

Village Voice

www.chevingtonvillage.org

Spring Edition

March 2017

Chevington Village Association Annual Meeting

The annual association meeting has been set for **Monday, May 1, 2017 at 6:30PM**. The meeting will be held at the Violet Township offices located at 12970 Rustic Drive. Please mark your calendar and plan to attend! We would appreciate a large turnout as we have two trustee seats up for election/re-election each covering a two year term. We are currently seeking a few good people to run for these trustee positions. Dorothy Kavanaugh (incumbent) and Ellen O'Dell have thrown their hats into the ring. If you are interested in becoming a candidate, please contact any trustee or email us at: chevingtonvillage@outlook.com
For more information about the election or candidates, or to learn how to become one yourself, please see the additional flier included with this mailing. We hope to see you there!

Looking Ahead to Spring

Spring is just around the corner and I know we are looking forward to some warmer days to get outside and get our hands dirty with some yard work. While thinking about how you want to spruce up your own house and yard, maybe consider volunteering some time and talent to help spruce up the Chevington Village entranceways! Do you have a creative eye for landscaping? Enjoy gardening? Just want to give our development a hand? We are seeking volunteers who would be interested in forming an Entranceway Beautification Committee! These members would work together to come up with ways to give our subdivision some curb appeal! Plant flowers, decorate for the holidays...Interested? Send us an email!

Annual Spring Garage Sale

The annual spring garage sale will take place Friday & Saturday, June 9 & 10. More information coming soon. Save the date!

Future Projects

Looking ahead, here are some of the things your trustees will be working on in the coming year:

- Forming a Beautification Committee for the entranceways at Refugee and Village Way.
- The CVCA property (Adjacent to Violet Elementary School on Education Drive). This property was formerly the neighborhood pool and ownership was transferred to PYAA on 4/8/02. Ownership was transferred back to CVCA on 7/23/10. Since the time of possession the CVCA membership have spent thousands on the property without any benefit. Current Trustees are inclined to dispose of the property to avoid future expenses and reduce liability associated with ownership.
- Consideration to be given to the use and/or development of the community green space.
- Spring & Fall Community Garage Sales
- We hope to be able to continue to provide additional pages and resources at our website: www.chevingtonvillage.org
- We are still pursuing collection of delinquent dues with the retainer of an attorney and are down to 13 residents who have not paid their share.
- We will continue 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** – 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 remedy the situation promptly.

Outstanding Dues

As stated previously, the CVCA has retained an attorney to collect outstanding dues from delinquent residents. We are happy to report that a number of delinquent members have responded to this action and have now brought their accounts to "good standing". However, there are still some residents who have failed to pay their dues for the 2015-2016 year.

According to the Chevington Village Civic Association, Inc. Charter & Code of Regulations:

- Article II, Section 6: "The right to vote at general meetings is restricted to members and associate members in good standing qualifying under Section 1, Section 2, Section 3 and Section 4. The vote may be exercised by either husband, wife or by any individual designated in writing by the land owner(s)."
- Article III, Section 5 further states -"Memberships delinquent in payment of dues shall not be considered in good standing".
- Article III, Section 6 states: "To become reinstated as a member in good standing, dues assessed for the current year plus all back dues, unless said back dues are waived by the Board of Trustees, shall be paid in full. This provision shall not apply to associate members becoming full members."
- All other residents who have paid their dues may vote or run for office in the general election.

Your trustees have been in contact with the following residents in an attempt to collect delinquent dues to no avail. As of March 21, 2017 the following residents are delinquent in dues and are ineligible to vote at the annual meeting in May:

- Vera Babbs
- Kimberly & Rayburn Best
- Jim, Bill & Charlie Grundey
- Karen Homoelle
- Chelsea Howard
- James Hughes
- Gary & Marcile Lattimer
- Terry & Sabrina Owen
- Christopher & Pamela Pollock
- Bill & Anne Risch
- John & Kristal Smart
- Roger & Elizabeth Smith
- Lynn Wiley

The next course of action for these residents will be decided by the trustees. The ORC chapter 5312 Ohio Planned Community Law gives the trustees the right to pursue collection of delinquent dues. Our options are: small claims court, credit bureau reporting, or putting a lien on the property. It would be very unfair to have to increase everyone's dues to offset these costs.

Local Waste Services Begin in April

You should have received a detailed letter from Local Waste Services in February regarding our new garbage hauler contract. All materials will be collected on FRIDAYS, with the first collection day being April 7, 2017. Please have your waste and recycling to the curb by 6AM. For those residents who currently have collection service with another hauler and are renting equipment from them, please leave the equipment at the curb after your last collection day in March. If you want more information regarding this change or need assistance, please check out the Violet Township website at: <http://www.violet.oh.us/> or contact Local Waste Customer Service at 614-409-9375.

Wellington Subdivision Update

On March 6, 2017 a representative of the Pickerington Planning Department indicated that the Wellington development located between Milnor Rd. and State Route 256 and contiguous with the southern boundary of Chevington Village has begun its initial development. The first stages of construction will include multi-family units and single-family home sites.

An entrance from Milnor Rd. with the necessary supporting infrastructure is currently being built to support the sale and construction of approximately 40 homes. The multi-family construction has begun with access from an extension of Courtright Rd. from State Route 256. In the future a continuation of Courtright Rd. will be completed with a connection at Milnor Rd.

The additional phases of work will begin as sales and market conditions support the continued development. Ruma Homes is the current developer of the phase with an intended connection to Village Mill Rd. Ruma has told the Pickerington Planning Department that it will contact the Chevington Village Homeowners Association to discuss how and when the connection will be made. The current CVCA trustees have not been contacted and it is unclear if Chevington Village is required to provide the thoroughfare.

The Pickerington Engineer and Planning Department do not have an agreed upon plan for the future of Milnor Rd. State and County agencies are involved in the process with costs and who pays being at the center of the debate.

The CVCA does not want to take a stance on this issue without hearing from its members.

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 entrances or special skills with computers, web design, etc. etc. 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.

Address:

Chevington Village Civic Association, Inc.

P.O. Box 42

Pickerington, OH 43147

Website: www.chevingtonvillage.org

Email: www.chevingtonvillage@outlook.com

Trustees

President (term ends May 2018)	Angelo Manzo 8759 Ravine Avenue
Vice President (term ends May 2017)	Andrea Fannin 11787 Milnor Road
Treasurer (term ends May 2018)	Terry Turpen 8861 Woodcutters Lane
Secretary (term ends May 2017)	Dorothy Kavanaugh 11764 Village Way
Corresponding Secretary (term ends May 2018)	Trudy Crawford 11912 Village Way