



Cheshire Chat

A COMMUNITY NEWSLETTER FOR CHESHIRE FOREST HOMEOWNERS ASSOCIATION

Volume 24 Issue 4

Fall 2017

MANAGER'S CORNER

Hello Everyone. My name is Kimberly Marston Katz and I am back to manage the Cheshire Forest Community. For all those that might remember back in 2013 (under the name of Kimberly Marston), I was the Association Manager for a few months. I am back and loving every minute of it.

I have been in this line of work since the early 90's and so enjoy assisting communities in maintaining and/or increasing the value of their largest investments. Enough about me though as I do believe your Board of Directors are the ones you should be very thankful for.

The Board of Directors of Cheshire Forest Homeowners Association Inc, who are all homeowners and volunteers, have a fiduciary responsibility to abide by the Governing documents and the burden of keeping expenses to a minimum so as not to put a financial burden on all 508 Lot owners. Please note that the assessments in Cheshire Forest have not increased since 2008,

which means the Board of Directors have painstakingly negotiated with vendors to maintain the overall appealing appearance of the community and even squeezed in a few capital improvements throughout the community over the past few years. This could not have been accomplished if it hadn't been for their endless and tireless commitment to put the best interest of the Association first.

In conclusion, the Board of Directors of Cheshire Forest have worked diligently to stay within the confinements of the Governing Documents, maintain the integrity of the community, stayed within the limitations of a budget all while balancing harmony with the homeowners and vendors so as to increase the value of the neighborhood which is in the best interest of the community.

Kimberly Marston Katz
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kkatz@1cbm.com

BOARD OF DIRECTORS 2017

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646-1842

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**NEWSLETTER INPUTS FOR
WINTER ISSUE ARE DUE NLT
December 15, 2017.**
E-mail newsletter items to
anndumenigo@yahoo.com



BRAVO FROM THE BOARD!

- 4th of July Picnic: Julianne Baker
- National Night Out: Neighborhood Watch Team
- Adult Bash: Bernie and Roni Cory
- Pizza by the Pool: Coleen Lively
- Youth Triathlon: Jim Griesi & Aimee Curley

BOARD OF DIRECTOR NOTES *located on page 3*

**The next regular Board of Directors Meetings is scheduled for Tuesday ,
October 17, November 21, & December 19, 2017**
All MEETINGS BEGIN at 6:00 p.m. At 7:00 p.m. there is a 15 minute Homeowners Forum, allowing residents the chance to address the Board with general comments and questions. Anyone with a specific agenda item must call in advance to have their topic included on the agenda. Kimberly Marston Katz at kkatz@1cbm.com or phone 757-534-7751.

A Letter from the President...

End of the year Thanksgivings!

This newsletter takes us through the holidays and into the New Year. The year passed quickly and brought with it much excitement along with some solemn occasions. We will always want to remember those we lost as we continue to celebrate our time together. Many thanks to our wonderful volunteers who continue to help through times of recovery and who help execute the festive events. It is the efforts that we put forth to take care of each other as a community that continues to make Cheshire Forest a wonderful place to live.

The excitement of 2017 has kept the Board busy in several areas. One of the most pressing is the re write of our governing documents. We worked with the Chesapeake Bay Management (CBM), our community managing agency, to conduct the mailout of the rewritten and restated bylaws for each resident to review and be prepared to cast their vote. Based on the numerous emails sent to several Board members and the extensive remarks posted on the different social media sites, the Board is moving the date of the vote to JANUARY 16, 2018 during the regularly scheduled monthly Board meeting.

This allows time to make some changes based on the feedback the Board is receiving and to conduct another mailout. CBM has agreed to cover the cost of this mailout and we thank them for doing this for us. Residents also can attend meetings in November and December to ask any additional questions. We had a good forum with many residents present in October when we covered several pressing concerns. You may have read Julie's post regarding the changes but I'll include here:

Architectural Control Committee - We are reverting the text back to that in current documents, which will hold the ACC to the 30 days 5.7

Right of Way – We are also reverting this back to verbiage in current documents We also heard that some individuals in the association did not receive their packets. We researched and found that this was due to a corrupted address file in the firm hired to send them. The board has agreed that we will be making the changes above and then resending the entire documents (including the proxy) again to the whole association. Once that document is sent, we will also post to Facebook and Nextdoor that they will mailed so homeowners can be on the lookout for them in the mail. To allow for everyone to have time to review the documents, we have moved the voting date to January 16, 2018. We will also be having board meetings on November 21st and December 19th and would welcome homeowners with any questions or concerns to attend at 7pm.

Look for your new packet in the mail along with a proxy should you not be able to attend the meeting to vote in January.

That action is in January, however, please plan to attend our **ANNUAL MEETING on 21 NOVEMBER 2017**. It is our regular scheduled 3rd Tuesday of the month time frame and for those of you not yet beginning Thanksgiving celebrations I hope you can come by the clubhouse. We will discuss the state of the association, the execution of our 2017 budget and the newly adopted 2018 budget. We also have at a minimum three Directors to fill.

