



# Cheshire Chat

A COMMUNITY NEWSLETTER FOR CHESHIRE FOREST HOMEOWNERS ASSOCIATION

Volume 27 Issue 2

SPRING 2022

**\*\*\*APRIL'S BOARD MEETING IS RESCHEDULED FOR THE 26<sup>TH</sup>\*\*\***

## MANAGER'S CORNER

With winter hopefully a faded memory, we are all looking forward to the warmer days of spring and summer. I have no doubt that as more "outdoor" activities become available; I will have the opportunity to meet many more of you.

It is always a pleasure for me to note the obvious pride in community and ownership as I drive up and down the streets within our Association.

With that in mind, I just want to pop in a few reminders:

- All exterior alterations must receive prior approval from the Architectural Control Committee before any work begins. If you need an application, please email me at [jkohlman@unitedpropertyassociates.com](mailto:jkohlman@unitedpropertyassociates.com). They can also be downloaded from the community website ([www.cheshireforest.org](http://www.cheshireforest.org)).

- Starting in mid-April the manager's inspections will be concentrating on spring items like dirty siding, weeds, grass and basketball goals. Rules regarding the placement and storage of portable basketball goals on a lot are posted below.

### BASKETBALL BACKBOARDS

*Permanent basketball goals are prohibited unless approved by the ACC and shall at all times be kept neat, clean and maintained in a good state of repair. Portable basketball goals are permitted and shall be kept neat, clean and maintained in a good state of repair. Basketball goals shall be a product that is commercially produced and purchased for use. Homemade goals are strictly prohibited. Both permanent and portable basketball goals are to be placed/situated on the homeowners' lot no less than 50% of the way up the driveway from the street to ensure the safety of those at play. Both permanent and portable basketball goals shall be anchored and stabilized consistent with the manufacturer's guidelines. The anchoring and/or stabilizing of basketball goals with cinder blocks, rocks, concrete bags or the like is strictly prohibited.*

- Remember to edge your curbs and sidewalks and please keep them weed free.

- Pick up your grass trimmings and do not blow or sweep them into the drains. This would result in clogged sewer systems and issues for our storm water retention basins.

- As always, pick up after your pet. Respect other people's property.

- Drive safely, the posted limits are enforced.

- Board Meeting dates, times and prior meeting minutes can be located on the community's website at [www.cheshireforest.org](http://www.cheshireforest.org)

Enjoy the spring / early summer season, and as always, if you need any assistance do not hesitate to call or email me.

John Kohlman  
Association Manager  
[jkohlman@unitedpropertyassociates.com](mailto:jkohlman@unitedpropertyassociates.com)

## BOARD OF DIRECTORS

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NEWSLETTER INPUTS FOR  
THE SUMMER ISSUE ARE DUE  
NLT JUNE 10, 2022.

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

The next regular Board of Directors Meetings are scheduled for Tuesday  
April 26, May 17, June 21, & July 19, 2022

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 John Kohlman at [jkohlman@unitedpropertyassociates.com](mailto:jkohlman@unitedpropertyassociates.com) or phone 757-484-0759.

# LETTER FROM THE PRESIDENT

Hello Fellow neighbors,

In preparation for my second letter as the President, I took a moment to reflect on what seems to have continually bubbled to the top since I became part of your Board. The most common issues are “Why can’t we make a new rule; Why can’t we make an exception; and my neighbor does that, why can’t I? Why don’t our rules apply to everyone?” These questions always come back to one issue, understanding our Governing Documents. So, let’s talk DOCS, specifically OUR Governing Documents.

In descending order of authority, they are:

- All Federal, State, and City law laws
- The Virginia Nonstock Corporation Act 13.1-801 – 13.1-945
- The Property Owners’ Association Act 55-508 – 55-516.2
- Articles of Incorporation-January 15, 1987
- Declaration of Protective Covenants, Conditions, Restrictions, Easements
- By-Laws
- Architectural Control Guidelines
- Resolution of the Board of Directors

Cheshire Forest Homeowners Association, Inc. Yes, believe it or not, we are a corporation! Articles of incorporation create the corporation under state law. They define the Association’s primary purpose and powers. These Articles are NOT subject to change.

