

New East Passenger Elevator Now Open

... Service Elevator Gets New "Brain."



Elegance with a contemporary flair

After an extensive installation of new cables, control and safety systems, the east elevator is now open for use. The new elevator features increased ceiling height, new interiors, greatly improved lighting and riding comfort. It also has a courtesy voice that will announce "door opening" and similar advisories. Pending resident feedback, the voice can be adjusted or eliminated.

Residents should be aware that the correct carpet will be installed in a couple of weeks. The carpet company didn't properly coordinate with the Property Manager so the wrong seasonal color was installed in both the east and west elevator.

After discussion with the board and management it 's been decided that work on the west elevator will begin in January which will enable all three elevators to be in use during the busy holiday season.

As residents know, there have been recurring problems with the new **service elevator**. Unlike the old mechanical control systems, all new elevators (and almost everything else these days) are controlled by a sophisticated computer system and software. In fact, the system is run by a computer chip about the size of a fingernail. In many cases this means that the cause of problems has to be discovered through a complex process of mechanical, electronic and software diagnostics.

Recently, Kone and management insisted that technicians from the company that provided the computer system fly in from New York for a complete computer system review. On Wednesday, December 15 the techs learned that they sent the wrong version of programming resulting in conflicting commands to various switches. The system is now being replaced and we expect the new system to function properly for all the new elevators.

Kudos to Kone engineers, Joe Heisler, Becky Duff, Glen Griggs and Finance Chair, Bruce Larrimer, for their tremendous skills in completing Phase II of our elevator program. Thanks too to all of our residents for their patience and support. ENJOY THE RIDE!



Getting Ready - Kone engineers explain the new elevator safety systems to Property Manager Becky Duff while chief Engineer Glen Griggs and Systems and Engineering Chair, Joe Heisler, go over technical details prior to the State inspection.



Summit Chase To Get State Of The Art Telecom Infrastructure

Poolside internet, and in Suite 100, the lobby and Guest Suite are just a few of the many benefits that will be available when we complete our new telecommunications infrastructure upgrade in the coming weeks.

In March of this year the board asked residents to participate in a survey of video, internet and phone usage and vendor satisfaction. The board also authorized a technical review of our building's aging telecom infrastructure.

The results of the survey indicated that many residents were unhappy with the price and level of cable service. The technical review also indicated that, given the increasing demand for internet data, voice and entertainments capacity, our ageing telecom infrastructure (built before there was even cable TV, let alone internet) would soon reach capacity.

In addition, our long-term contract with Time Warner Cable was up for review and the thought of paying more than
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WOW! Cont'd

\$100,000 just for basic cable service during a new contract period did not sit well with the Board or the finance committee.

The upshot of months of research and proposals is that Summit Chase will be entering into an agreement with WOW. The agreement involves the installation of new high capacity cable to all units at WOW's expense, price discounts for residents and many other benefits.

Residents will have their choice of either Time-Warner (utilizing the inferior older cable) or WOW (utilizing the new high capacity cable) but the Board believes that, when the benefits are compared, WOW will be the overwhelming choice. Complete information will be made available as the new system installation nears completion.

An Evening Of Good Cheer And Good Deeds

A very nice evening was had by all at our neighborhood gathering on December 2nd, and we were able to help make the holidays a little brighter for many children.

With sounds of the season playing in the background, folks arrived, bearing many beautiful gifts for children in need and also a wonderful assortment of food to share with neighbors. As the gifts accumulated, everyone began enjoying the good food along with a beautiful cheese tray, a gift from our management company - Ohio Equities. Our hostesses, Merry Ann Ray and Louise Axelrod, helped make everyone welcome, while bartenders, Vince Baker and Bob Chrisman, made sure glasses were filled.

We are so happy to report that, because of your generosity, Neighborhood Services and Harding Hospital will receive wonderful gifts of pajamas, underwear, socks, hats, gloves, stuffed animals and toys. Thanks to each and everyone for shopping with such loving care for these gifts and to Jane Gray for organizing the event.

We are also so very happy to report that Neighborhood Services will also receive your checks totaling \$730.

Thank you, Summit Chase. Your gifts will help relieve some of the pressure that many parents feel at this time of year while bringing happiness to their children.



The benefit for Neighborhood Services was a fun evening for Chasers of every age.



Jeff Forney Fills Our Lobby With Holiday Beauty

Although it may be frigid outside, residents and visitors to Summit Chase are immediately warmed by the classically elegant holiday displays in our lobby by noted floral designer and resident - Jeff Forney.

It's fun to watch visitors light up with delight at the two stunning trees, magnificent console display and well-placed poinsettias.

Jeff (on ladder) generously shares his gift for design by also doing our July 4th and other holiday decorations. This year, resident Bob Chrisman (holding gifts) expanded on his already substantial volunteer credits by assisting Jeff with his can-do/will-do helpfulness. And, Myrna Kobre arranged for the daily lighting of the traditional menorah during the recent 8-day Hanukkah celebration.

Summit Chase Holiday Season

Our thanks to all!

