



Cheshire Chat

A COMMUNITY NEWSLETTER FOR CHESHIRE FOREST HOMEOWNERS ASSOCIATION

Volume 30 Issue 2

Spring 2023

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. They can also be downloaded from the community website (www.cheshireforest.org).
- Starting in April the manager's inspections will be concentrating on spring items like dirty siding, weeds & grass.
- Remember to edge your curbs and sidewalks and please keep them weed free.
- Please be aware that we have a new lock on the tennis court gate this year. If you need to exchange your old key for a

new one at no charge, the manager is at the clubhouse the first three Tuesdays of the month and can take care of that for you. If you don't have a key, you can also swing on by and get one, the cost for a key is \$10 (check only). The key form is on the community website.

- 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

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

BRAVO FROM THE BOARD!

Many thanks to the following families who helped make our social events so great:

Nash Family, Bowers Family, Thrift Family, Arrington Family, Cullipher Family, Sullivan Family and Constantine Family

Karaoke Night - Chili Cook Off - Spring Party Adult Bash



BOARD OF DIRECTORS

Erin Karol
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erinkarol3@gmail.com

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757.759.3348
mdmcheshire@gmail.com

John Kohlman
Association Manager
757.484.0759
jkohlman@unitedpropertyassociates.com

NEWSLETTER INPUTS FOR
THE SUMMER ISSUE ARE DUE
NLT June 21, 2023.
E-mail newsletter items to
anndumenigo@yahoo.com

The next regular Board of Directors Meetings are scheduled on Tuesday-
April 18, May 16, & June 20, 2023

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 or phone 757-484-0759.

LETTER FROM THE PRESIDENT

Hello Fellow neighbors,

DO WE HAVE YOUR NUMBER?

One of the primary goals of the Board of Directors has been to improve communication with our Membership. At long last and with deep gratitude to Mrs. Jane McKlveen, My Green Condo is on the verge of going live. This community management system (CMS) is the one-stop shop for all things Cheshire Forest. However, it will only work if you participate. If you have yet to provide Mrs. McKlveen with your contact information and permission for the Association to communicate with you electronically, you will not be able to access some of the best features of the new system. So, please, reach out! All the necessary information to do so is included in this issue of the Chat.

Spring has sprung! With it are longer days, more outside activities, and the opportunity to complete the task list you have been making all winter. I know that on my list are power washing the siding, weeding and replanting my flower beds, and removing the rust stains off the driveway. Ok, truthfully, most of those jobs are on George's list. I think that is referred to as a "Honey Do List." I am, however, the rust remover expert, so George lets me tackle

that job. The secret to my success is Snowcap, a product you can find at Sherwin and Williams or Walmart. It is a powder you mix with water in a garden sprayer and apply to any rust stain. So simple, but very effective!

GEESE! Love or hate them, they continue to be problematic in and around our lakes. In August of 2006, Federal Regulations (50 CFR 21.50) allowed "the nest and egg depredation order will allow for the taking of Canada goose eggs and/or nests from March 1 through June 30 without the need to obtain a federal permit." If you have a nest on your property, you can remove the nest without a permit. The Association will remove any nests in the common areas. Please, help us as we continue to manage this issue. If you see a nest, please report it to the Association. If you have a nest on your property, please remove it. Reducing the number of geese born in our community is integral to solving this problem.

In January, I challenged our Membership to "Get to Know Three in 2023." Have you taken up the challenge? Come on; you can do it! Make it a point this month to meet one new neighbor.

Respectfully,
Erin Karol

Yards of the Month

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.



cheshireforest.org

Where you can find...

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

COMMUNICATION COMMITTEE

As you may have heard, we are implementing a community management system that will help us all keep in touch and let us contact you more quickly and efficiently through digital means. We currently have email addresses for 335 of the 508 properties in our neighborhood and would like to ensure that we increase that number. For those of you who gave us your email – you should have received an email inviting you to join the community management system. Please follow the prompts and you will be able to log in to rent the clubhouse, submit architectural requests, email the board members and a lot more. We are rolling out each feature one at a time. Sign up for email and text alerts and download the MyGreenCondo app. Everything HOA related will be in the system soon. If you didn't get an email invitation, please go to www.cheshireforest.org and request access.

Everything HOA related will be in one place. We are excited for the opportunity to communicate more easily and make everything HOA related more transparent to our membership.

