



Cheshire Chat

A COMMUNITY NEWSLETTER FOR CHESHIRE FOREST HOMEOWNERS ASSOCIATION

Volume 25 Issue 3

SUMMER 2018

MANAGER'S CORNER

Dear Residents,

Summer is finally upon us! As you are out enjoying the warm weather, here are a few things that we ask you to keep in mind.

One of the best things about living in our area is the access to great waterways and camping. As you are planning for summer outings, please remember that boats, trailers and RV's are only permitted to be stored in the Cheshire Forest Community for 48 hours. Please be sure to have them removed within the allotted time frame.

The Clubhouse is available to reserve for all your summer parties! Email Debi at ssreceptionist@1cbm.com to schedule. Please be sure that if you have utilized the clubhouse

for a rental, that you clean up appropriately afterwards and ensure the trash is broken down and placed inside the designated trash and recycling bins.

School is out! Summertime is a time for fun for all our youngest residents. Please be mindful as you are driving through the neighborhood and watch your speed!

We appreciate your cooperation with these important matters. We strive to keep Cheshire Forest a premier neighborhood. As always, feel free to contact me if you have any questions or concerns. Email is bestschittim@1cbm.com. I hope you all have a safe and happy summer! ♦

-Sharon Chittim, Association Manager

BOARD OF DIRECTOR NOTES

The Board conducted regularly scheduled Board of Director meetings on May 15th, June 19th, and July 17th. Your Board of Directors continues to focus on maintaining the material condition of neighborhood assets, responsibly managing neighborhood financial resources, and upholding neighborhood standards. The following highlights some of the recently completed and ongoing/future Board of Director actions.

Recently Completed Actions:

- Tennis Court resurfacing
- Pool fence, pool deck, pool house power washing
- Pool opening (and adding extra open day on June 14, 2018)
- Clubhouse dishwasher replacement

On-Going and Future Actions:

- Clubhouse drainage
- Clubhouse window repair

-Assisting with the transition of a new neighborhood Manager

-Execution of the 2018 Reserve Study plan and operational budget

-City of Chesapeake engagement where appropriate

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! ♦

BOARD OF DIRECTORS 2018

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**The next regular Board of Directors Meetings is scheduled for Tuesday
July 17, August 21, & September 18, 2018**

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. Contact Sharon Chittim at schittim@1cbm.com or phone 757-534-7751.

**NEWSLETTER INPUTS FOR
FALL ISSUE ARE DUE NLT
SEPT. 15, 2018.**

**E-mail newsletter items to
anndumenigo@yahoo.com**

A Letter from the President...

GREAT RESIDENTS MAKE GREAT BOARD MEMBERS THAT MAKE GREAT BOARDS...

Summer is upon us and many wonderful activities are taking place. I often sit on my porch to enjoy the sounds of the swim team as they practice or compete with other teams; or simply listen to the families enjoy the playground area. It is nice that we have now resurfaced the tennis court and each year new tennis players come out to enjoy the fun offered by this amenity. It is indeed a wonderful community and many residents are seen walking or running our streets enjoying the well-maintained beauty of our neighborhood.

The summer will pass too quickly, and we will soon announce the opportunities for residents to serve as Board members. Our community has been fortunate to have had many giving residents to volunteer their time to serve in the years since our establishment and the current Board strives to carry on the tradition of such professionalism. I leave it up to each of you to decide how good we have done. Nevertheless, I found the article below that describes what Great Boards strive to accomplish. I decided to include it in this edition of the newsletter to help those wondering what it takes to be on the Board of Directors for your HOA. We work diligently to meet each of these ideas. Consider the need and plan to meet the calling when the message goes out. Voting for Board members occurs in November during the HOA annual meeting. It is not too early to make your decision!

Enjoy your summer! Enjoy our pool and be sure to stop by for some pizza on those special Friday nights. Have a safe and enjoyable season.

Great Boards Focus on the Big Picture

It's the big picture problems that count for great boards, who spend their time continually reviewing and refining their HOA's big picture plans for the community. To do this effectively, great boards will establish a Mission Statement for their HOA along with a clear policy for all facets of community administration to follow. With both of these in place, a great board will stand back and observe if that policy is being carried out through each step of their HOA's operations, starting with management, continuing down through the vendors, and finally reaching the community at large.

