

NEWSLETTER

Board Members:

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Keith Claassen, Vice President: claassenck@gmail.com

Jodie Coutts, Recorder: gcoutts@icloud.com (804) 852-0732

Treasurer: **Vacant**

Cathy Ghidotti, Vendor Issues Manager: villagegreenissues@gmail.com (804)363-0226

Colin Smith, Finance Manager: chesterhoabilling@gmail.com (804) 777-9242

Neighbors 30 August 2020

I trust that all remain safe & healthy, surely there is a light at the end of this situation. Remain determined and respect your neighbor's health as well. Speaking of respect and fairness, most of you are aware of my earlier messages to you this year- that the 2020 Board of Directors have begun re-initiating actions of what we will call the "Revitalization of Chester Village Green!"

Revitalization of CVG... what exactly does that mean?

The goal of our neighborhood revitalization is to improve our community in a way that makes a lasting impact on the quality of life of its residents and continue to uphold our overall community's real estate values. Our revitalization effort consists of a "deliberate, organized, and conscious effort (by all HOA members) to recognize, adhere to, and follow the established Covenants, Easements, and Restrictions (CE&R) including our established By-laws throughout the year...

These revitalization actions are designed to continue building momentum for the remainder of 2020 and to also carry forward into 2021... and beyond.

I say all of this assuming that all of us, did knowingly, move into this neighborhood, with an established Homeowner Association (HOA), for the same reasons. Those being: to ensure that our property values continue to rise not fall in the real estate market place and to live in a community where the homeowner's are taking proactive positive steps in keeping their homes up to the standards as described and referred to in our published Rights & Responsibilities; the established CE&R; and Bylaws of this Association.

So, neighbors, don't get upset if you get a letter citing you for falling outside of our community's By-Laws or CE&R's. Instead, be positive, be an active participant in the objectives of our "2020 Revitalization Plan for Chester Village Green!"

Our main Revitalization Objectives...

Financial: All homeowners are **REQUIRED** to participate fairly and equally when it comes to paying their HOA monthly assessments, meaning IN-full & ON-time. It is through everyone's financial efforts and participation that the Association is able to secure annual services designed to keep our Chester Village Green Community beautiful.

That said, late payers will not be tolerated ANYMORE! Those homeowner's that are two – three months (60-90 days) late, will be referred either to a Collection Agency; our Attorney for other legal proceedings; or to the Chesterfield County Courts for possible Judgement trials.... or a combination¹, if required.

Neighbors, I ask you again to please review your monthly Financial Statements and become current with your finances and maintain that good-standing each month thereafter, going forward. If you have questions about your status please email or call Colin Smith at: (347) 866-3368 or chesterhoabilling@gmail.com

¹ Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before fines; liens; or foreclosure actions are initiated.

² Furthermore, Homeowners can request reconsideration of material decisions (a hearing) that personally affect them.

³ Every planned change to the exterior of your property must be submitted and approved by the ARC committee PRIOR to any work being performed

Finally, ***"I want to thank the more than 90% of the homeowners that pay their obligations on time and in full! Thank- you very, very, much!!!"***

The Architectural Review Committee (ARC): The Board of Directors, in keeping with our Revitalization efforts, has asked the ARC committee to issue violation letters to all Homeowners that are found to be in violation of certain Articles or Sections of our CE&R and Bylaws.

Please work with the ARC committee and the overall community in clearing-up, cleaning-up, and completing those findings² which lead to the cited violation.

Continuing on a more exciting note, our Revitalization effort is also focused on addressing our **Annual Shrub** re-planting effort. Our objective is to approach this effort differently than we have done in the past. We want the homeowners to have a voice and an opportunity to participate in the Associations (limited) re-plant efforts. I, like many of you, have seen my nice, little, neatly 3 gallon sized shrubs, planted 12 or more years ago... grow up to be (in some cases) nearly unrecognizable or dead when I consider the initial shrub type; size; spacing; height; and discovered soil tolerance and disease...