Jane McKlveen
757.434.0857



The pool season is almost upon us. Every Cheshire Forest member should be watching for a welcome email from our new property management system. It is important that each member log on to their new account where you will be able to upload your photo to complete your pool pass. This is the manner in which you will be able to access the pool this summer. If you do not receive a welcome email please contact us at www.cheshireforest.org/contact

2023 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 required 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.

If anyone is interested in summer work (teen or adult), please contact AAA for lifeguard training information at (757) 499-5852.

2023

Points of Contact:

Rebecca Monnikendam
(501) 837-9830
Monnikendamcfoa@gmail.com

Courtney Von Tersch
(757)635-3761
cheshire@vontersch.com

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						
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25	26	27	28	29	30	

July						
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23	24	25	26	27	28	29
30	31					

August						
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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
	Pool is open from 11am until 8pm with the exception of 4:30-6:30 during which the pool will be closed for swim team practice
	Pool is open from 11 am until 4:30 pm

Property Manager:
Melissa Arsement, HOA manager (757) 484-0759
cheshireforesthoa@mygreencondo.net

Pool Entry

More details about pool entry will be made available prior to the opening of the 2023 pool season. However, please note that the following restrictions to pool entry based on age will be followed regardless of how well a child can swim.

- A. Children, aged 5 and under, must be accompanied by an adult, aged 18 or older.
- B. 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.

- A. All non-resident guests must be accompanied by a Cheshire Forest resident **AT ALL TIMES**.
- B. Adult residents may bring up to 5 guests at one time.
- C. Young teen residents, aged 11-15 years, may bring only 1 guest at a time.
- D. Teen residents, aged 16 - 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) will 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 - 20 guests: \$35 for two hours (cost for one additional lifeguard)

21 - 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, from 8:00 pm until 10:00 pm and must be scheduled for 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. Checks are payable to Cheshire Forest HOA.

Pricing for private pool parties:

Refundable Security Deposit: \$100 (separate check)

Pool fee: \$40

Lifeguard fees: \$50 per guard

A completed Pool Reservation Agreement and the rental fee must be returned to the the Cheshire Forest property manager 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 the property manager at (757) 484-0759 or cheshireforesthwa@mygreencondo.net.

Please note, if the clubhouse is rented (by a separate rental agreement) 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, Courtney Von Tersch (757) 635-3761, swimcheshire@gmail.com. In addition, more information is available about our amazing swim team at 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. iPods, MP-3 players, and other music devices are permitted with ear buds or headphones only. No speakers will be permitted with the exception of use by the lifeguard in the Happy Hut. However, during private pool parties/events, speakers may be permitted. All music on speaker will be appropriate in content as well as volume.
11. 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.

Pool Area Rules continued

12. There will be **NO** diving into the water from the poolside permitted. Feet first entries only.
13. No running, pushing, dunking, rough play, diving, fighting, profane language (**NO CURSING**), or arguing with the lifeguards will be permitted in the pool or pool area. Standing or sitting on another's shoulders is not permitted at any time.
14. All trash must be removed upon leaving pool area and put in the proper containers. Recycling containers are also available.
15. 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 minutes) 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.

THE TENNIS COURT LOCKS HAVE BEEN CHANGED

At the end of February this year, it became necessary to change the locks to our tennis courts. If you have not done so, please contact our property manager to arrange a time to come pick up a key. Keys require a \$10 deposit or, if you have your old key, you can exchange it for your new key as you have already paid your \$10. Our property manager is usually on site at the clubhouse the first three Tuesdays of each month or you can contact us at www.cheshireforest.org/contact

Please also note that the gate should be kept shut at all times and a key is required not only to get IN but also to get OUT of the gate. The tennis court rules are posted inside the courts and on our website.

In addition, we are gauging interest in tennis lessons and/or pickle ball lessons. If you or your children would like to have Tidewater Tennis Center come to Cheshire this summer for lessons, please text Rebecca Monnikendam at 501-837-9830 with your information.



Neighborhood Watch Corner:

As our days get longer and the activity in and around our Common Areas increase, we want to remind our Membership (owners) that it is our responsibility to ensure our Common Areas are a clean and safe place for everyone.

