



Chester Village Green Homeowners Association

Welcome to the Neighborhood

Please join us in welcoming Reverend Dr. Denise L. Janssen and Reverend Randy Creath to their new home at 11706 Village Garden Court.

Mark Your Calendar

Tentative Board of Directors meeting dates for 2021:

February 3, 2021

April 7, 2021

June 2, 2021

August 4, 2021

October 6, 2021

December 1, 2021

October 6th is the Annual Meeting for the association.

New Committees Established

During the December 2, 2020 meeting, the Board voted to formally establish three new committees: Community Liaison Committee, Shrub Committee, and Website Review Committee. Committee descriptions and duties are forthcoming. Please consider volunteering.



Community Revitalization

When our association was established nearly 17 years ago, Chester Village Green was the envy of Chesterfield homeowners: a utopian sidewalk community with 125 beautiful homes and perfectly manicured landscaping. It was easy to maintain this status for the first 12 years. The past 5 years, however, have been a period of frustration for many homeowners who rightfully demand our neighborhood stay as lovely as we all remember it to have been. The frustration stems from recognizing small signs of decline. ***We have entered a critical point in our community's maturation***— being the best and looking the best will no longer come passively. It will now take work, and this type of work must be addressed at the homeowner level. The small and large





Meet Colin Smith, Financial Manager

Colin K. Smith diligently manages all CVG HOA finances.

Born in Trinidad, Colin has spent the past 34 years in the United States and has been a resident of Chester Village Green for 16 years.

His education is in Accounting and Business which led to his 31 year career in banking. He has held several management positions in divisions such as Credit Card; 401K and Retirements; and Brokerage and Mortgage Operations.

Colin and his wife, Chandra, have two children, Adam and Caroline. He enjoys cooking, reading, traveling, watching movies, and spending time with friends and family.

projects around the exterior of the house that have been lingering on the honey-do list, put off, delayed, or intentionally ignored must now be taken care of. As a community, all 125 homeowners must commit to a thorough 2021 spring cleaning.

- Do you need to pressure wash your home, driveway, walkway, sidewalk, curb, or street gutter?
- Do you need to paint, repair, or replace your shutters?
- Do you need to replace window screens that have split?
- Do you need to paint your porch or handrails?
- Do you need to replace your siding due to tar or hail damage?
- Do you need to replace broken valve box covers in your yard?
- Do you need to install an A/C drain, french drain, or Hydrowise irrigation controller to get excess moisture off of your yard?

The Board has committed to fund and replace many dead shrubs throughout the neighborhood, but due to a fixed income stream (HOA monthly dues), this is limited to the front of the home at this time and requires additional discussion in the future.

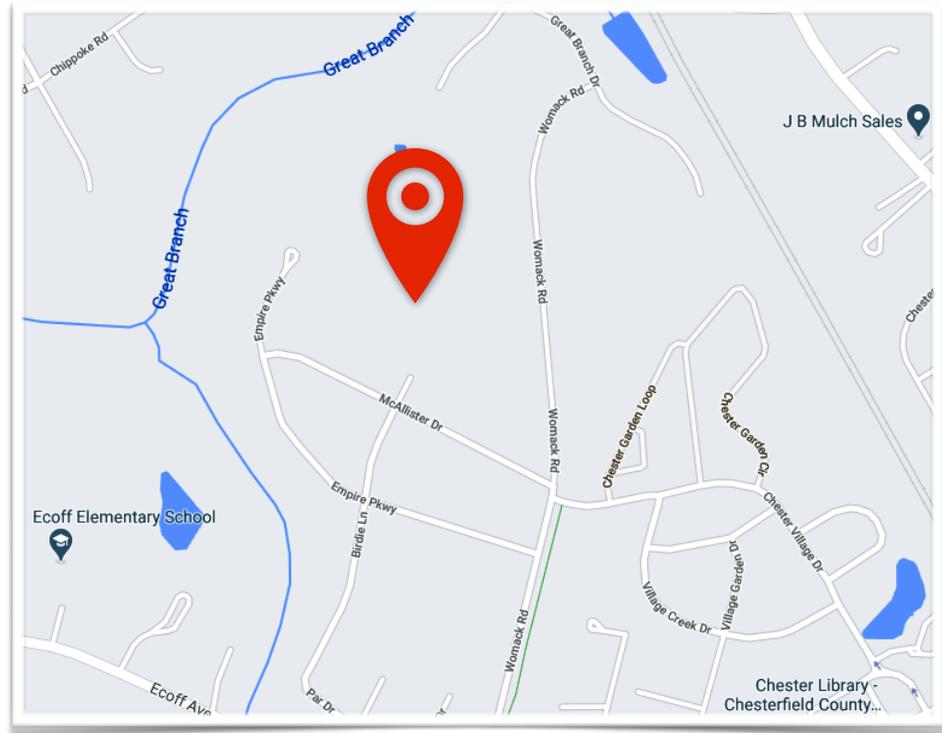
Our revitalization plan is to keep our home values high by restoring our community's original charm. We will only be successful if all 125 homeowners start planning now for much needed exterior home improvements to occur in the spring of 2021. The Architecture Review Committee will be sending recommendations on areas of focus to homeowners in the months to come.



