



# Cheshire Chat

A COMMUNITY NEWSLETTER FOR CHESHIRE FOREST HOMEOWNERS ASSOCIATION

Volume 26 Issue 4



FALL 2019

## MANAGER'S CORNER

Hello and Happy Fall! My name is Jennifer Williams. For those of you I haven't had the opportunity to speak with yet, I am the Association Manager for Cheshire Forest.

### CLUBHOUSE

Young people loitering at the clubhouse: Over the past few months a considerable amount of trash left behind, and damage has been noticed to the Association property. Unfortunately, it appears this is the work of young people who may be from our community as well as surrounding developments. Chesapeake Police have been authorized by the Association to stop and detain anyone found loitering in the Common Areas around the clubhouse so parents, please speak with your young adults about this serious matter.

### LAWNS

The weather is also cooling off. Now is the time to give your yards a little extra TLC (also known as WFO – weed, feed and over-seed). Please don't forget to attack the weeds that grow between the asphalt and the curb in front of your home. Keeping the weeds clear at the street and curb line really improves our curb appeal.

### POTHOLES

Please report any potholes on the roadways to the City of Chesapeake. A service request can be placed online:

### HOUSE NUMBERS

While driving through the community, I see that several homes do not have their address numbers displayed. Please remember that having your address visible from the street can make a difference to emergency vehicles finding your home. For every extra minute they take to find your home, they take an extra minute to potentially save your life.

### BOARD MEETINGS

As always, please remember that you are welcomed and encouraged to attend the monthly Board of Directors meetings. The meetings are held on the 3rd Tuesday of each month at 7:00pm at the clubhouse (Executive Session begins at 6:00pm).

### ANNUAL MEETING

The 2019 Annual Meeting is scheduled for Tuesday, November 19, 2019. If you are unable to attend, please send in your completed proxy- this will be included in the Annual Meeting Mailing that is being mailed out to all Owners of Record.

### WEBSITE

Cheshire Forest Homeowners have a new website that they can access that shows your account information including your account balance/history, any violations or applications that are submitted among many other great features. As an owner, if we have your email on file you should have received a welcome email from NABR Network and steps to show you how to register for the site, if we do not have your email on file no problem, at the end of this newsletter are instructions on how to register and how to download the CBM app!

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)

## 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

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Julie Halsnoy  
*Director*  
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)

The next regular Board of Directors Meetings are scheduled for Tuesday  
NOVEMBER 19, DECEMBER 17, & JANUARY 21, 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.

NEWSLETTER INPUTS FOR  
WINTER ISSUE ARE DUE NLT  
JANUARY 15, 2019.

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



# Residents of Cheshire Forest HOA

## Welcome!

Your association management company, Chesapeake Bay Management, Inc. AAMC has created **CBM**, a mobile app and website for your community.

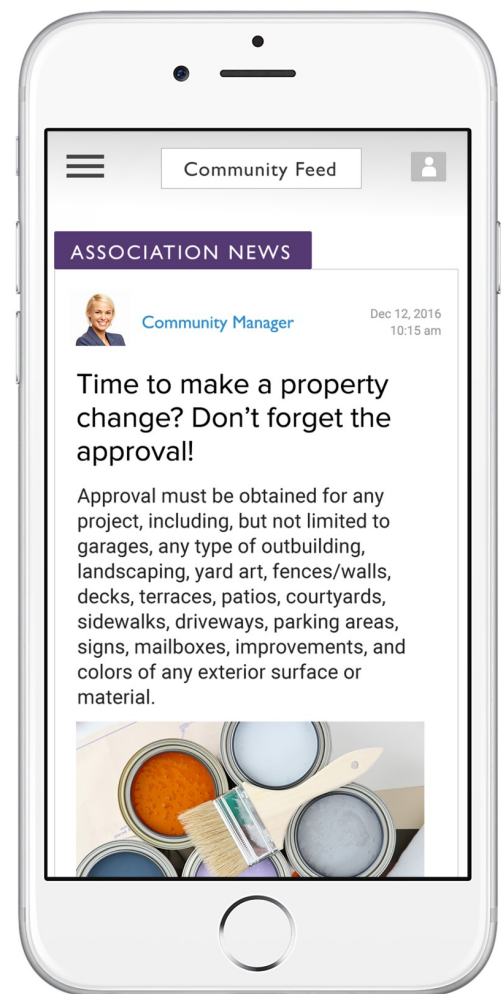
### Get important HOA information and connect with your association:

- Receive notifications, messages and reminders from your HOA and management company
- Make a payment or check your account status
- Find HOA documents, forms and events information
- Find contact information for the HOA management company
- Connect with your neighbors through Groups

### Multiple ways to join:

- Text "**CBM**" to 59248 and receive a text back with a mobile app download link
- Search for the mobile app "CBM" in Google Play store
- Go to [cheshireforesthoa.nabrnetwork.com](http://cheshireforesthoa.nabrnetwork.com)

If you haven't received a welcome email, use the new registration button and follow the instructions. If you are a new resident to the community, it may take a few days for the management company to confirm your residency. An email notification with login credentials will be sent to you once you are authorized. If you have any issues or need login support, please contact Nabr Network support ([support@nabrnetwork.com](mailto:support@nabrnetwork.com)).



