



# Cheshire Chat

A COMMUNITY NEWSLETTER FOR CHESHIRE FOREST HOMEOWNERS ASSOCIATION

Volume 26 Issue 3

SUMMER 2019

## MANAGER'S CORNER

I hope each of you have a wonderful summer but let's stay safe.

I drive through Cheshire Forest at least once per week and, without fail, seem to annoy other drivers as I won't exceed 25 mph on Cheshire Forest Drive, and make frequent stops. Please take it slow in the neighborhood – there are lots of children, pets and ducks on the roads with us.

The Clubhouse is busy this summer with a lot of rentals. Please don't hesitate to contact me or my office to check availability for your function. Finally, thanks to all the owners that took the spring cleaning challenge! I noticed all the clean siding, new paint and plantings. Your community is what you make it. I would urge each of you to get involved in the community in one capacity or another. Whether you serve on a committee or run for the Board of Directors, your input is valued and will continue to make Cheshire Forest the type of community that you will be proud to call home.

I look forward to meeting each of you in the

months to come. If you need my assistance, you can reach me via phone at 757-534-7751 or if you prefer, you may email me at [JWilliams@1cbm.com](mailto:JWilliams@1cbm.com).

Sincerely,

Jennifer Williams, CMCA, AMS  
Regional Manager, Chesapeake  
Bay Management

### COMING SOON- there's an App for that!!!

Chesapeake Bay Management has partnered with Nabr Network to provide the technology and support behind a CBM mobile app and website that allows owners to look at their accounts among other great features. If we have your email address on file, you will receive an email from Nabr Networking welcoming you to our private online network. There are a few items that still need to be added before the site goes live. More information to come soon.

If you need my assistance, you can reach me via phone at 757-534-7751 or if you prefer, you may email me at: [jwilliams@1cbm.com](mailto:jwilliams@1cbm.com)



## BRAVO FROM THE BOARD!

Great Cheshire Rib Smokeoff - **Jude Donato**

Neighborhood Yard Sale - **Jay Connolly**

4th of July Picnic/Bike Parade - **Julianne Baker**

Pizza by the Pool - **Coleen Lively**

Another Great Swim Team Season - **Tracy Tucker**

The next regular Board of Directors Meetings are scheduled for Tuesday  
AUGUST 20, SEPTEMBER 17, & OCTOBER 15, 2019

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 Jennifer Williams at [jwilliams@1cbm.com](mailto:jwilliams@1cbm.com) or phone 757-534-7751.

## BOARD OF DIRECTORS 2019

Lonnie Harrelson  
*President*  
646-1842

[Lrhoki2010@yahoo.com](mailto:Lrhoki2010@yahoo.com)

Allen Jacobs  
*Vice President*  
478-2965

[anjacobs@cox.net](mailto:anjacobs@cox.net)

Cliff Krebs  
*Treasurer*  
546-9591

[cliff@adiraconstruction.com](mailto:cliff@adiraconstruction.com)

Dave Liddell  
*Secretary*  
410-4469

[dliddell75@hotmail.com](mailto:dliddell75@hotmail.com)

Julie Halsnoy  
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705-6466

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Paul Corcoran  
*Director*  
912-414-1671

[cork0402@gmail.com](mailto:cork0402@gmail.com)

Jennifer Williams  
*Association Manager*  
534-7751

[jwilliams@1cbm.com](mailto:jwilliams@1cbm.com)

NEWSLETTER INPUTS FOR  
SUMMER ISSUE ARE DUE NLT  
OCTOBER 1, 2019.

E-mail newsletter items to  
[anndumenigo@yahoo.com](mailto:anndumenigo@yahoo.com)

# ARCHITECTURAL CONTROL COMMITTEE NEWS

In an effort to maintain the high standard of property upkeep for our homes and neighborhood that makes the Cheshire Forest neighborhood such a great place to live, the Architectural Control Committee (ACC), with considerable help from the board, has been working hard at updating the Architectural Control Guidelines.

Though the guidelines we were working with were wonderfully drafted, the neighborhood, laws, etc., have changed, which indicated to the ACC that an update was needed. With this revision we have done our best to ensure we can maintain the high community standard which attracted each of us to move here in the first place. The guidelines, dated as revised on

July 16, 2019, will supersede any previous editions of the Architectural Control Guidelines for the Cheshire Forest Homeowner's Association and become effective September 1, 2019.

The document will be available on [Cheshireforest.org](http://Cheshireforest.org). If you have any questions about the document, please feel free to contact a committee member, we are happy to answer questions about them. Please keep in mind that the document has been finalized and voted on by the ACC so no further changes will be made.

Thank you,  
Architectural Control Committee  
Julie Halsnoy, Jay Connolly, Paul Corcoran

## LETTER FROM THE PRESIDENT

### OUR HOA INSPECTION PROCESS

The summer temperatures have been high – almost as high as some tempers of our residents when in their mailbox they find a friendly letter asking them to address an issue with their lawn, house, or garbage can. In other words – a violation letter. Many of us have received one from the homeowner's association asking us to address an issue. I dare say none of us appreciate receiving a letter asking us to do something or reminding us to maintain our home because let's face it; relatively speaking we take great pride in our homes and their appearances. So, we become disgruntled if a letter is in our mailbox telling us to address an issue; especially if we do not necessarily agree with what we read.

Having served on the board for several years with many other professional and conscientious volunteers, there are very few arguments that we have not heard from residents who desire to come to a board meeting to discuss the system used to ensure we maintain our neighborhood. We hear responses such as the letters are too harsh, the letters should be more specific, why am I getting a letter when there are so many other violations (perceived or real) occurring throughout the neighborhood, why should I get a violation notice when the common areas are in such bad shape, and "those are not weeds – they are flowers!"