Womack Road Subdivision

Emerson Companies, LLC's zoning application with Chesterfield County to rezone parcels of agricultural land to allow for the development of a single-family residential subdivision was approved. This land is located behind Chester Village Green along Womack Road, McAllister Drive, and Empire Parkway. The proposed development is designed to target empty-nesters who want high-quality, low-maintenance housing located on small lots in a neighborhood that features ample open space, recreational amenities, and pedestrian and cycling connections to shops, restaurants, and public facilities. The Board has

expressed concerns to the developer about the proposed development's impact on local roads, particularly with respect to the new homeowners' use of Chester Village Drive, as there is a high potential that it will increase through-traffic on an already busy road. The Board will continue to work with the county Supervisor, Jim Ingle, to advocate for our community's needs as plans for this community progress.



Reminders

Street Parking

When parking on the street, please be mindful of how far you are parked from your mailbox and your neighbors' mailboxes. Several homeowners have not received their mail on time due to their mailboxes being blocked. USPS postal carriers have been told not to exit their vehicles if a mailbox is blocked. Instead, they document the barrier and try again on the next business day. Also, please be mindful not to park within 15 feet of an intersection, including the alleyway entrances. Every effort should be made to park vehicles in the driveway.

Monthly Dues

HOA dues are due by the 15th of each month. As mentioned previously, the HOA budget depends upon homeowners being fiscally responsible in paying their dues on time each month. This is a reminder that the Board will continue to follow the collections process for late payers. A history of the current year's

payments may be provided to homeowner. Homeowners who are past due over 60 days will receive a past dues statement. If a homeowner is questioning their past dues, is the homeowners responsibility to verify with their monthly bank statements to see when a payment was missed.

Issues Management

Cathy Ghidotti manages our Issues Database and acts as a liaison between our vendors and homeowners. To submit an issue, email villagegreenissues@gmail.com. Homeowners are reminded that the Board addresses issues specifically pertaining to our vendors, listed below. As a Homeowner, your initiative in addressing other types of issues is important.

- Back Flow— Capital Testing
- Irrigation— Heritage Irrigation
- Landscaping— Lawn Beautician
- Shrubbery— Shipp and Wilson Landscaping
- Waste Management— County Waste (changing to Choice in January)
- Website— Unicom Services

Volunteer for a Committee

Our community operates on the volunteer services of its homeowners. We have several committees to which you can volunteer your time and expertise. Committees marked with an asterisk have a high need for volunteers. Please email your interest to Vernon Williams at vwill3@comcast.net

- Architecture Review Committee*
- Bridge Decorating Committee
- Community Liaison Committee*
- Contracts Review Committee
- Neighborhood Watch Committee
- Shrubbery Committee*
- Website Review Committee*
- Welcoming Committee

New Trash Service for 2021

Choice Waste Services will replace County Waste beginning Wednesday, January 6, 2021. On Wednesday, December 30, 2020, County Waste will do their final trash pick up followed by a truck that will pick up the receptacle they provided. Choice Waste Services will delivery the new receptacle the same day. It is sure to be a busy day in the alley and we do not know the order by which this will all take place.