**GET THE APP! TEXT "CBM" to 59248**

This website and app is operated and supported by Nabr Network and the Nabr Network software platform. For more information or technical support, contact Nabr Network at [support@nabrnetwork.com](mailto:support@nabrnetwork.com).





# Installing The Mobile App

## iPhone App

Start using CBM on your mobile device today!

Install the app:

### Step 1: Start Install

Text **cbm** to **59248** and receive a text back with an app download link. Follow the link and click the install button. Immediately proceed to step two.

### Step 2: Authorize the App

Go to Settings > General > Profiles & Device Management > Trust "AsOne Networks, LLC".

Please note: AsOne Networks, LLC d/b/a Nabr Network will never access your phone's data. Once you trust our profile, we'll remain trusted until you use the Delete App button to remove the app from your device.

### Who is AsOne Networks, LLC d//b/a Nabr Network?

AsOne Networks, LLC d/b/a Nabr Network is the technology provider for your community's app. Our company creates high quality apps for the Nabr Network brand name and for custom branded names of Community Associations and Community Management Companies.

### Can I find the app in the Apple App Store?

The app for iPhone is an exclusive Apple Enterprise app developed for your community. This app is developed and provided specifically for your community and it is not available for public download in the App store.

## Android App

To download the Android app, text **cbm** to **59248** or search for "CBM" in the Google Play Store.

### Suggested Next Step After Installing Your App

Once you have installed and logged into the app, please visit your [Notification Preferences](#) to verify or adjust your preferred notification settings. Also, please note that you must have your mobile phone number entered into your [Contact Info](#) in order to receive text / SMS messages.



## LETTER FROM THE PRESIDENT

As I sit at the keyboard considering what to write about in this edition of the newsletter, I find myself reviewing the last several fall editions that I have written over the years. For each edition, the topics are very similar and for good reasons. Each fall edition, I am compelled to express appreciation for the many wonderful volunteers who have supported the exciting events our community did enjoy during the summer. Events such as the 4th of July parade, the Friday night pizza by the pool events, the Great Cheshire Forest rib cook off, the National Night Out event, and the summer ending Triathlon that attracted over 50 young participants this year. Not to mention the very exciting swim season where over 120 athletes participated on the Cheshire Forest Flying Fish swim team! Our volunteers help to keep Cheshire Forest an exciting place to live! And, it does not stop with summer's end; please continue coordinating with Aimee Curley to assist with many opportunities remaining during 2019.

Another very important topic that occurs this time of year is solicitation for Board members. Fall is the time for our annual meeting and please do not underestimate the importance of the topics discussed. Our meeting is planned for November 19, 2019 at 7 p.m. I invite all to attend to hear about what your Board has done and what the plan is for 2020. Of extreme importance, is the solicitation for new board members.

The Board works best with 7 members; this year we operated with 6. Of the six, 4 are due for election/re-election. We need residents to submit their information to management expressing their willingness to volunteer their time to assist in maintaining our community. You will find the volunteers you join on the Board to be professional, knowledgeable, and conscientious about the things we do. All work together to help others understand how things work procedurally – that is the easy part. Members who can dedicate a few hours each month to address community responsibilities and provide necessary direction through thoroughly reviewed fiduciary decisions are coveted. It is important for continued development and health of our community for such volunteers to step forward. We look forward to seeing you in November ready to participate.

Another reason to attend the annual meeting in November is to hear about the different initiatives the Board has accomplished – how we have used our funds. Funds are consumed for several major expenses such as common area maintenance; pool management; association management; utilities; and maintaining

reserves for unplanned and planned issues. During the last several annual presentations the Board has presented a budget and has explained methods taken for our community to maintain assessments at past levels. It has taken considerable effort and much work to re-negotiate contracts at lower rates while maintaining required quality of work. We have worked to find quality contractors at competitive rates to accomplish the many different tasks the Board has addressed in the last several years. Nevertheless; rates and expenses have climbed to a level that requires a slight increase in the quarterly assessments.

Each resident will see that our quarterly assessments are increasing to \$125.00 equaling a yearly cost per home of \$500.00. This equates to a \$15.00 increase per home per quarter (\$60.00 per year per home). This increase moves the community's annual budget income from assessments to \$254,000 from \$223,520 or an increase of \$30,480. This increase allows the community to reasonably address increases in the expenses described in the above paragraph that we incur annually. And, just as important, allows the community to maintain deposits to reserve accounts. These accounts are important to maintain so the community may address unforeseen issues, as well as forecasted requirements in our reserve studies. As we do each year during the annual presentation, the Board will cover our budget and planned uses for our community funds during the annual presentation.

The management will mail the annual package within the next few weeks for each family to review. The Board welcomes all to attend and look forward to seeing you in November.

Remember: VOLUNTEER FOR A BOARD POSITION...

Thanks for all that you do!



