

# Village Voice

www.chevingtonvillage.org

Spring Edition

May 2020

## Chevington Village Association Annual Meeting

The annual association meeting which was scheduled for May 11 has been postponed. The board has met and has decided to wait on guidance from the state and then we will make a decision on when it is appropriate to hold the meeting.

Annual dues will still be assessed (\$45/year), however, the statements and due dates will be extended accordingly.

## Pool Property

The building that housed pool pumps, restrooms, a snack bar, and an office has fallen into disrepair. The building has been subjected to vandalism (spray paint and broken windows) and has become an eyesore. Recently the board was notified by Violet Township that the building needs to be razed or repaired. The board has decided to raze the building since repairing the structure doesn't make financial sense. The board is currently seeking bids to have the work done by the end of the summer.

## Annual Spring Garage Sale

The garage sale normally held in conjunction with surrounding neighborhoods has been postponed.

## A Reminder about Deed Restrictions

Several complaints have been received from residents regarding the following deed restriction violations. If your residence is in violation of these or any other deed restrictions please promptly resolve the issue. The trustees are obligated as outlined in the CVCA Charter and Code of Regulations to enforce all deed restrictions. It is

not fair to the 200+ residents who abide by the rules.

- **Deed restriction #16: Livestock** – It is in violation of the deed restrictions to raise, breed, or keep livestock on any lot. This includes chickens or any other small animals used as a food source. If you are in violation of any of the aforementioned deed restrictions or others, please remedy the situation promptly.
- **Deed restriction #17: No lot shall be used or maintained as a dumping ground for rubbish or trash** – We have received a few complaints about residents with what appears to be rubbish or trash in the front and back yards of several residences. This would include toys, lawnmowers, chairs, etc. outside of your property for an extended period of time.
- **Deed restriction #24: Commercial Vehicles, Campers, Boats, RVs, and Trailers** – It is a violation of deed restrictions to park vehicles of this type at your residence for more than 3 days out of a month.
- **Deed restriction #25: Outside Yard Lights** – Deed Restriction #25 states it is a violation to have an inoperable yard light. Please replace your burned out bulbs and turn on your yard light (or use a sensor) each night. The developer of our subdivision installed a yard light with each house constructed in Chevington Village. If it is missing or has been taken down, you need to replace or reinstall it. The property owner or resident shall keep their yard light in good repair and working condition at all times.

## Enforcement of Deed Restrictions

The board has worked in good faith with homeowners who are repeat violators and has consulted with an attorney to rectify and work towards a solution with homeowners who refuse to follow the deed restrictions.

Civic associations are governed and empowered by the Ohio Revised Code (ORC chapter 5312 Ohio Planned Community Law) which gives associations the right to pursue enforcement of deed restrictions. Options may include: small claims court, putting a lien on the property (for failure to comply), **finest**, or contacting the township zoning department which is the code enforcement arm of township government.

**It is very unfair and disrespectful to your neighbors to flagrantly, continuously, and knowingly be in violation of deed restrictions.**

## This is Where Your Money Goes

- **Maintenance of Gateway Entrances** – cutting down dead trees, spraying for weeds, mulching, planting, trimming shrubs, stone and repair work done to signage at entrances, etc.
- **South Central Power** – cost to maintain street lighting at entranceways.
- **Mowing green spaces** – cost for mowing the green space and the former pool area.
- **State & IRS Filing Fees**
- **Website & Domain Name Fees** – cost for our webpage and owning our own domain.
- **Printing/Mailing** – costs associated with printing and mailing CVCA correspondence, notifications, newsletters, ink, paper, stamps, etc.
- **CVCA Property & Liability Insurance**
- **Attorney Retainer & Associated Fees**

This corporation will not allow the monies in the treasury to be spent for anything other than

furthering the purposes of the corporation and to promote common community welfare as outlined in our charter & Code of Regulations.

## Want To Get Involved?

You say you're not interested in becoming a trustee but are interested in giving the development a hand? Well, here's your chance! Chevington Village Civic Association is ALWAYS looking for input from our residents and volunteers to assist with mailings, landscaping, committee work, etc. No experience or qualifications necessary, just a willingness and desire to help. Do you have ideas for the green space? Want to organize a clean-up along the stream? Would you like to head up a social committee? Do you have ideas for ways to beautify our entranceways or special skills with computers, web design, etc.? If you have an interest in getting more involved, please reach out to any current trustee via the P.O. Box, email or phone.

## Board Member Elections

There are currently three positions that will come open this year. If you would like to be on the board please contact a current member or email the board at [chevingtonvillage@outlook.com](mailto:chevingtonvillage@outlook.com).

## Chevington Village Civic Association, Inc.

**President:** Paul Tumidolsky, term expires 2020

**Vice-President:** Janet Flaherty, term expires 2020

**Treasurer:** Angelo Manzo, term expires 2021

**Secretary:** Dorothy Kavanaugh, term expires 2021

**Corresponding Secretary:** Vacant

P.O. Box 42

Pickerington, OH 43147

[chevingtonvillage.org](http://chevingtonvillage.org)

[chevingtonvillage@outlook.com](mailto:chevingtonvillage@outlook.com)