system, the testing requires supervised entry into **EVERY** unit in the building. Residents **who do not allow entry into their unit for testing will be cited** by the City of Lakewood Fire Department **and the entire building will be FAILED** on its testing. Retesting will be costly at an estimated \$13,000+, so please note that entry into each unit is imperative.

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 responsible for eliminating infestation and notifying adjacent units if there is a known or suspected bedbug infestation. Tenants 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

The committee has met with the new landscaper to discuss and finalize the fall planting plans. Drawing on past successes and failures, the committee has agreed to have accents of seasonal colors at the focal points of the property, while building on existing plantings elsewhere.



The committee continues to look for areas to improve the beauty and investment of your home. Please feel free to leave any recommendations at the front desk for consideration.

Carlyle Activities Committee

Chair: Leslie Tighe

CarlyleActivities@gmail.com

Dinner Night Out – Shooters on the Water

- Tuesday, August 14, 2018
- West Bank in the Flats
- 6:00pm Social time 6:30pm order dinner
- Reservations are a must. Sign up at the Front desk by Monday, August 13th to secure your seat. The restaurant needs a head count.
- **CASH**—Please bring cash as we may not be able to do separate checks depending on the size of our group, it could end up all on one check, per the restaurant.
- Hope you can join us!



I Book Club

be meeting in the Lakeview room until further notice.

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

- Aug 13 Germinal Emile Zola
- Sept 19 Minutes Jodi Picoult
- Oct 8 The Goldfinch Donna Tartt

Water Aerobics: We are back!!!! Instructor Amy Collins.

- Tuesday mornings at 8:00 a.m. and Thursday evenings at 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.



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

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NOTARY PUBLIC

Thinkcondo.com

MicheleMEvans@aol.com



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

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