We are always looking for exciting individuals who would like to volunteer. Please contact the management if you are interested. Following the election process and the business of the annual meeting, we will elect Board officials. The future is unknown but what is known is that I have enjoyed serving as the President and working closely with the group of professional volunteers who help keep our community a great place to live.

Remember if you are not able to attend the Annual Meeting on 21 NOVEMBER please complete and send your proxy. Hope to see all there.

Thanks for all that you do!

BOARD OF DIRECTOR NOTES

The Board conducted regularly scheduled Board of Director meetings on July 18th, August 15th, and September 19th. It has been a busy summer for your Board of Directors with a focus on upgrading the clubhouse, both internally and externally. The following highlights some of the recently completed and ongoing/future Board of Director actions.

Recently Completed Actions:

- New clubhouse furniture and carpet
- Clubhouse repairs to include rotted wood, cracked windows and leaks
- Neighborhood sign cleaning
- Tennis court and deck signage
- Parking lot repaving
- Review of annual association financial audit
- Assisted with transition of new neighborhood Manager

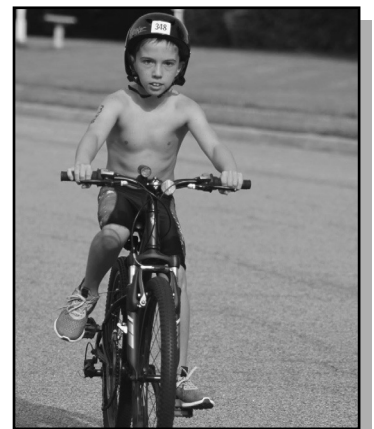
On-Going and Future Actions:

- Executing 2017 Reserve Study plan
- HOA Governing Documents consolidation and ratification
- City of Chesapeake engagement
- 2018 Budget preparation
- Annual Meeting preparation

More detail concerning these issues and actions can be found in the Board of Directors Meeting Minutes which are promulgated monthly. All residents are cordially invited to attend the Monthly Board Meetings (Third Tuesday of each month) and participate in the Homeowners Forum. The Homeowners Forum provides residents with an opportunity to find out what is going on in Cheshire Forest, see what actions the Board of Directors are taking, and provide your suggestions and concerns to the Board of Directors. We are always looking for volunteers willing to help take on projects. We hope to see you there!

6th Annual Youth Triathlon

We had our 6th Annual Cheshire Challenge Youth Triathlon on September 10th and it was a big success! We had our biggest crowd ever with 57 kids completing it, ages 5-18 years old. Thank you to our parent volunteers too!



Changes to How You Schedule a Bulk Trash Collection

by: Elizabeth Vaughn

We're happy to provide bulk trash collection as part of your Chesapeake Waste Management service and now, we want to make the process of scheduling that collection even easier. We've taken out the question of whether your collection is household or yard/tree debris. Now you just schedule a bulk trash collection! If you're like me and love to schedule these collections online through www.CityofChesapeake.net/Requests, especially since you can do that up until 11:59 p.m. the day before your trash day, then this will make that process even faster. You'll select "Bulk Trash Collection" and then you'll choose what item needs collected (e.g. mattress, appliance, tree limbs, bushes, etc.).

Keep in mind, though, that just because we're combining the scheduling process does not mean we want you to combine your piles at the curb. You may remember from my article a few weeks ago that we can dispose of vegetative waste at a much cheaper price than all other garbage so be sure to keep those piles separate. Vegetative yard waste should always go in a separate pile. Fence posts and lumber do not count as yard or vegetative waste.

All other size and limitations rules for bulk collection still apply. You're allowed only one 4' wide x 4' high x 6' long pile of vegetative waste per week. Household waste is limited to only one 4' wide x 4' high x 10' long pile per week with a maximum of 12 collections per calendar year. For more rules and restrictions, visit www.CityofChesapeake.net/Bulk.



Yards of the Month

July

700 Pleasant Way



August

604 Edgewood Arch



September

521 Archer Place



WHICH IS RISKIER?

Rock climbing is risky.

Not having life insurance to take care of your loved ones is riskier.

It means they would suffer financially if something happened to you. And that's a risk you don't have to take.

Life insurance is more affordable than most people think. The first step is easy: Commit to finding out what kind of coverage is right for you.



Charlene Gregory
Financial Services Representative

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Neighborhood Watch Corner: Crime Reporting

First, we wanted to say “Thanks” to those that came out on 1 August for our annual National Night Out event. Of course, we must say “Thanks” to the volunteers who supported the event, and to all the public safety officials that were in attendance. Everyone enjoyed the ice cream, and as usual, the kids had a good time during the Flashlight Walk. The fire truck was a little late in showing up this year, but operational requirements have priority. Hope to see everyone for next year’s event, which will be the 1st Tuesday in August!

Crime and/or suspicious activity reporting is important for public safety. We often see posts on Nextdoor of crime/suspicious activity in the neighborhood, and we’re also happy to see that these incidents are reported to the CPD. On numerous occasions, the CPD has emphasized the importance of reporting crime/suspicious activity. Without proper reporting, the CPD is at a loss to adjust assets to cover those affected areas.