Bottom-line: The ARC committee has been commissioned by the Board of Directors to execute the revitalization of foundational-shrubs over the next three (3) planting periods. (Fall '20 -Spring & Fall '21) with an objective of reestablishing our foundation shrubs and re-beautifying our community. The ARC committee volunteers that will be actively executing this task for our community are: Jodie Coutts, Brenda Carter, and Carol Ray.

Finally, the current ARC committee is also combining and will be publishing a more condensed version of the existing Bylaws rules, regulations, and guidelines that can be translated into **"violations"** This will be called **ARC Handbook**. This handbook will be provided to each homeowner. The value of the ARC Handbook is to ensure that all homeowners know what is expected to remain in compliance and free of any Bylaw's violations...

The ARC committee's goal is to provide the ARC Handbook to everyone within the next few weeks (late-September). Please read it carefully to see if there may be anything that you may not have gotten prior approval for; or currently not in compliance with.³ The Handbook should refresh everyone's memory of the Chester Village Green rules and regulations.

For the CVG Community

Signed:
Board of Directors

COMMITTEE REPORTS

Finance Report: Colin Smith, chesterhoabilling@gmail.com (804) 777-9242

The Chester Village Association's financial Books & Records underwent an internal financial audit by MICHAEL S. DORAN, C.P.A., P.C. accounting firm during August 2020.

The audit covered a full 14 months of finance records (June 2019 thru July 2020). The audit report stated that all financial records; transactions; and books are in order. (see audit letter in MEMBER's ONLY section on the CVA Website)

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Vendor Issues: Cathy Ghidotti, villagegreenissues@gmail.com

Most issues reported this past month had to do with pruning - unfortunately many were after the damage had been done. Going forward, we will try to figure a way to mitigate this problem.

All Homeowner issues reported to villagegreenissues@gmail.com are promptly forwarded to the landscape or irrigation company for action. If you have other type issues, like "uneven sidewalks, street lights out, Verizon broken covers, etc. you should continue to report them to the appropriate county service company, i.e., Dominion Energy for lights, VDOT for sidewalks, Verizon for covers.

Architecture Review Committee: Brenda Carter brendawcarter@gmail.com (804) 586-5323, Jodie Couatts jcouatts@icloud.com (804)748-6769, Carol Ray carolanneray@gmail.com (804) 748-7867

The ARC has been very busy the past few months working with homeowners and Shipp & Wilson in preparation for the removal and replacement of shrubs this October. Our determined "priority 1" neighbors have taken a positive and active part in the replant effort and agreeing to pay for any additional up-grades (size, type, cost) to revitalize the front of their homes again. We will be starting the Shrub replant process again for the Spring 2021 effort (priority 2s) and will evaluate the homes again for the next round of shrub replacements. So, if you were not contacted by us and you feel you have shrubs that need replaced, we have not forgotten you. Our goal is to replace dead and diseased shrubs throughout the neighborhood over the next three (3) planting seasons.

Welcoming Committee: Arlene Ripp, aripp@verizon.net (804) 796-5739, Brenda Riding brendasavon2@verizon.com

Brenda and I delivered a welcome gift to Don and Ann Gugel, 11743 Village Garden Ct. They are very nice and glad they have moved to our neighborhood. Be sure to say hello when you see them and introduce yourself.

Neighborhood Watch Committee: Maurice Smith, mswsmith@gmail.com, Gail Casto jgcasto@verizon.com

Due to COVID concerns, the Chester Village HOA board has cancelled the October "National Night Out" event. Hopefully in 2021, we can look forward to hosting the event.

In addition, there were no incidents reported related to CVA in August.

Contracts Committee: Lynn Lofgren; Martie McKenzie; Barbara Simpson; Russ Carter

In September the Committee will meet to discuss the performance of all 2020 Vendors. The objectives of the meeting will be to determine the overall conduct; execution; and performance of all vendors to determine our 2021 Contracts to present at our Annual Meeting in October 2020. We will be reviewing: Lawn Care; Irrigation; Back-flow; Tree Removal; Shrub replacements; and Geese Control.

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