

CHESHIRE FOREST QUARTERLY NEWSLETTER

July 2024

Happy Summer, Neighbors! Your HOA Board is hard at work on efforts to maintain and enhance our amazing community. Our key initiatives include developing our first Strategic Plan to guide us into the future, developing an Operating Plan to coordinate short term activities, executing priority capital improvement projects, and a focused effort to improve communication by updating the website, resuming our newsletter, and developing a new resident welcome packet!

For the duration of the year, the board plans to focus on coordinating a new Reserve Study (in compliance with VA law), producing the 2025 annual budget, completing remaining capital improvements, and producing Committee Charters.

In other news, United Property Associates is in the process of rolling out the Homeowner Portal (accessible via the "Log In" link on our website) which enables residents to pay dues and see balances in real time. In the future, the system will also provide a means to communicate information out to the community.



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Your Board

President: Erin Karol
Vice President: Rebecca Monnikendam
Secretary: Jane McKlveen
Treasurer: Todd Heinecke

Director: Matthew Merritt
Director: Bob Granata
Director: Ryan Orbison

Board Email Address: board@cheshireforest.org

Community Website: www.cheshireforest.org

Property Manager: (757) 497-9133 or propertymanager@cheshireforest.org



Social Events

JUL	<ul style="list-style-type: none"> • 03, 10, 17, 24, and 31JUL (6pm-8pm): Pickleball League • 04JUL (11am-12pm): 4th of July Parade • 04JUL (12pm-2pm): 4th of July Party (Food Provided) • 06JUL (8am-12pm): Crazy Swim Meet (Potluck) • 19JUL (530pm-730pm): Pizza on the Patio (Food Provided) • 20JUL (8am-12pm): Home Swim Meet • 21JUL (6pm-8pm): Swim Team End of Season Party (Food Provided and Bring a Desert to Share) • 27JUL (8am-12pm): Home Swim Meet (Divisionals/Last Meet)
AUG	<ul style="list-style-type: none"> • 06AUG (7pm-8pm) : National Night Out (Ice Cream and Touch-a-Truck: Fire Truck & Police Car) • 07, 14, 21, and 28AUG (6pm-8pm): Pickleball League • 08AUG (630pm-9pm) : 2nd THURS Social Evening (Game Night) • 10AUG (8pm-10pm): Adult Bash Luau (Food Provided & Pool Open)
SEP	<ul style="list-style-type: none"> • 04, 11, 18, and 25SEP (6pm-8pm): Pickleball League • 07SEP (7am) : Community Triathlon (volunteers needed) • 08SEP: Last day Pool is Open • 12SEP (630pm-9pm) : 2nd THURS Social Evening

*Committee Event reminders are displayed on community signs two days prior to the event
 *Point of Contact for Pickleball League is Todd Heinecke at todd.heinecke@cheshireforest.org



Capital Improvement and Maintenance

Planned Capital Improvements (Based on 2021 Reserve Study)

Project	Programmed Year	Status
Clubhouse Bathroom Renovations	2022	- Pending Quotes (expected JUL24)
Playground Mulch	2023	- Completed JUN 2024
Partial Pool Furniture Replacement (Chairs, Umbrellas and Ping Pong Table)	2023	- Completed JUN 2024
Partial Outdoor Furniture Replacement (Bench Wood, Trash Cans, Bike Rack)	2024	- Quotes Received and Accepted - Funding complete, install JUL/AUG 2024
Partial Concrete Sidewalk Repair	2025	- Completed MAY 2024
Clubhouse Renovation	2025	- Awaiting Design
Irrigation Pump Replacement	2026	- Awaiting Quotes, install projected AUG 2024
New Reserve Study	2026	- Projected AUG 2025

Unplanned Maintenance and Improvements

Project	Status
Clubhouse Partial Siding Replacement (storm damage)	Completed FEB 2024
Clubhouse Vacuum Cleaner Replacement	Completed APR 2024
2x New Leaf Blowers for Pool	Completed MAY 2024
Pool Sand Filter Replacement	Completed MAY 2024
Volleyball Court Sand Replacement	-Funded; delivery projected JUL 2024
New Playground and Tennis Court Signs	-Received, install projected JUL 2024