To report, the non-emergency number is 382-6161, and you can also file a report on-line using the Citizen’s On-Line Reporting System. To access the on-line system, google City of Chesapeake, then go to Police Department, and you will find the on-line reporting system. Only specific activities can be reported on-line, and those are listed.

Thanks, and until next time, BE SAFE!



Important Chesapeake City Numbers

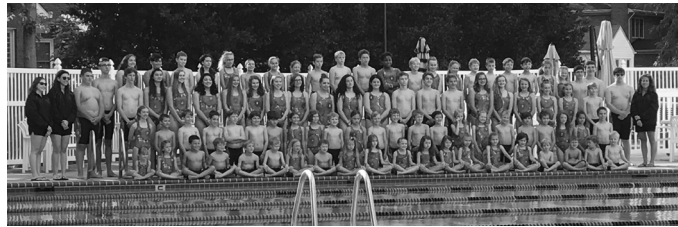
Non-emergency Police Phone Number: 757-382-6161

City of Chesapeake: 747-382-CITY (2489)

www.CityofChesapeake.net



2017 Swim Team Season





Fall Special Lower Real Estate Commission Fee

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It has been our pleasure to have met with many of you in Cheshire Forest. As your real estate specialist, we are very familiar with the many distinguishing attributes of this area. This is where we live. If you are giving any thought to selling, please consider this Fall Special offering. We provide a superior level of informed, professional real estate services to buyers and sellers. Our goal is to help you sell your home for the highest price, in the shortest amount of time, with the least amount of inconvenience

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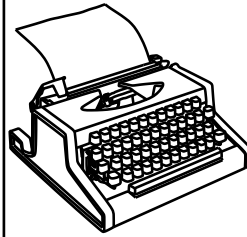
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ADVERTISE IN THE NEWSLETTER



Business Card Size (2 x 3.5")	\$25
1/4 Page Size (3.75 x 5.25")	\$45
1/2 Page Size (4 x 10.75")	\$60
Whole Page (8.25 x 10.75")	\$90
Insert (508 copies need to be delivered to printer)	\$90

email ads to
anndumenigo@yahoo.com

cheshireforest.org



Where you can find...

- HOA documents
- Contact Information
- Board of Directors
- Committee Members
- Clubhouse Reservation Forms

{ CALENDAR } { OF EVENTS }

OCTOBER 22	KIDS' HALLOWEEN PARTY	2pm-4pm
NOVEMBER 3	CHILI COOK-OFF	7pm
NOVEMBER 23	THANKSGIVING FOOD DRIVE & JOG.....	9am
NOVEMBER 29	DECORATING THE CLUBHOUSE & COOKIE EXCHANGE.....	7PM
DECEMBER 10.....	CHILDREN'S CHRISTMAS PARTY & TOY DRIVE	2pm-4m
DECEMBER 31.....	CHESHIRE FOREST NYE PARTY.....	7pm

Please consider volunteering your time and effort for some of the worthwhile neighborhood events.

If you are interested in helping with upcoming events, please contact Aimee Curley at irishamc@hotmail.com. Please check out the CF Social Events Facebook page at <https://www.facebook.com/groups/284275111591152/>



CHESHIRE FOREST HOMEOWNERS
ASSOCIATION
860 Greenbrier Circle, Suite 302
Chesapeake, Virginia 23320

PRSRT STD
US POSTAGE
PAID
NORFOLK, VA
PERMIT NO. 281

Committee Members

COMMITTEE	DESCRIPTION	CHAIR/CO-CHAIRS	PHONE	EMAIL	VOL NEEDED
Architectural Control	Evaluation of applications for improvements (new additions, fences, etc.) for compliance with existing guidelines/standards.	Julie Halsnoy	Cell 705-6466	juliehalsnoy@yahoo.com	
Yard of the Month	Selects Yard of the Month seasonally and in December.	Melissa Dominek Imelda Barrera	Home 410-4888 Cell 621-6740	m.dominek@yahoo.com imelda.barrera@cox.net	
Neighborhood Watch	Network of Block Captains. Collaborate with local law enforcement. National Night Out sponsor.	Al Crouch Al Jacobs	Cell 560-7816 Cell 478-2965	alancrouch@msn.com anljacobs@cox.net	
Newsletter	4 editions per year. Coordinates article submissions, editing, layout, and advertisements.	Ann Dumenigo	Cell 910-554-8531	anndumenigo@yahoo.com	
Pool	Support pool functions and facility. Maintains budget. Pool open May-Sept.	Jim and Mary Bures	Cell 714-0806	jebcw3retired@cs.com	
Social	Coordinates social events. Maintains budget.	Aimee Curley	Cell 287-5698	irishamc@hotmail.com	YES
Swim Team	Coordinates team events. Maintains budget. Season is May-July.	Tracy Tucker	Cell 407-963-1094	tracyltuck@aol.com	