The system receives much time and effort by management and volunteers. Board members spend hours reviewing data to ensure the most equitable approach is used. After all, the system is supported by the Virginia Homeowners Act. We must do things in accordance with VA laws. The most useful tool we have is active, productive, and professional communication. The letter is not meant to insult anyone's intelli-

gence or their professionalism, but the letters exist to ensure issues are addressed. The Board has reviewed the wording of letters, management has made changes over the years, and the result is what we use today. It is what we have to best address situations in accordance with the current understanding of the requirements. Would it be nice to have a personalized letter for each occurrence – sure. But the man hours for such a requirement grows exponentially and that equates to a cost. Current letters address violations of community by laws, covenants, or architectural guidelines. On average we spend 30 to 40 minutes each month at the Board meeting reviewing discrepancies and discussing courses of action.

Should you receive a letter discussing a violation please remember to act. Have those productive, professional, and active communication sessions with management as needed to keep all informed about how corrective measures are to be applied. Look at what is discussed, review the homeowner documents, and 99.9% of the time you will see that yes, corrective action is needed. The weeds do need to come out of the cracks of the driveway or from around the mailbox, or yes, I did need to move my trashcan. You may have a plan to correct an issue, but often the crystal ball of management is cloudy. So again, the active communication is appreciated and needed.

The inspections process is part of the being in the HOA. There are those who complain about it and there is an equitable number who appreciate the process and what it does. The result is an equitable, professional process that works to keep Cheshire Forest a GREAT place to live!

We will continue working together to maintain an amenable process to keep our neighborhood wonderful.

Thanks for all that you do! *Have a great Summer!*

# NATIONAL NIGHT OUT 2019

7:00 pm, Tuesday, 6 August 2019  
(at the Clubhouse)



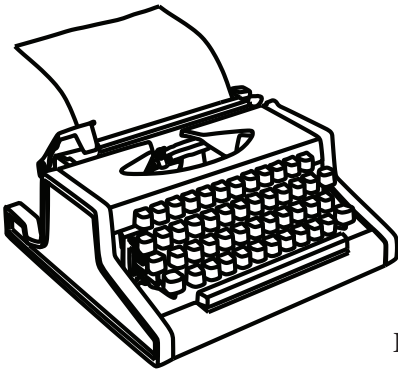
Ice Cream Social, Flashlight Walk, Prizes, Fire Trucks, Police Cars...you'll find it all at the National Night Out.



COME JOIN THE FUN!!!



## 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](mailto:anndumenigo@yahoo.com)

## 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



# HERE'S TO ANOTHER GREAT SEASON!





# Neighborhood Watch Corner: Block Captain Volunteers & National Night Out

Greetings Cheshire Forest residents! Neighborhood Watch is always looking for volunteers to act as Block Captains. We currently have 21 Block Captains located throughout the neighborhood. Ideally, we would like to have a Block Captain for the 41 streets/drives/courts in the neighborhood.

Being a Block Captain volunteer is easy. A Block Captain acts as the eyes and ears for their respective location in the neighborhood. There are no meetings, business is primarily conducted via email. All that we ask is that if you see something suspicious, to report it to the CPD, and inform the Neighborhood Watch co-chairs.

To maintain our Neighborhood Watch status, our group must attend two Chesapeake Crime Prevention Council meetings a year (meetings are quarterly). Currently, the co-chairs attend these meetings. If you are interested in becoming a Block Captain, please contact Al Crouch or Al Jacobs, NW co-chairs. Contact info can be found on the last page in the Committee Members chart.

NOTE! Our annual National Night Out event is scheduled for Tuesday, 6 August! We'll be hosting an ice cream social at the clubhouse, followed by a bike ride/walk through the neighborhood. Come out and enjoy the fun!

Thanks, and until next time, **BE SAFE!**

## { 2019 CALENDAR OF EVENTS }

August 3 .....	ADULT BASH.....	Coleen Lively
August 6 .....	NATIONAL NIGHT OUT .....	Neighborhood Watch
September 7 .....	YOUTH TRIATHLON.....	Aimee Curley
October 27 .....	KIDS HALLOWEEN PARTY.....	Volunteers Needed
November 28 .....	FOOD DRIVE AND NEIGHBORHOOD JOG .....	Aimee Curley
December 4 .....	DECORATING THE CLUBHOUSE.....	Caroline Flint
December 8 .....	CHRISTMAS PARTY FOR KIDS.....	Volunteers Needed
December 31 .....	NEW YEARS EVE BASH.....	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](mailto:irishamc@hotmail.com).

Please check out the CF Social Events Facebook page at

<https://www.facebook.com/groups/284275111591152/>

AND REMEMBER...VOLUNTEER!!!



# YARDS OF THE MONTH

## MAY

726 Yorkshire Trail



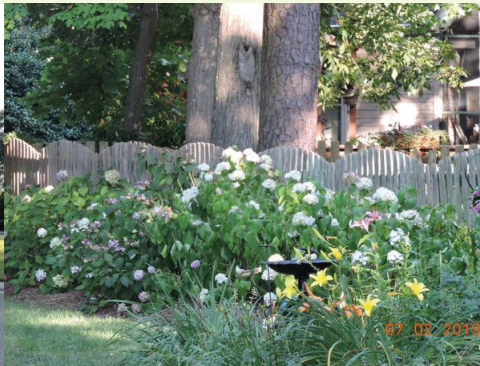
## JUNE

808 Satinwood Court



## JULY

820 Keeling Drive



# 4TH OF JULY BICYCLE PARADE!



## 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	<b>YES</b>
Swim Team	Coordinates team events. Maintains budget. Season is May-July.	Tracy Tucker	Cell 407-963-1094	tracyltuck@aol.com	