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Fall Edition

November 2020

Traffic Control and Speed Limits

Our neighborhood has seen a welcomed increase of young families with children! With children playing or walking to and from school, it is most important to slow down and be mindful of the 25 mph speed limit as it only takes a second to take your eyes off the road for an accident to occur. If you notice an increase in excessive speeding throughout our neighborhood, please bring it to the CVCA's attention and we will notify Fairfield County Sheriff's Department for assistance.

Additionally, with the school in session, there is increased traffic near the areas of Education Drive/Ravine Drive/Village Way Drive which is the route for busses leaving Violet Elementary. In an effort to curtail traffic issues, if you happen to park your car on the street near these locations, it would be appreciated if you can prevent parking on the street during the busiest times of 9:00 a.m. and 4:00 p.m. during weekdays. Cars parked on the street tend to block or hinder a school bus or vehicles from making a turn onto Village Way from Ravine.

These mindful adjustments could greatly control and/or decrease any unfortunate accidents and, most of all, protect our children!

Pool Property

The building that housed pool pumps, restrooms, a snack bar, and an office had fallen into despair. The building has been idle for 20 years and had been subjected to vandalism (spray paint, broken windows, and a deteriorated roof) and was an

eyesore. The pool property at 8859 Education Dr. was notified on April 8, 2020, by Violet Township (citing that the building was

considered unsafe, hazardous, and a nuisance) to



either raze or repair the dilapidated building. We were able to have the building demolished in July 2020.

Wellington Park Subdivision Construction/Chevington Village Connector

The new neighboring subdivision, Wellington Park is rapidly progressing. If you have not noticed, the two subdivisions are now connected via Village Mill Drive. Construction on the extension of Courtright Drive (which borders the Pickerington USPS branch) is continuing as well and, when completed, will provide an alternative route to Rt. 256. If anyone living near the vicinity of this new connector notices increased construction vehicle traffic, please bring it to the CVCA's attention. These vehicles should not be using our subdivision as easy access to Wellington Park and Violet Township's Engineering Department has helped enforce this.

Revising Deed Restrictions

Have you had trouble interpreting our typewritten, redundant 1970's era deed restrictions? **You are not alone!** CVCA has been discussing revising our deed restrictions for clarity and to bring them

up to date with neighboring subdivisions. If you are interested in reviewing and revising these deed restrictions, we are looking for volunteers, let us know if you would like to get involved as the project may be less of a tedious task if a small committee is formed to take on this project.

Board Member Elections

The annual association meeting scheduled for May 11, 2020, was postponed due to the Coronavirus and in keeping with state guidelines. In lieu of the annual meeting, proxy voting took place. Ballots were mailed July 27, 2020, to be returned to the Post Office Box before August 10, 2020. A trustee meeting took place on August 11, 2020, to open and count ballots. 37 ballots were received, the voting result was:

Paul Tumidolsky-term ends May 2022
Janet Flaherty- term ends May 2022
Christina Smith (our newest trustee)-term ends May 2022.

Board of Trustees met on September 30, 2020, resulting in your new Board of Trustees.

Meet your Trustees

JANET FLAHERTY-PRESIDENT



I am originally from Youngstown and moved to Columbus in 1987. My husband Tim and I have been residents of Chevington Village for 26 years. We have two grown children, Sean and Sarah, who are both

graduates of Pickerington North.

I obtained my Paralegal Certificate from Capital University Law School and am employed in the Legal Services Department at Nationwide Children's Hospital as a Contracts Administrator.

I became involved with the civic association to maintain consistency and conformity with the deeds so that the neighborhood keeps its aesthetic appeal and property value. Because we are nestled among newer subdivisions, I would like to see our 1970's deed restrictions updated to

parallel neighboring subdivisions and current times.

If you see me on my daily walk with my chocolate lab and wired hair pointer, feel free to talk about any concerns or improvements you have may to offer or email me at the address on the CVCA website.

CHRISTINA SMITH – VICE PRESIDENT



I moved from West Virginia to Central Ohio in 1984, I have an entrepreneurial background, and opened a Group Benefits Insurance Brokerage in 2005 after working in the insurance industry for many years prior.

In December of 2013, I decided to exit the group health insurance industry and sold my brokerage. I was excited to return to and pursue my passion for real estate and am now enjoying my career as a Realtor with Coldwell Banker King Thompson. I have earned, from the National Association of Realtors three designations, Pricing Strategy Advisor (PSA), Accredited Buyers Representative (ABR®), and Senior Real Estate Specialist (SRES®). For which I am immensely proud of.

I have been in this community since 2014 with my husband, Dennis Smith, who has lived here since 1993. I am excited to be the newest trustee on the CVCA Board.

My goal is to get our community more connected with one another with some fun social events throughout the year.

ANGELO MANZO-TREASURER



I was raised in Dayton, Ohio, and moved to the Pickerington area in December 1986.

My professional background is in the beverage and plastics packaging industry where I have worked as a Plant Controller for over 35 years.

My education is a dual major in Accounting and Management with an MBA.

I have served on the CVCA board for the past 5 years first as the president and now treasurer.

DOROTHY KAVANAUGH-SECRETARY



I am originally from Youngstown, Ohio, and moved to Michigan in 1976. In June of 1999, I retired to Pickerington.

My background consists of a librarian, architect assistant, and administrative assistant for the Superintendent of Schools in Michigan.

I believe that Chevington Village is one of the more desirable subdivisions around our community and I work hard to ensure that it stays that way. I have served as a CVCA trustee in the past and organized the community garage sales for the past several years.

PAUL TUMIDOLSKY-CORRESPONDING SECRETARY



I grew up outside of Cincinnati and moved to Pickerington in the summer of 2007 with my wife Becky and two kids, Jacob, and Drew.

I have served for over 27 years in the US Army and Ohio Army National Guard where I currently work providing full-time unit support. I have a BFA from the University of Cincinnati and an MBA from Capital University.

As a CVCA trustee, I encourage everyone to get involved in our community, whether as a board member, helping to improve the entrances, the green space, helping with the yard sale, special events we may hold, or anywhere you see a need for improvement.

From the Treasurer

Dues for 2020 were assessed at \$45 per lot and were due June 30, 2020. All dues were paid apart from seven residents who have past liens for delinquent payments. We wish to express our appreciation for your support!

How annual dues were/are allocated:

- Special projects: Demolished pool building
- Maintenance of gateway entrance spraying weeds, mulching, trimming shrubs.
- Mowing: Greenspace and former pool area
- State & IRS Filing Fees:
 - Property tax- Increased from \$53 to \$645 annually due to property re-assessment in 2019. This is being petitioned for reassessment.
- Printing/Mailing: costs associated with printing, mailing CVCA correspondence, notifications, newsletter, paper stamps, etc.
- CVCA Property and Liability Insurance
- Attorney Retainer & Associated Fees
- South Central Power: Cost to maintain streetlight at entranceways (5 Poles)
- Website and Domain Fees: cost for our website and owning our current domain

From All of us on the Board!

We wish you and yours a very happy holiday season and for a much better year to come!



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