

# CHESHIRE FOREST QUARTERLY NEWSLETTER

January 2025

Happy 2025, Neighbors! The board thanks outgoing board members Rebecca Monnikendam and Matthew Merritt for their years of dedicated community service and welcomes Matt Graham and Dennis Szpara to the team. Matt and Dennis are long time community members eager to help maintain Cheshire Forrest as the Best Community in Hampton Roads.

We closed out 2024 with a great Holiday party, installation of new trash cans and a new bike rack, sprinkler system repairs, and the replacement of 30 shrubs.

We enter 2025 focused on several major capital improvement projects; clubhouse bathroom renovation and disability access modifications in January, pool replastering prior to pool opening, and a full clubhouse interior refresh.

Finally, a reminder that the HOA dues have increased to \$155 per quarter and, you can setup auto-payment dues in the UPA portal (accessible via the “Log In” link at [www.cheshireforest.org](http://www.cheshireforest.org)). Auto-pay saves you time and the community money by negating the need for pricey coupon books. Please remember that our ACC Guidelines stipulate your holiday lighting cease operation no later than 22 JAN.



## THIS ISSUE

Social Events  
-Page 2-

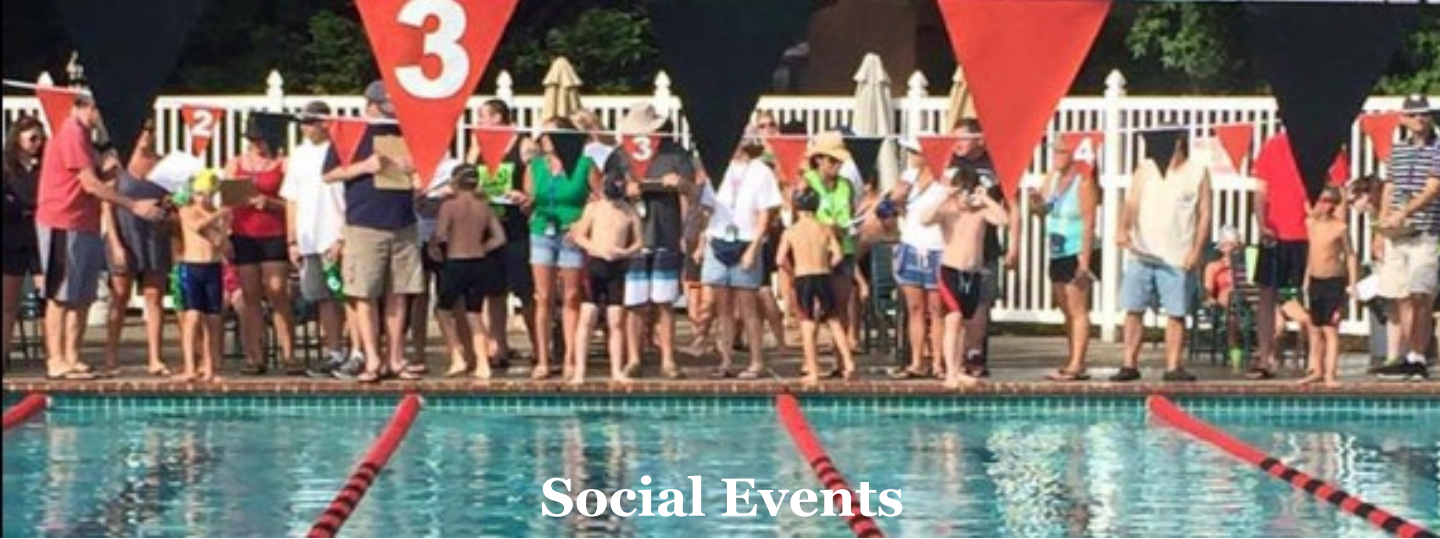
Capital Improvement and  
Maintenance  
-Page 3-

## Your Board

President: Erin Karol  
Vice President: Ryan Orbison  
Secretary: Matt Graham  
Treasurer: Todd Heinecke

Director: Bob Granata  
Director: Jane McKlveen  
Director: Dennis Szpara  
*\*Property Manager: Jennifer Jacobsen*

Board Email Address: [board@cheshireforest.org](mailto:board@cheshireforest.org)  
Property Manager: (757) 502-4805 or [propertymanager@cheshireforest.org](mailto:propertymanager@cheshireforest.org)



## Social Events

JAN

- Clubhouse Bathroom Renovations → Clubhouse Unavailable
- 7 JAN 6PM: Social Committee planning meeting
- 14 JAN 6PM: Special Meeting of the Board to discuss data and communications
- 21JAN at 7PM: HOA Board Meeting
- 22JAN: Last day for Operative Holiday Lighting

FEB

- 4FEB: Book Club
- 13 FEB at 630pm: 2<sup>nd</sup> Thursday Social Evening
- 18FEB at 7pm: HOA Board Meeting

MAR

- 1MAR: Phase 10 Card Game (Adults Only)
- 4MAR: Book Club
- 13 MAR at 6:30pm: 2<sup>nd</sup> THURS Social Evening
- 18MAR at 7pm: HOA Board Meeting
- 23 MAR at 1pm: Community Spring Party

\*Committee Event reminders are displayed on community signs two days prior to the event  
 \*\*Holiday Decorating in accordance with Architectural Control Guidelines, JUL2021, Page 18.



# Capital Improvement and Maintenance

## Planned Capital Improvements (Based on 2024 Reserve Study)

Project	Program Year	Status
Partial Outdoor Furniture Replacement (Bench Wood, Trash Cans, Bike Rack)	2024	- Complete
Landscape, Partial Replacements	2024	- Complete
Irrigation System Repairs	2024	- Complete
Pool Pump Replacement	2024	- Complete
New Reserve Study	2024	- Complete
Clubhouse Bathroom Renovation	2025	- Scheduled for JAN 2025
Pool Replaster	2025	- Quote accepted, pending start date
Clubhouse Renovation	2025	- Pending contractor bids

## Unplanned Maintenance and Improvements

Project	Status
New Pool, Playground, and Tennis Court Signs	- Completed AUG 2024
Volleyball Court Sand Replacement	- Completed SEP 2024