

Village Voice

www.chevingtonvillage.org

Winter Edition

January 2017

Happy New Year!

We hope everyone has had a festive and enjoyable holiday season. We would like to send a warm welcome to every new family that has joined our community. Thank you to those residents who have maintained a level of good-standing with the CVCA by paying all dues on time and maintaining compliance with all deed restrictions. Special thanks go out to those neighbors who have taken an active interest in assisting and volunteering time and efforts to make our neighborhood great! You are appreciated!

Past & Future Projects

Starting out fresh with so many brand new trustees has been a painstaking process and has involved a countless number of volunteer hours and late, late nights. We have done our best to try to meet the needs of our office as trustees for the betterment of our neighborhood. That being said, we would like to make everyone aware of some of the projects our CVCA Trustees undertook in the past year and give a look ahead to what's to come:

- Masonry repairs were completed on the stone wall/gateway entrance sign at Refugee and Village Way to improve the integrity and safety of the structure. Dead trees and poison ivy/oak were removed, bushes were trimmed and weeds were pulled. More work still needs to be done, but it is a start. Do we have any volunteers for beautification projects in the spring?
- Fencing repairs were done at the EVRC Property (The site of the former pool), locks were changed, some repair work done to the entrances of the building, trees were trimmed, weeds were sprayed, grass was mowed. This property needs great consideration in the next year and we will need input from all residents. The property stands adjacent to Violet Elementary School on Education Drive. Formerly it was used as a concession stand

and pool building. This is an eyesore in our community and reportedly being trespassed upon by adolescents, etc. CVCA requires a vote of residents to demolish the building.

- Spring & Fall Community Garage sales were held
- A new website was created at www.chevingtonvillage.org. We hope to be able to continue to provide additional pages for greater information in the near future.
- We have been working tirelessly to update and maintain our HOA information with the state and IRS to insure compliance on all levels.
- We have reviewed and made changes to our HOA Insurance policies based on recommendations from the insurance company and our attorney.
- We have endeavored to collect all outstanding dues with the employment of an attorney.
- We have begun the process of addressing those in violation of deed restrictions and fully intend to get all properties in compliance.

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.

- **Outside Yard Lights** – More and more car and home break-ins have been occurring in and around the Pickerington area. We do not have street lights in our neighborhood so it is a matter of personal safety and security for each and every property to have a working outdoor yard light designed to thwart any would be intruders. 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.

- **Commercial Vehicles, Campers, Boats, RVs** – It is a violation of Deed restriction #24 to park vehicles of this type at your residence for more than 3 days out of a month.
- **No Detached Outbuildings of Any Type Including Garages and Sheds** – We have received and addressed quite a few complaints about residents building sheds. You are in violation of Deed Restriction #5 if you have erected, reconstructed, placed or suffered any type of detached outbuilding on your lot and it will need to be taken down immediately.
- **Community Green Space & Stream** – The community Green Space is a parcel of land located along the stream which runs through the middle of our development. The major portion of this parcel is located between 8862 & 8940 Easton Drive with a narrow strip of the property running along the west side of the stream adjacent to the backyards of several properties. There has been cause for concern from some neighbors recently due to others dumping leaves and other yard waste into the stream running alongside the green space. If you have been guilty of this practice PLEASE STOP. The leaves and debris being pushed into the stream can cause a blockage in the natural flow of water which in turn could cause flooding and other problems for neighbors upstream. Not to mention that this property does not belong to any one resident and should not be assumed to be a part of one's backyard and needs to be respected by all.

If you are in violation of any of the aforementioned deed restrictions or others, please consider this newsletter as your first notice. The second notice will be mailed to violator's residences, possibly accompanied by a trustee visit. The third notice will be sent by the attorney employed by the CVCA.