Great Boards Hold Productive Meetings

Great boards hold efficient, productive meetings while still allowing homeowners to air opinions and board members to discuss, debate and take action on various issues. There are five main elements to a successful board meeting, and great boards will do them all. In a great board meeting, board members...

- Start off organized and stick to an agenda
- Keep their priorities in order
- Assign responsibility for every action decided on
- Focus on results
- Control homeowner input

But board members can't just have a successful meeting; it takes a little preparation. Namely, great boards always read relevant materials before the meeting.

When a great board member comes to a meeting, he or she will have read the agenda and board packet beforehand, that way they'll be ready to make decisions based on solid information. These board members know that time is valuable and do their best to not waste their own time or their fellow board members/ and staff's. They know being prepared develops the community's trust in them as leaders and gives them the ability to make decisions on the community's behalf in a timely manner. Any questions these prepared board members have were answered before the meeting began by staff, vendors, or another board member so the HOA's business can be conducted efficiently and productively.

Great Boards Protect Against Liabilities

Great boards know that liabilities are a risk to the HOA and to themselves, and always face that risk head-on by dealing with potential and evident liabilities quickly and surely, according to their set policy. Great boards understand, and never shy away from, risk management. They obtain information and direction from insurance, legal and management experts to guide them on the safest path, which starts with a heads-up approach to running the HOA.

This means that great boards...

Keep Rogue Board Members in Check

Great boards don't allow a single board member to put the entire community in jeopardy by making racial, ethnic or sexual comments at a meeting. If a board member says or does something inappropriate, a great board member will control the situation by addressing the improper behavior. Failing to reign in these types of situations can be a serious liability for the board and the community.

Hire Insure Vendors and Contractors

Great boards know they have a duty and responsibility to the community not only to hire a professional (and not, say, a brother-in-law who once did a drywall project in his house), but also to make sure they are protecting the community from liability by utilizing only licensed and insured contractors.

Great Boards Remember Their Fiduciary Duty

A fiduciary is a person who occupies a position of special trust and confidence, and board members are fiduciaries to their HOA membership. Great board members always keep this in mind when making decisions for the HOA, knowing that their decisions should work towards the community as a whole, not just their neighbors or friends.

To make decisions as fiduciaries, boards must base their decision on logic and reason, not on emotion or fear, giving the board and the community credibility and integrity for the long-term as they occupy that place of special trust and confidence.

An HOA board is a deliberative body that makes decisions based on solid input. That solid input should include, but not be limited to, their own experience, facts, data, standard of care and standard of the industry, precedents set before them, and expert opinion. Using these information gathering tools, great boards make informed decisions that are best for the community, even when those decisions may be unpopular.

Great Boards Acknowledge Staff and Volunteers

Publicly and privately, in the newsletter or on the website, great boards continually acknowledge all contributors to the administration of the community, including other board members, committee members, management staff, etc. Cheering on or acknowledging fellow board members and volunteers creates a positive, successful image for the HOA. People like to be a part of something they find effective and worthwhile, meaning this positive image will help encourage homeowners to get involved in HOA initiatives, and foster a friendlier environment for the staff already on board.

In other words, great boards know they can't do it alone, and embrace all the help that comes their way.

Great Boards Know They Get What They Pay For

Great boards suffer no illusions. They know that if they receive three bids for a vending contract and one of the three bids is substantially lower than the two, they should thoroughly investigate the reason why, because something could be amiss. Maybe the contractor read the Request for Proposal wrong, or maybe he or she low-balled the bid.

And if a board accepts the low bid despite the contractor's shortcomings, a great board will know there's a cost to managing that low bid. Great boards realized that accepting the lowest of qualified bidders may mean a cost to themselves, whether it be it in their own time, staff time or having to have another contractor come in and finish the job or clean up the mess.

Whatever choice a great board makes, they'll know they get what they paid for.

Great Boards Speak with One Voice

Boards are like a family: different (and sometimes conflicting) personalities thrown together to try to accomplish one main goal: help the community thrive. What sets great boards apart from the pack is that they know there will be disagreements, they know they don't each think alike; yet, once the votes are cast they move forward together—speaking with one voice to the membership.

This is crucial for any board, but particularly those who have seriously disgruntled folks in their midst. Any chink in the armor of the board will be exploited by those with agendas that are not within the current board's policies, goals and objectives. Great boards stick together and show a united front to their members, creating credibility and integrity.