The Declaration of Protective Covenants, Conditions, Restrictions, and Easement bind all homeowners to the Association, establish Association responsibilities, and define owners’ rights and obligations. Our Declarations are a contract and are recorded with the City of Chesapeake. You entered into this contract with the purchase of your home in Cheshire Forest. Our Declarations are subject to change. A change requires a vote in the affirmative of two-thirds of the Membership or 338 of our 507 Members. Our current Declarations span more than 25 years and need updating. This is a goal I have set during my tenure on the Board. But, more on that at a later date.

The By-Laws contain provisions concerning the operations of the Association, such as meetings, procedures for electing the Board members and officers, and their general duties. They are subject to change in accordance with and not in conflict with all of the above.

Architectural Control Guidelines pertain to the exterior appearance of your property. They are the guidelines that control any additions, modifications, or alterations to any exterior portion of your home or property. They are also subject to change in accordance with and not in conflict with all of the above.

Resolutions of the Board of Directors are resolutions that specify how the Association should operate. These resolutions are policy, administrative, special, and general. They must be consistent with all governing laws and our documents.

All Governing Documents were provided to you when you purchased your property; this disclosure package is governed by law. Additionally, they are posted on our website, <https://cheshireforest.org/documents/>.

So, what does all this mean? We, the homeowners (Membership) of Cheshire Forest, are a corporation. Every year we gather in November to elect a Board of Directors that will represent us in the governance of our corporation. Your Board members are volunteers we serve without prejudice and act judiciously on behalf of the Membership. We do this to the best of our ability. We do so under the governance of the law and our Documents. So, when asked, “Why can’t I.. have a basketball goal in the street, have a sign in my yard, not cut my grass, or paint my house purple with pink polka dots?” The answer will always come back to our Governing Documents. Does the Board of Directors have the authority, and if so, is it in the best interest of ALL of the Membership? Yes, as volunteers, it is quite an undertaking. But, one we look forward to with participation from all our Membership.

Respectfully,  
Erin Karol

## BRAVO FROM THE BOARD!

**Social Committee** —Shout out to **Chris Bowers** for all of his efforts planning and coordinating our community social events

**Neighborhood Watch and Security**—Shout out to **Cheryl Griner** for all her efforts that go into coordinating our Neighborhood Watch committee

**Newsletter**—Shout out to **Ann Dumenigo** for all of her hard work to organize and publish our community quarterly newsletter.



## BOARD OF DIRECTOR'S NOTES

The Board conducted their regularly scheduled Board of Director meetings on January 18th, February 15th, and March 15th. The next monthly board meeting will occur on April 26th. Your Board remains focused on maintaining the material condition of neighborhood's assets, responsibly managing your neighborhood's financial resources, and upholding our neighborhood's standards.

### Recently Completed Actions:

- Playground drainage repairs
- Clubhouse floodlight repairs
- Updated/approved the 2022 pool rules
- Multiple Board members attended Community Association Day
- Clubhouse tree trimming

### On-Going and Future Actions:

- Pickle Ball Courts
- Replenish mulch at the playground
- Clubhouse Security Camera / Lighting upgrades
- Clubhouse repairs
- Pressure washing of common areas and signs

- Clubhouse deck railing replacement
- Replenish Volleyball court sand
- Playground slide repair/replacement
- Pool opening preparations
- Clubhouse restrooms remodel

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 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!"*

# YARDS OF THE MONTH

## YARDS OF THE MONTH STARTS IN MAY!!



Every month from May thru December a Cheshire Forest "Yard of the Month" is selected.