Outstanding Dues

It is unfortunate that the trustees must report that it was necessary to retain an attorney to collect outstanding dues from delinquent residents. We expect to see the remaining outstanding dues paid; otherwise the CVCA has every intention to pursue collection by additional means including a lien on the property to include overdue fees, costs and related attorney fees. It is a requirement of the deed restrictions, provided to every home owner at the purchase of their home, to pay the annual dues determined by a vote of the trustees at their first meeting after the annual meeting. Timely payment of dues each year is greatly appreciated and helps to keep subsequent dues affordable for everyone. It would be unfortunate if the amount of dues had to be raised each year in order to cover the foreseeable cost of obtaining an attorney to recover unpaid dues.

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.
- **Electric Power Company** – cost to maintain street lighting at entranceways.
- **Mowing green spaces** – cost for mowing the green space and EVRC Property (the former pool area).
- **Maintenance of EVRC Property & Building** – costs associated with any repairs necessary to the building, fencing, and vandalism.
- **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 shall 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.

Violet Township to Implement Single-Hauler Trash Contract in 2017

The Violet Township Board of trustees voted at their last meeting to award the lowest and best bid to Local Waste Services, LTD for Unlimited trash collection, Optional trash container rental and optional curbside recycling for the unincorporated areas of Violet Township, which includes our Chevington Village Subdivision. All residents will be required to participate unless they have another means to legally dispose of their trash, i.e., a dumpster at a business they own, etc.

Pricing is:

- Trash Collection, \$11.50 per month

Optional Services:

- Container rental, \$3.00 per month
- Curbside bi-weekly recycling with container, \$3.95 per month
- Disposal of appliances that contain Freon, \$75.00

The program is scheduled to begin April 1, 2017. This pricing is conservatively estimated to save our residents in excess of \$2.4 million dollars over the three year period, and all trash will be collected on each Friday. A Holiday schedule will be developed and communicated as well.

Additional detailed information will be sent to each home in the coming months! Information obtained from the Violet Township Facebook page and website at: <http://www.violet.oh.us/>

New Wellington Subdivision

The Pickerington zoning commission and the Pickerington City Council have approved the start of construction for phase one of the Wellington subdivision project. Survey work began in the fall of 2015 and ground breaking took place October 2016. The project, when complete will include both high-density housing and residential lots less than 1/2 acre. The current plans include a 35 mph connector road which would join SR256 and Milnor Rd. The subdivision has plans to connect with Chevington Village via Village Mill Road.

This residential housing project has been in the planning / approval process in Pickerington for many years with very little input from township residents. One can only assume, but reasonable expectations would suggest, we will see increased traffic on Milnor, and an eventual change in traffic patterns through

Chevington Village.

As Trustees we would like to hear from our members about what, if any, actions we might take. If you would like to get involved or have suggestions about how the CVCA should proceed on behalf of our community, please contact any current trustee via the P.O. Box, email or phone.

Seeking Candidates for Trustee Election Spring of 2017

Do you want to become more active in your community? Want to stay on top of the most recent developments happening in your neighborhood? Want to make sure your voice is heard? Consider becoming a CVCA trustee!

Our CVCA has two Board of Trustee terms set to expire on April 30, 2017. These two positions will be up for election/ re-election at our 2017 Spring Annual Meeting. We are seeking candidates for these two trustee positions. Any resident in good standing (meaning you have paid your dues and are not in violation of deed restrictions) is eligible to run for office on the CVCA Board of Trustees. No special skills or qualifications are required! If you have a desire to make a difference in your community and would like to throw your hat into the ring, please contact any current trustee via the P.O. Box, email or phone.

Address:

Chevington Village Civic Association, Inc.
P.O. Box 42
Pickerington, OH 43147

Website: www.chevingtonvillage.org

Email: www.chevingtonvillage@outlook.com

Trustees

President	Angelo Manzo
Vice President	Andrea Fannin
Treasurer	Terry Turpen
Secretary	Dorothy Kavanaugh
Corresponding Secretary	Trudy Crawford