

May is the month of promise and the sweet beginnings of summer. -Unknown

President's Report

Brandy began the meeting by thanking each Board Member for the service and accomplishments.

- Brian for contacting vendors and finding a suitable solution for repairing or replacing the pool fence.
- Jamie for the countless hours working with Brandy to updating the Rules & Regulations document that was last updated in 2009.
- Cindy for working with the concrete and asphalt vendors to replace and repair stoops, risers, walkways, parking lots and for making everything safer for everyone.
- Troy and Lea because the AR looks amazing. We are under 1% for delinquent dues. The average HOA is between 8-10%.

A Board Meeting was held on May 7th at 7pm to conduct the following business:

1. The Board approved the revised Declarations and Bylaws. They will be made available on the website once they have been filed with the county.
2. The Board approved the revised Rules & Regulations. The [Rules and Regulations](#) have been combined into one document. The last time this document was updated in 2009. You can view them on the [Residents](#) page of the website.
3. The 2024 Siding Project is under budget. 2 buildings will have siding replaced (1200-1206 Lencioni Ct and 1472-1476 Joshel Ct). Individual homeowners will be notified. **Under budget!**
4. We are going to spot power wash homes in need.
5. Gutter guards on remaining homes (not garages) will be split between 2024 at \$13,000 and 2025 at \$13,000. Gutters will be cleaned before gutter guards are installed. The potential savings will be around \$4,500 per year on gutter cleaning.
6. Met with Rose Paving and concrete contractor to plan for 2024 projects. 10 catch basins and 20 infrared heat applications will be done this year. **Under budget!**
7. Prepared a 3-year plan for crack filling and seal coating.
8. 8 homes will have stoops/risers/walkways replaced this summer. Homeowners will be contacted when a date is set.
9. The pool will open on Saturday, May 25th at 10 am. Get your pool floaties ready! Pool waiver is on the [Residents](#) page of the website and will also be available to sign upon first entry. Must be signed by the adult owner/resident/occupant of the townhouse unit.
10. The pool fence is rusting. Reviewing quotes from multiple vendors to determine if sanding and painting is the best option or if we should replace portions of the fence.
11. The pool deck was power washed on Saturday, May 4th.
12. The alarm company set the sensitivity of the sensors and installed a new control panel. We've tested and everything is working properly. The resident ducks are no longer setting off the alarm throughout the day!
13. Hansen has been on site doing a spring clean up and grass cutting. The landscaping contract runs from April 15th-November 15th.
14. The CCHA grass is mowed on Wednesdays, weather permitting. The HOA is not required to inform any homeowners or occupants of any scheduling changes. Therefore, red flags must be visible in the flowerbeds continually from April 15th - November 15th. The contracted vendors that the HOA has hired are experts in their field. They determine what equipment they need to use while fulfilling their contractual obligations to us.

Looking Ahead: The Board of Directors is working on:

1. Compiling a complete master list of all work done on each unit, including but not limited to roofing, siding, stoop replacements etc.
2. Updating the website. We're open to suggestions. Use our handy [Contact Us form](#) to let us know how we can make it better!
3. Digitalizing files in the office
4. More updates through no reply email. If your email address changes, or you want us to send the updates to multiple addresses, let us know!

DATES and THINGS TO REMEMBER:

- The Board will conduct inspections on **June 1st**. Please make sure garages, deck/patios, etc. are tidy according to the Rules & Regulations.
- All complaints and work orders should be filed through ccha1490@sbcglobal.net or the [Contact Us form](#) on the CCHA website
- Next quarterly CCHA Board Meeting will be held on August 6th, 2024 at 7:00 pm.

To view agendas, meeting minutes or newsletters, go to <https://www.chesapeakecommonshoa.com/board>.