The Board, in conjunction with the Security Committee, has been working with the Chesapeake Police Department to curb criminal activity on our property. We have successfully used our new security cameras around the clubhouse to identify some of the young people who had committed vandalism on the playground equipment. With the cooperation of their parents, this graffiti was removed by the young people without an issue. Unfortunately, we have seen increased drug and alcohol paraphilia left in our Common Areas and reports of possible drug-dealing activity. This led the Board to involve the Chesapeake Police Department and agree to prosecute anyone who violates the law in our Common Areas to the fullest extent. This will include someone who is trespassing, Member, a tenant, or a child thereof.

As a reminder, our Association has rules that govern our Common Areas. First and foremost, all our Common Areas are private property for the use and enjoyment of our Membership and guests. When you and your guests (this includes your children and their guests) use the Common Areas, you are responsible for the behavior, actions, and any damage that occurs. This means Per Article IV, Permitted Uses and Restrictions-Common Area, Section 6b, Damage or Restriction of Common Area by Owners. The Association may repair any damage and require the Member to pay for the repairs. So please, speak to your young people and remind them there are consequences to damaging the Association's property. And, if you see something, say something to a Board Member or the police. It will take all of us to ensure that those who would cause harm don't choose our Common Areas for their misbehavior.

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

CHESHIRE FOREST FLYING FISH SWIM TEAM

We are Cheshire! The swim season is almost upon us - we are finalizing the schedule and looking forward to another great summer for our kids. If your children are interested in joining the Cheshire Flying Fish Swim Team, please stay posted to the Facebook neighborhood page, as well as the Flying Fish page, for registration information. Any specific inquiries can be sent to swimcheshire@gmail.com.

Thank you!

Courtney, Becky, and Meghan



2023 Social Events from the Social Committee

Help Wanted:

Do you love the sense of community from our HOA's Social Events?

Do you have a flare for the fabulous and want to add a unique twist to an event this year?

Do you have a favorite Holiday/Season/day you want to make sure we celebrate? (we can have more or different events!)

Maybe you REALLY LIKE Decorating or Cleaning?

There is a spot for you on the Cheshire Forest Social Committee!

Email christopher.bowers@gohpt.com or text (330)431-8545 and let us know what events you'd like to help with (or Chair) and we will make sure you have an opportunity to help!

April 29th	8PM	Teen Outdoor Movie Night
Jun 15th	3PM	School's Out Pool Party (for teens)
June 24th	5PM	Pizza by the Pool for Adults / Movie Night
July 4th	11:30AM	Bike Parade / Cookout
July	TBD	Pizza by the Pool for Families
August 1st	7PM	National Night Out hosted by the Neighborhood Watch
August 5th	7PM	Adult Bash
Sept 9th or 10th	TBD	Youth Triathlon
Sept 23rd	All Day	Rib Cook-off
October 22nd	4PM	Kids Halloween Party
Nov 23th	8:30AM	Turkey Trot / Food Drive
Dec 3rd	4PM	Cookies & Cocoa with Santa
Dec 31st	10PM	New Year's Eve Bash

AND REMEMBER...VOLUNTEER!!!



Thank you to all the everyone that helped with the Karaoke & Chili Cook off Social and the Spring Party. We would like to especially thank the following families: **Nash; Bowers; Thrift; Arrington; Cullipher; Sullivan; and Constantine.**





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.	Casie Nash	Cell 757.679.3117	casienash@gmail.com
Architectural Control	Evaluation of applications for improvements (new additions, fences, etc.) for compliance with existing guidelines/standards.	Mitch Gold	Cell 277-5617	Mrgold1@cox.net
Communications	Coordinates Neighborhood Engagement via online comm./social media.	Jane McKlveen	Cell 434-0857	jane@mcklveen.com
Yard of the Month	Selects Yard of the Month seasonally and in December.	Ric & Imelda Barrera	Cell 621-6740	imelda.barrera@cox.net
Neighborhood Watch Security	Network of Block Captains. Collaborate with local law enforcement. National Night Out sponsor.	Cheryl Griner	704-619-3727	cherylgriner@bellsouth.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.	Rebecca Monnikendam Courtney Von Tersch	Cell 501.837.9830	monnikendamchoa@gmail.com cheshire@vontersch.com
Social Committee Chair	Coordinates social events. Maintains budget.	Christopher Bowers	330-431-8545	christopher.bowers@gohpt.com
Swim Team	Coordinates team events. Maintains budget. Season is May-July.	Courtney Von Tersch	757.635.3761	swimcheshire@gmail.com