Criteria for the YOM includes but is not limited to neatness consistency in keeping the yard well groomed, overall beauty, landscaping and so on . . .

A YOM sign is placed on the yard and a photo is taken. The homeowner will receive a Home Depot gift card in recognition of the hard work it takes to create and maintain a beautiful yard.

# 2022 POOL SEASON

## Pool Rules and Information

The following information and pool rules are for the protection and benefit of all pool patrons. Each community member's participation and cooperation with these rules will help maintain a pleasant and safe atmosphere for all. Parents are requested to ensure that their children observe and comply with these rules and, most importantly, obey the lifeguards' instructions. Lifeguards are asked to enforce these rules to protect the safety of everyone. Please keep a copy of these rules readily available for your family's future reference.

## 2022

May						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

### POOL HOURS

Pool is open from 4 pm until 8 pm

Pool is open from 11am until 8 pm

#### Points of Contact:

Chris and Rebecca Monnikendam (501) 831-9830  
[monnikendamCFHOA@gmail.com](mailto:monnikendamCFHOA@gmail.com)

Joseph and Courtney Von Tersch (757) 635-3761  
[cheshire@vontersch.com](mailto:cheshire@vontersch.com)

John Kohlman, HOA manager (757) 484-0759  
[jkohlman@unitedpropertyassociates.com](mailto:jkohlman@unitedpropertyassociates.com)

### Pool Entry

For the 2022 Pool Season, there will be a sign-in sheet at the Happy Hut where all pool goers will be required to sign-in their name, address, and number of non-neighborhood guests. Lifeguards will have a list of all Cheshire Forest residents and will have the authority to deny entry to those people who are not residents or who are not accompanied by a resident. In addition, the following restrictions to pool entry based on age will be followed regardless of how well a child can swim.

- Children, aged 5 and under, must be accompanied by an adult, aged 18 or older
- Children, aged 6 through 10, must be accompanied by a responsible person, aged 14 or older

In addition to these two age restrictions, children who **CANNOT** swim **MUST** be accompanied by an adult, **IN** the water, **WITHIN** arms reach at all times. Floaties, lifejackets, or other flotation devices **ARE NOT** sufficient alone.

### Pool Guests

Non-resident pool guests are permitted to use the Cheshire Forest pool with the following restrictions.

- All non-resident guests must be accompanied by a Cheshire Forest resident.
- Adult residents may bring up to 5 guests at one time.
- Young adult residents, aged 11-17 years, may bring up to 2 guests at one time.

## Pool Parties

Semi-private Pool Parties - Semi-private pool parties are those which are held during normal pool operating hours. Due to space limitations during operating hours, semi-private parties must be limited to no more than 30 guests. These parties must be scheduled at least three weeks in advance with the management company, United Property Associates, as additional staffing (lifeguards) may be required. In addition, semi-private parties will not be permitted in conjunction with community social events (e.g. pizza by the pool, teen night, etc). Cheshire Forest HOA events will have scheduling priority.

Pricing for semi-private pool parties:

Refundable Security Deposit: \$100

11 - 15 guests: \$35 for two hours (cost for one additional lifeguard)

16 - 30 guests: \$70 for two hours (cost for two additional lifeguards)

Private Pool Parties - Private pool parties are those which are held after normal pool operating hours, usually from 8:00 pm until 10:00 pm and must be scheduled for a minimum of two hours. These parties also must be scheduled at least three weeks in advance with the management company, United Property Associates, and be staffed by a minimum of two lifeguards.

Pricing for private pool parties:

Refundable Security Deposit: \$100 (separate check)

Pool fee: \$40

Lifeguard fees: \$25 per guard per hour

A completed Pool Reservation Agreement and the rental fee must be returned to the association manager, John Kohlman, at least three weeks prior to the event for pool reservation. This Pool Reservation Agreement can be obtained from the the HOA manager. Please contact John Kohlman at (757) 484-0759 or [jkohlman@unitedpropertyassociates.com](mailto:jkohlman@unitedpropertyassociates.com).