Great Boards Put Aside Personal Agendas

A great board member will release his or her personal agenda, even if it's what got him or her elected in the first place, to become a functioning and contributing member of the board. Oftentimes board members are elected for promises they may or may not be able to make, such as lowering the dues dramatically or switching management companies overnight. After the election, that board member often finds out the platform, or agenda, on which they ran is based upon misinformation, or maybe just can't be done in the way he or she envisioned. A great board member realizes quickly things were not as he or she thought and will put aside their agenda for the good of the community.

This means that when new members are added to the board, great boards know how to handle personal, contrary agendas. The great board brings the new board members up to speed through corporate memory, helping them recognize what Vision Statement, Mission Statement and Policy has been set in place. This gives the new board member a foothold on established process so they may embrace the big picture (which great boards focus on) rather than their personal agendas.

Great Boards are Proactive with Information

Great boards seek out information and education on all aspects of community administration and maintenance as it applies to their community. Sometimes, it's information they don't want to hear, such as learning that the most recent legislation calls for all boards to hold their meetings on Tuesdays when the moon is full and for all members to receive written (engraved) invitations to attend. But great board members listen anyway because they know as a board member it is part of their duty to always gather information. Sometimes they learn valuable information on ways to run their meetings, paint the decks or collect dues in a more efficient manner.

Whether by reading websites and industry publications or by attending workshops and forums and networking with other board members, great boards know they do their jobs best by being informed, and they strive to stay that way.

Great Boards Communicate Positively and Regularly with Members

Much of the job as a board member entails having to tell members "No," as the board is trusted with enforcing the CC&Rs for the continuity of the community. "No parking in that spot," "No leaving pool towels on the balcony," "No dogs without a leash". Great boards know there are ways to say no, but in a positive fashion.

These forms of communication create a sense of openness and allow for the outflow of positive communication about the community. They also create board credibility, and they do so by fostering a positive attitude while still giving the membership needed information and reminders. Because people want to be a part of something successful, upbeat and positive, a community with this image is one that fosters volunteerism.

Great Boards Have a Sense of Humor

Great boards see all the problems and challenges as something with which to be dealt with a healthy sense of reality and a big dose of humor. Why? Great boards know three things:

- It's not IBM, it's an HOA.
- The smaller the stakes, the pettier the politics.
- It's not personal.

Great boards have a sense of humor because they maintain perspective, giving much of what we do a very humorous aspect.

Great Boards Value Integrity and Credibility Above All Else

Integrity and credibility is what we all look for and respect in friends, family, school, church, work, business and what we want to see in board members and in any board as a whole—boards that don't get mired in minor details, that are consistent in their decisions, assist new members in adjusting to their roles and create a polite atmosphere in which to volunteer, to be serious but not take themselves too seriously, and demonstrate they are mature and responsible in their actions. These board members are Credible. They have Integrity. And they are the best of the best. They are what make great boards.

Is Your Board Great?

All boards are potentially great boards. By determining which of the top traits can be incorporated in to your board, you can achieve outstanding service for the community and a satisfying experience for each board member. Taking your board from good to great takes true vision, and the will to serve yourselves and the community at the highest level. ♦

Adapted from an article by Julie Adamen, president of Adamen Inc. (link is external), a consulting and placement firm specializing in the community management industry.

BRAVO FROM THE BOARD!

Yard Sale coordination: **Jay Connolly**

Swim team coordinator: great start this year; excellent recruitment efforts! **Tracy Tucker**

Jim Burres and **Al Jacobs**: installing new dishwasher at the clubhouse at no charge!

Cliff Krebs and **Al Jacobs**: securing the hand railing leading up the walkway on the back of the clubhouse

POOL OPERATING SCHEDULE:

15 June-3 September

11:00 AM – 8:00 PM

7-9 September

Friday: 4:00 PM – 8:00 PM

Saturday/Sunday: 11:00 AM – 8:00 PM

Cheshire Forest 's Flying Fish Swim Team is 121 Swimmers Strong!

Practices started the day after Memorial Day and our team continued to grow! Over 120 swimmers from 76 Cheshire Forest families are swimming this year—20% growth over last year! Now that school is over, practice starts at 7:15 a.m. and runs through 9:30 depending on your age! We are looking forward to our season and finding fun along the way while developing our swimming skills. We have a great mix of new swimmers, summer swimmers and those who are committed to swimming all year long! We are again recognizing certain swimmers each week for their team spirit, effort and enthusiasm as our Flying Fish of the Week! Look for lawn signs recognizing our young athletes!

