



THE VILLAGE VOICE

www.chevingtonvillage.org

Spring Edition

April 2021

Chevington Village Association Annual Meeting

The annual association meeting, which was scheduled for May 11, 2021, will be postponed again. The board has met and has decided to utilize the same procedure as last year. In place of the annual meeting, a Proxy Voting for Trustees will be instituted this year.

Board Member Elections

There will be two Trustee positions that will become fillable at the Annual Meeting this year. CVCA is looking for residents that would be interested in becoming a Board Trustee. Your willingness and desire to fulfill a 2-year term will be greatly appreciated. If you would like to be on the board please contact any of our current members of the board or send an email to chevingtonvillage@outlook.com, expressing your interest.

Please make sure to reach out before April 23, 2021, to be included in the ANNUAL PROXY for TRUSTEES.

Current Trustees:

President	Janet Flaherty	2022
Vice President	Christina Smith	2022
Corresponding Sec	Paul Tumidolsky	2022
Secretary	Dorothy Kavanaugh	2021
Treasurer	Angelo Manzo	2021

Annual Dues

The Annual Dues statements covering the period of 5/1/2021 thru 4/30/2022 will be sent out in May 2021. Annual dues are \$45 for each household.

Deed Restrictions Committee

Have you had trouble interpreting our typewritten, redundant 1970's era deed restrictions? **You are not alone!** Interest has been expressed by residents to volunteer to review and revise our outdated deed restrictions. If you are interested, we ask that you please email the board at chevingtonvillage@outlook.com to let us know of your interest. We would like to get this initiated. It's quite a task to take on, so anyone offering to help is appreciated.

This Is Where Your Money Goes

- Maintenance of Gateway Entrances – cutting down dead trees, spraying for weeds, mulching, planting, and repair work done at the entrances.
- South Central Power – cost to maintain street lighting at entranceways.
- Mowing – cost for mowing the green space and the former pool area.
- Printing/Mailing – costs associated with printing and mailing CVCA correspondence, notifications, newsletters, ink, paper, stamps, etc.
- CVCA Property & Liability Insurance
- Attorney Retainer & Associated Fees

The association will not allow the monies in the treasury to be spent for anything other than furthering the purposes of the association and to promote common community welfare as outlined in our charter & Code of Regulations.

Pet Peeves

We love our pets, and our neighborhood has many dog owners. Out of respect and safety for our many residents who love to walk daily without having to worry about being attacked or their canine walking partner being attacked, we would like to remind you that all dogs must be leashed when walking them in the neighborhood. If you notice someone walking a dog without a leash, politely remind them to leash their dog. If you have your dog outside, please be mindful of your dog's whereabouts and have them leashed, or in a fenced (electrically monitored or structured) area to contain them from charging pedestrians. We understand the rare exception when sometimes your dogs can be "Houdini's" and slip away or run away. We all should work together as there have been two reported incidents of dog attacks in the neighborhood with only light injury to the walker and the dog. Before this escalates further and to prevent a future occurrence with perhaps a young child with drastic results, let's be mindful of our pets and their actions.

For all the dog walkers, please be prepared with bags for your dog when they have a "rest stop" along the way as we received complaints about unwanted "drop-offs" by pets. Also, please take these "drop-offs" to your home to dispose of and not dispose of them in a neighbor's trash bin.

As to the felines (we do not want to leave them out), we received complaints involving numerous amounts of feral felines along the creek bordering Streamside, Ravine, and Easton Drives. We suggest not feeding these feral cats and encourage contacting the Humane Society to assist with capturing and removing them. We cannot do anything about stray cats.

Lastly, a reminder, that livestock is not permitted both with our Deed Restrictions nor Violet Township.

Neighborhood Activities

The pandemic has caused much isolation and curtailed many community gatherings. Once we are past this pandemic and return to our new normal, we would like to investigate hosting activities for our residents. We are seeing many new families with young children moving into the neighborhood, which is exciting, and they have expressed interest in coordinating events. Some suggestions have been a block party or horse-drawn carriage rides around the neighborhood during December for residents to enjoy the many homes that are decorated for the holiday season. As our budget is limited on the types of activities we can host, we would like your feedback on whether you would be willing to pay a small fee for certain events to help offset costs. You can let us know by emailing chevingtonvillage@outlook.com as well as offering any suggestions you may have or if interested in volunteering to assist in coordinating. Once Covid is at bay, we can celebrate as a community!

Front Entrance

Several of our residents and the Civic Association Board have talked about updating our entranceway. We are using other neighboring subdivisions as a guide. We would like to keep our neighborhood concurrent with the times so the CVCA board has a few ideas, and we will be seeking several design/cost proposals from landscaping companies and will keep you posted as this unfolds.

From all of us on the Board

It is our pleasure to serve you and we wish you a wonderful Spring!



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DEED RESTRICTION REMINDERS!

The Chevington Village Homeowners Association exists for the primary intention of upholding the deed restrictions and the architectural review process which enhance the natural features of the land and to provide a premium quality neighborhood, while attempting to maintain property values.

We ask that each homeowner participate in helping us by keeping the curb appeal of their property in good condition and reduce any clutter that may exist. This will be for the good of all of us in presenting a neighborhood that others would want to be a part of.

Vol 466 Page 4 Section 26 Paragraph 3:

The purpose of the CVCA shall be to promote the common community welfare of every kind and nature required or desired within the subdivision for the general use and benefit of present and future lot owners in presently existing and future sections of Easton Village. Upon acceptance of delivery of a deed or contract for any lot in Easton Village Section 2 or Easton Village Section 3, each and every lot owner shall automatically agree to be subject to the obligations and duly enacted Code of Regulations and rules of the Association, and each such owner shall be entitled to one vote on each matter submitted to a vote of members for each lot owned by him or it, provided, however, that where title to a lot is in more than one person, such co-owners acting jointly shall be entitled to but one vote.

Vol 476 Page 4-5 Section 24 Paragraph 1:

No commercial vehicles, camper, boat, vacation vehicle, trailer, motorcycle, snow mobile, construction or like equipment, or mobile or stationary trailers of any kind, shall be permitted on any lot of the subdivision unless kept in a garage and completely enclosed. This restriction does not prohibit, however, the parking for an intermittent period not to exceed three (3) days in any given month, for the purpose of loading, unloading, cleaning, or repairing such vehicle or boat.

Vol 476 Page 3 Section 16 Paragraph 1:

No animals or livestock of any kind shall be raised, bred, or kept on any lot, including the breeding of dogs, except, however, that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

Vol 476 Page 4 Section 17 Sentence 1:

No lot shall be used or maintained as a dumping ground for rubbish or trash.

Vol 476 Page 4 Section 19 Paragraph 1:

No building materials shall be stored on any lot for a period of more than thirty (30) days prior to the commencement of an improvement, or for more than fifteen (15) days after said improvement has been completed. All improvements to any lot shall be completed within a reasonable time, but said construction period shall in no event exceed six (6) months, except in the event of specific written approval by Easton Village Co.