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Service With Style And A Smile

. . . New Uniforms Arrive



They begged the Chaser photographer to say that they are New York-based GQ models. Sorry guys, but you're too well known around here to pull that off.

Nevertheless, these dapper gentlemen do a fine job of modeling the stylish new uniforms for our welcome desk and valet staff.

According to Property Manager Becky , "We wanted a distinctive new look that clearly identifies our fine staff but that would be also be versatile in a variety of seasonal climate and working conditions."

UL: James Payne demonstrates that a big smile and the "Summit Blue" of the new shirt peeking above a black cable sweater provide a touch of dash to the black sport coats and gold embroidered Summit Chase logo on the cap and sport coat—even in cold weather. LL: Whether on the phone with a resident or greeting a visitor, Millard Upshaw demonstrates the enhanced professional appearance. UR: Summit Blue polo shirts and black pants are more comfortable in summer and look great on the valets even when it gets a little breezy in the garage in the cold months. Waver, are you talking to Millard???

Summit Chase Hosts Ohio Equities Property Managers



One of the qualities that sets Ohio Equities apart from the competition is the depth of their hi-rise management and engineering team.

According to Summit Chase Property manager, Becky Duff, "All of the managers of our residential properties view each other as a valuable resource for each other. Chances are, one or more of us, has had to deal with a particular challenge and we can turn to one another for advice on quality and cost-effective vendors or effective solutions."

Recently Summit Chase hosted a number of OE's up-scale property managers for a hospitable and informative tour organized by Becky Duff and OE VP Chuck Manofsky.

(rear)
Angel Gee - New Albany

L to R (front):
Melissa Hoy - Burnham Square
Melissa Castle - Miranova
Becky Duff - Summit Chase
Stephanie Savage - New Albany Master Assoc.
Marla McGraw - Riverwatch Tower

"We all knew about Summit Chase distinctive architecture and amenities," Says Melissa Castle the Property manager of Miranova, "So we were just dying to actually see the property. As soon as Ohio Equities installed Becky here, we immediately started lobbying for a tour."

We're glad to know that we have friends in other "hi" places. You're always welcome.

Your Talents Are Needed -

Board Elections are coming up at the Annual Owners Meeting at 7PM on Thursday January 20, 2011
There will be two vacancies on the Board. YOU can make a difference, gain fascinating insight and have a real influence on the future of Summit Chase.

Please contact Becky Duff if you are interested in running for the Board.

UPCOMING EVENTS

Note that all construction deadlines are estimates and are subject to change.

January 2011

3 -Installation of West passenger elevator begins.

20- Annual Association Meeting: Election of new board members and officers.

February 2011

17-Board Meeting, 7PM Lobby

April 2011

21-Board Meeting, 7PM Lobby

June 2011

19-Board Meeting, 7PM Lobby

August 2011

18-Board Meeting, 7PM Lobby

October 2011

20-Board Meeting, 7PM Lobby

FEEDBACK

I just wanted to let you know how wonderful it is to look up at Summit Chase during this holiday season and see all of the twinkling lights on balconies, in windows, and, of course, on our trees.

Couldn't be more excited about the new Wow system! It will be another nice asset to an otherwise spectacular living space.

Thanks to the Board for all they do.

Michelle "Mike" Widner

**Calling all Jimmy Olsons
and Lois Lanes.**

**A new editor, writers and photographers needed for *The Chaser* print and on-line editions.
Contact Becky Duff in the office.**

The Declaration, Bylaws and Rules are all available at . . .
www.summitchasecondo.com

BULK PICK UP OF DISCARDED HOUSEHOLD FURNISHINGS

The Green Strategies Committee, under the leadership of Laura Armstrong, has been working with Grandview Heights to address the problem of disposing unwanted household furnishings. This has been an ongoing problem, where despite our best efforts to curtail it, residents continue to ditch unwanted planters, chairs, sofas, whatever on the B-Level loading dock and service elevator lobby.

Under the new system, residents will be able to buy stickers at the front desk and put the stickers on unwanted items and then place those items in a designated area for bulk pick up by Grandview Heights. The purchase price of the stickers is very low and is intended to defray the cost of the pick-up.

Details of the Bulk Pick Up plan will be announced shortly.

When it comes to the removal of construction waste and paint cans, we want to emphasize that it is the responsibility of the unit owner, or their contractors and subcontractors, to remove construction debris completely from the premises.

We have wired the B-Level dock area for video cameras. Once installed unit owners/renters found in violation of this rule, or of putting unwanted furnishings in the dock area may be assessed a fine from the Board and/or a citation from the GH Fire Department.

CONTRACTOR QUALIFICATIONS

All plumbing, electrical and construction work in the building must be done by professionally licensed, bonded and insured professionals. If you have an upcoming project you may utilize firms that have already been cleared (a list is at the front desk) or you may have your contractor complete an authorization request at the front desk.

The application will be reviewed by management. If construction permits are required the contractors/subcontractors must present evidence that these have been obtained.

Contractor admission to the building will be denied if a signed management authorization isn't at the front desk.