A new leadership opportunity this year are our Junior Coaches. Certain teens were selected to help coach our 6 & under swimmers. Congratulations to: Noah Blalock, Kaitlyn Bolton, Jack Curley, Natalie Lively, Harriet McKlveen, Josie McKlveen, Logan Newman, and Josh Seplak.

Here is a schedule of our home meets/events:

June 27th: Fun Meet and Pot Luck Dinner

July 7th: Home meet vs. Larchmont

July 14th: Home meet vs. Indian Lakes

July 19th: End of Year Party

July 28th: Divisionals hosted by Cheshire Forest

Note: The day of meets the pool will open at 1:00. If the meet ends early, we will post the pool opening earlier on facebook (Cheshire Forest Social Events group) and on NextDoor.

If you are looking to learn to swim, our two assistant coaches offer swim lessons. They both grew up in swimming in Chesapeake and Jada teaches special education at Greenbrier! Contact them directly to arrange private lessons at a reasonable price:

Sam (Samantha) Schnabel: sschnabel94@gmail.com

Jada White: dancinjada@gmail.com

If you are new to the neighborhood and want to get involved in the swim team, contact Tracy Tucker at swimcheshire@gmail.com ♦





Neighborhood Watch Corner: SUMMER SAFETY

Schools are out, swim team season is in session, and kids are out with their bikes, skateboards, etc. It's especially important for motorists to be watchful during the summer months with the increased foot traffic and bike activity in the neighborhood. As with most summers, our community pool is always a hub of activity, so be particularly mindful when driving near the clubhouse.

Summer also brings increased crime related incidents. Here are some tips to keep you and our community safe:

- Be observant of suspicious activity.
- Lock your car doors. There are individuals that will go

through the neighborhood and check car doors to see if they're locked.

- Do not leave valuables in plain sight within your car.
- Lock your house doors and windows.
- Close your garage doors. Open, unattended garages can provide a target of opportunity.

Our best crime deterrent by far is us, the residents. If you witness any suspicious activity, please ensure you contact the CPD. The non-emergency number is 382-6161. You can also file a report on-line using the Citizen's On-Line Reporting System.

Have a great summer! Thanks, and until next time, BE SAFE! ♦



National NIGHT OUT 2018

7:00 pm, Tuesday, 7 August 2018
(at the Clubhouse)



Ice Cream Social, Flashlight Walk, Prizes, Fire Trucks, Police Cars...you'll find it all at the National Night Out.

COME JOIN THE FUN!!!




{ CALENDAR OF EVENTS }

June-August (TBA)	.....Pizza by the Pool	.....(Coleen Lively)
July 4th	.....Bike Parade and Picnic	.....(Volunteers needed)
August 3rd or 10th (TBA)	.....Adult Bash	.....(Bernie and Roni Cory)
August 7th	..... National Night Out	.....(Neighborhood Watch)
September 9th	..... Kids Triathlon	..... (Aimee Curley)
October 28th	..... Kids Halloween Party	.....(Volunteers needed)
November 22	.....Turkey Trot and Food Drive	..... (Aimee Curley)
November 28th	..... Decorating the clubhouse	.....(Caroline Flint)
December 9th	..... Kids Holiday Party and Toy Drive	.....(Volunteers needed)

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/>



Did you know?

Cheshire Forest has it's own website!

cheshireforest.org



Where you can find...

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

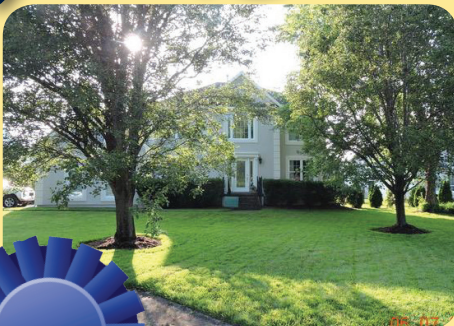
YARDS OF THE MONTH

MAY



817 YORKSHIRE TRAIL

JUNE



600 PLEASANT WAY



CHESHIRE FOREST HOMEOWNERS ASSOCIATION
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ADVERTISE YOUR BUSINESS IN THE NEWSLETTER!



- Business Card Size\$15
- 1/4 Page Size\$25
- 1/2 Page Size\$40
- Whole Page\$55

(All newsletters will be distributed electronically)

Email ads in PDF format or ask Ann to design one for you at: anndumenigo@yahoo.com

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 Burres	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	