Please note, if the clubhouse is rented in conjunction with any pool party, **NO WET CLOTHES** will be permitted in the clubhouse at any time or for any reason.

## Swim Lessons

Cheshire Forest's Pool Management Company, AAA Pools, can offer group swim lessons. Please contact AAA Pools at (757) 499-5852 for rates and scheduling.

## Flying Fish Swim Team

Cheshire Forest is proud to support our own swim team, the Cheshire Forest Flying Fish! There may be occasional days or evenings when the pool is reserved for neighborhood swim team activities. Notice of these closures will always be posted in advance. For information on joining the swim team, please contact the Swim Team Committee chairperson, Tracy Tucker (407) 963-1094, [swimcheshire@gmail.com](mailto:swimcheshire@gmail.com). In addition, more information is available about our amazing swim team at [www.swimflyingfish.com](http://www.swimflyingfish.com).

Come out and support our impressive neighborhood swimmers. **FEAR THE FISH!**

## Liability

All persons using the pool do so at their own risk. The Homeowners Association (HOA) assumes no responsibility for any accident or injury, or for any loss or damage to personal property. Individuals using the pool area agree not to hold the HOA liable for any actions of whatever nature occurring within the pool area. All residents shall be responsible for the actions of their children and guests.

## Pool Area Rules

1. The pool is for the use of all Cheshire Forest residents and their guests. Monthly Homeowners' Association fees help to cover the cost of our pool; therefore, **all residents must be current with all fees and dues before use of the pool is authorized.**
2. All persons shall obey the pool rules and regulations as well as obey all instructions of the lifeguards. No person shall use the pool/pool area unless it is officially open and a lifeguard is on duty. Lifeguards shall have the authority to ask pool goers participating in offensive behavior to leave the pool area.
3. Swim Test: A swim test may be required for any individual who does not appear confident in the water. Lifeguards will administer the test, one on one. Test will include swimming a distance equal to the max width of the deep-water swimming area, followed by jumping into the water and treading water for one minute, and finally exiting pool independently.
4. Admission shall be refused to all persons having open wounds, contagious eye infections, or other communicable disease. In addition, all pool goers are asked to refrain from coming to the pool until they have been fever free for a minimum of 24 hours and/or have observed the CDC's current recommendations for quarantine with regard to Covid 19.
5. All children in the wading pool **MUST** be supervised by an adult **within** the wading pool fenced area. There is **NO LIFEGUARD ON DUTY IN THE WADING POOL AREA.**
6. The pool may be closed at any time by the on-duty lifeguard or pool manager in case of inclement weather, breakdown of equipment, or operational malfunctions.
7. As stated above, children who **CANNOT** swim **MUST** be accompanied by an adult in proper swim attire, **IN** the water, **WITHIN** arms reach at all times. Floaties, lifejackets, or other flotation devices **ARE NOT** sufficient alone.
8. Disposable swim diapers **must** be worn by children who are not completely potty-trained. Cloth diapers or training pants **ARE NOT** sufficient.
9. The following are **NOT** permitted in the pool or pool area:
  - a. GLASS containers and breakable objects
  - b. Chewing gum
  - c. Tobacco products
  - d. Intoxicated persons
  - e. Pets
  - f. Hard-soled shoes.
10. All persons must stay clear of lifeguard stations. No loitering will be permitted the at the Happy Hut (check-in area) or at the active lifeguard stand.
11. There will be **NO** diving into the water from the poolside permitted . Feet first entries only.
12. No running, pushing, dunking, rough play, diving, fighting, or profane language will be permitted in the pool or pool area. Standing or sitting on another's shoulders is not permitted at any time.
13. All trash must be removed upon leaving pool area and put in the proper containers. Recycling containers are also available.
14. The use of kick-boards, tubes, balls, rafts, etc. will be at the discretion of the lifeguards based on the size and character of the crowd. The lifeguards will regulate all play and other equipment.