### **BRAVO FROM THE BOARD!**

Adult Bash - **Coleen Lively**

National Night Out - **Neighborhood Watch**

Youth Triathlon - **Aimee Curley**

Great Cheshire Rib Smokeoff (GCRS) - **Jude Donato**

# BOARD OF DIRECTOR'S NOTES

The Board conducted regularly scheduled Board of Director meetings on August 20th and September 17th. The next meeting is scheduled for October 15th. Your all-volunteer Board of Directors remains laser-focused on maintaining the material condition of neighborhood's assets, responsibly managing your neighborhood's financial resources, and upholding our neighborhood's standards. The following list highlights some of the Board of Directors actions.

### Recently Completed Actions:

- Revised Architectural Control Committee Guidelines
- Winterized the pool
- Clubhouse window repair
- Plumbing repairs
- Tree trimming
- Fire extinguisher replacement
- Renewed Certificate of Deposit
- Replaced playground swing chairs and chains
- Replaced clubhouse exterior light fixtures
- Replenished volleyball court sand and replaced volleyball net
- Enhanced HOA automation using the Nabr Network

### On-Going and Future Actions:

- Recruiting residents to serve on the Association's Board of Directors
- Resolve Clubhouse property drainage issues

- Establish a more cost-effective insurance policy
- Prepare the 2020 budget
- Prepare for the 2020 annual meeting scheduled for November 19, 2019
- City of Chesapeake engagement when appropriate
- Executing the 2019 Reserve Study plan and operating budget

More detail concerning these issues and actions can be found in the Board of Directors Meeting Minutes which are published 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 insights into upcoming events, actions taken by the Board of Directors, but most importantly provides you an opportunity to voice suggestions or concerns with the Board.

We are always looking for volunteers who can help make a difference in our neighborhood. Positions are open on the board and in several of the committees. Please consider stepping forward to help keep Cheshire Forest the envy of Great Bridge and "The best community in Hampton Roads!"



## Neighborhood Watch Corner: REPORTING ILLEGAL & SUSPICIOUS ACTIVITY

Safe to say that we all want our neighborhood to be a safe place to live, walk, run, ride bikes, use the playground, go to the pool, etc. To ensure that's the case, we all have a responsibility to report criminal/illegal/suspicious activity. We do have a Neighborhood Watch team that acts as volunteers within the community. One thing NW is not, and that is we are not the Police Force for Cheshire Forest. That duty is the responsibility of the Chesapeake Police Department.

We have had instances of residents contacting Block Captains with issues that should have been reported to the Police. It's great that NW is kept in the loop, but the best time to report illegal activity is when it's happening. To report illegal activity, please call 911 for an emergency, or 382-6161 for a non-emergency. (Note: both of those phone numbers are answered by the same safety operations personnel)

Most recently we've had some issues with youth gathering near the clubhouse/playground area. Youth gathering isn't an issue, but when there is destruction of property, profanity, fighting, and trespassing going on, that's when we involve the CPD. We have had discussions with the CPD and asked for increased patrols of the clubhouse area. As mentioned above, if you see something illegal happening, please report it to the CPD.

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](http://www.CityofChesapeake.net)



# "GREAT CHESHIRE RIB SMOKEOFF"



# NATIONAL NIGHT OUT 2019



## 2019 {CALENDAR OF EVENTS}

- 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!!!



# SCOOP THE POOP

This time of year is perfect walking weather and I know your four-legged pals agree! But with that comes a stinky subject: dog poop.

Let me paint a very unsightly picture. Dog poops on ground. It rains. Rain gathers bacteria and particles from the poop. Contaminated rain then flows into the stormwater system. Stormwater flows directly into our waterways. We go fishing/swimming/boating in said waterways. Gross.

Not fertilizer. Do not make the cow manure connection! Most dogs eat processed foods and high protein diets which lead to acidic poops. All poop is not created equal.

Bacteria. If you've ever heard the announcements about sections of the beach being closed due to high bacteria levels, guess where some of that bacteria comes from? You guessed

it. This means that the dog poop you leave on your lawn has successfully made it to the beach (along with other bacteria sources) in such high levels that humans are warned to stay out of the water or risk getting sick. Gross.

Parasites. Dog poop can spread parasites and worms on to other dogs and even to humans. Letting it lie around your backyard or leaving it around the neighborhood increases your chance of infection and the chances you might infect a dog or child. Hookworm and roundworm are a couple of gross examples of what you could catch.

So be a responsible dog owner and scoop the poop!

by Elizabeth Vaughn

## YARDS OF THE MONTH

### AUGUST

621 Royal Grant



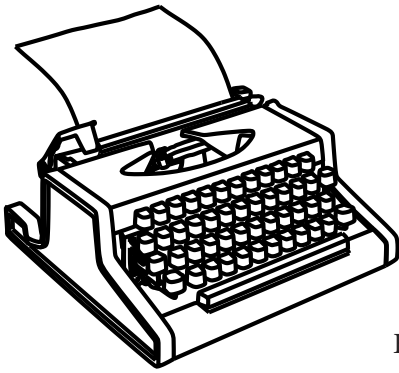
### SEPTEMBER

905 Keeling Drive





# 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)

## 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 anjacobs@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	