## Suspension of Pool Privileges

Lifeguards will have the authority to ask a person breaking a pool rule to sit out of the pool for a period of time (5 - 15) at his/her discretion. However, if a person, persists in committing one or more infractions of pool rules and fails to obey the lifeguards, the lifeguard will have the authority to ask that person to leave the pool area until the following day.

The Homeowners Association Board of Directors, on the recommendation of the lifeguard, may suspend individual pool privileges. The lifeguard will prepare a written report stating the person's name as well as the date, time, restriction, and rule violation. This will be provide to the Pool Committee Chair no later than close of business on the day the offense occurred. The Pool Committee Chair will review and inform the Board of Directors, via email, of recommended suspension no later than the following day of the offense. The following penalties could be applied:

- 1st offense - 1 day suspension
- 2nd offense - 5 days' suspension
- 3rd offense- Suspension for the remainder of the pool season

Appeals of suspension of privileges may be made in writing to the Board of Directors, via email, addressed to the President with a "cc" to all members of the Board. The Board of Directors will have 5 days to review and respond.

## Concerns and/or Suggestions

Questions or concerns about the pool should be communicated to the on-site pool manager, pool committee members, or the Association Manager. Contact information is listed on the first page of this document.

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## Neighborhood Watch Corner: Orbeez

Recently several residents stated that kids have been shooting Orbeez (polymer gel pellets) with splat guns at random kids around the neighborhood common areas, sidewalks, and driveways. Officer Saburn (our Precinct Community Resource Officer) stated that while the City of Chesapeake does not have a specific ordinance for splat guns, the police are charging people with certain state codes like "attempt malicious wounding" for shooting people with the splat guns. He advised, as always, that people should call the police when a situation like this arises. Numerous news articles can be found about incidences (some causing injury) across the country regarding the new TikTok "Orbeez challenge" which encourages users to sneak attack unsuspecting people with a gel pellet gun.

Working together, we can all ensure that our neighborhood stays safe! 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)

# CHESHIRE FOREST FLYING FISH SWIM TEAM

## Cheshire Forest Flying Fish Swim Team Registration Opens April 27th!

Cheshire Forest has its own summer swim team! Swimmers of every skill level are welcome! Swimmers 4-18 years old who live in Cheshire Forest at least part of the year are welcome to join!

We will be hosting team information and registration meetings again this year. These are drop by, ask questions, fill out registration materials during the timeframes. Meetings will be held on the on the following evenings:

Wednesday, April 27: 6:30-8:30 p.m.

Sunday, May 1: 6:30-8:30 p.m.

Wednesday, May 11: 6:30-8:30 p.m.

Sunday, May 15: 6:30-8:30 p.m.

Wednesday, May 18: 6:30-8:30 p.m.

Whether you are a new swimmer still developing your fins, a summer swimmer, or a competitive year-round swimmer, this team is for you! We focus on developing skills and bettering your best performance while finding time to make memories along the way! We are lucky to have Coach Manon, Great Bridge High School's swim coach, as our head coach. Coach Jada, a Chesapeake teacher and former competitive swimmer, is also returning!

Our team offers leadership opportunities as swimmers progress and fun activities for all! Practices start the Tuesday after Memorial Day (May 31st) and are 4 days a week (Monday-Thursday) in the afternoons. Once school is done, practice will be in the mornings, 5 days a week. Our meets will be on Saturday mornings. The season runs through August 6th. Cheshire Forest will once again be hosting the Divisional Meet on July 30th. All Stars will be on August 6th and will be hosted by another team. If you have a teen looking for volunteer hours, there are volunteer opportunities during the meets—and you don't



need to know anything about swimming to volunteer! As a reminder, when we have home meets, the pool will open no later than 1 p.m. for the whole neighborhood.

If you are new to Cheshire Forest, newly interested in joining your neighborhood swim team, or a returning swim family, please stop by one of the information meetings. If you can't make one of those meetings or have questions you would like answered sooner, please contact Tracy Tucker at [swimcheshire@gmail.com](mailto:swimcheshire@gmail.com) and join our Facebook group—Flying Fish. We are looking forward to an awesome summer!

If you have any questions, please contact Tracy Tucker at [swimcheshire@gmail.com](mailto:swimcheshire@gmail.com)



# Upcoming Social Events



\*\*\*Please consider volunteering a little of your time for neighborhood events\*\*\*



The following community events are tentatively scheduled for 2022. Events will be held in accordance with state and local health regulations. If you would like to volunteer for any of the listed events, please contact Christopher Bowers, Social Committee Chair— phone: 330-431-8545, email: christopher.bowers@gohpt.com

Date	Event
April 8th .....	Teen Outdoor Movie Night
April 24th.....	Kid's Spring Party
Jun 16th .....	School's Out Pool Party (for teens)
June 24th .....	Pizza by the Pool for Adults / Movie Night
July 4th .....	Bike Parade / Cookout
July 16h .....	Pizza by the Pool for Families
August 2nd .....	National Night Out hosted by the Neighborhood Watch
August 6th .....	Adult Bash
Sept 10th .....	Youth Triathlon
Sept 24th .....	Rib Cook-off
October 23rd .....	Kids Halloween Party
Nov 24th.....	Turkey Trot / Food Drive
Dec 4th .....	Cookies & Cocoa with Santa
Dec 31st.....	New Year's Eve Bash





## Committee Members

COMMITTEE	DESCRIPTION	CHAIR/CO-CHAIRS	PHONE	EMAIL
Nominating Committee	Coordinates and oversees the election process of board officers up for re-election and those wishing to run for office during our annual meeting held in November of each year.	Cassie Nash	Cell 757.679.3117	<a href="mailto:casie.nash@gmail.com">casie.nash@gmail.com</a>
Architectural Control	Evaluation of applications for improvements (new additions, fences, etc.) for compliance with existing guidelines/standards.	Mitch Gold	Cell 277-5617	<a href="mailto:Mrgold1@cox.net">Mrgold1@cox.net</a>
Communications	Coordinates Neighborhood Engagement via online comm./social media.	Jane McKlveen	Cell 434-0857	<a href="mailto:jane@mcklveen.com">jane@mcklveen.com</a>
Yard of the Month	Selects Yard of the Month seasonally and in December.	Ric & Imelda Barrera	Cell 621-6740	<a href="mailto:imelda.barrera@cox.net">imelda.barrera@cox.net</a>
Neighborhood Watch Security	Network of Block Captains. Collaborate with local law enforcement. National Night Out sponsor.	Cheryl Griner	704-619-3727	<a href="mailto:cherylgriner@bellsouth.net">cherylgriner@bellsouth.net</a>
Newsletter	4 editions per year. Coordinates article submissions, editing, layout, and advertisements.	Ann Dumenigo	Cell 910-554-8531	<a href="mailto:anndumenigo@yahoo.com">anndumenigo@yahoo.com</a>
Pool	Support pool functions and facility. Maintains budget. Pool open May-Sept.	Rebecca Monnikendam Courtney Von Tersch	Cell 501.837.9830	<a href="mailto:monnikendamchoa@gmail.com">monnikendamchoa@gmail.com</a> <a href="mailto:cheshire@vontersch.com">cheshire@vontersch.com</a>
Social Committee Chair	Coordinates social events. Maintains budget.	Christopher Bowers	330-431-8545	<a href="mailto:christopher.bowers@gohpt.com">christopher.bowers@gohpt.com</a>
Swim Team	Coordinates team events. Maintains budget. Season is May-July.	Tracy Tucker	Cell 407-963-1094	<a href="mailto:swimcheshire@gmail.com">swimcheshire@gmail.com</a>