

Chevington Woods News

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It's Spring Time in the Woods

The calendar tells us it is spring but evidently no one informed Mother Nature as we continue to endure cool temperatures and winter like weather.

It was with much regret that the CWCA cancelled the annual Easter Egg Hunt but an earlier than usual Easter Sunday this year and the soggy condition of the North Reserve left the CWCA little choice. The decision was reinforced by the snow falling on Saturday morning the day before Easter. The safety of the residents, children, and grandchildren is always paramount in these situations.

The blizzard that was not officially a blizzard according to the National Weather Service, because we did not endure sustained winds over thirty five miles per hour for more than three hours, dumped some 20 inches of snow on central Ohio the weekend of March 7th.

The only good news was the snow covered up debris of fallen limbs, but not fallen trees, from a previous storm that still littered many yards in Chevington Woods. However, our neighborhood survived without major damage to homes or loss of utilities. So we can always look on the bright side of the ordeal as we begin spring clean up as the weather begins to warm.

North Reserve Clean Up Day

When spring truly has arrived the annual North Reserve Clean Up Day will be scheduled on a Saturday when rain is not predicted. This community event is always a great opportunity to

visit with neighbors and contribute a little time and effort to make the park, playground, picnic area and historic cemetery an area of which we can be proud. Look for the "Clean Up Day" signs at the entrances which will be posted a few days before the annual Saturday event.

A Tip of the CWCA Hat to Andy Proulx of Proulx Landscaping

In the midst of the snow storm which dumped so much snow on our community, Andy was out and about with his snow blower clearing some thirty neighborhood driveways with particular emphasis on helping the elderly and disabled residents in Chevington Woods.

So if you are wondering who the stranger was removing the snow from your driveway during the storm, it was our own Andy Proulx who lives on Indian Mound Court. If you would like to say "thank you" he can be reached at 740-404-6696.

Proulx Landscaping also does the mowing and trimming at the North Reserve including the area in front of and within the historic cemetery.

This was a gracious and impromptu effort by Andy who is relatively new to Chevington Woods. If you know of anyone who is elderly or otherwise needs assistance when it takes more than the next day's sun or rising temperatures to deal with a snow storm, please advise your neighborhood trustee or leave a message with President Comanita on the CWCA web site.

Congratulations to the Seasonal Award Winners for 2007.

Yard of the Month Chairperson Julie Squier reports 2007 was the most challenging year yet for her committee in choosing last year's winners.

As information for new residents, the Yard of the Month Committee (or YOM as we refer to it in emails) is composed of residents from the south, who pick the winner in the north, and residents from north who choose the winner in the south.

Julie reports the competition was exciting this year as nominees continued to add festive additions to their displays up until judging was completed on December 13th. After all the lights were hung and yard decorations completed the winners were:

North: Ron and Susan Delaney, 13866 Stonehenge Circle

South: Raymond and Sandra Mason, 8679 Woodlands Court

Thanks to all the residents of Chevington Woods who made the judging so difficult this past year.

A Tip of the CWCA Hat to Trustee Sandy Boden

Sandy coordinated the Santa visits this past Christmas season and brotherly love resulted in a Santa that was widely reported to be a delightful visitor for the children and grandchildren in Chevington Woods. It is a challenge to coordinate the scheduled appointments and then also drive the sleigh. Sandy handled both with the expertise and good humor that makes her such an asset to this community. On behalf of the parents, grandparents and the CWCA Trustees, we thank Sandy and also Santa [John Hester] who was so kind to give of his time and talent to entertain the kids, young and old, of our community.

Chevington Woods Residents Step Up in Support of the Legal Fund

During the CWCA annual meeting held on October 15, 2007 the residents in attendance passed the following Resolution by an almost unanimous vote:

RESOLVED, that pursuant to Article III, Section 7 of the Chevington Woods Civic Association Code of Regulations, Constitution and Bylaws, the membership of the Association hereby authorizes the Board of Trustees of the Association to levy a special dues assessment in the amount of Twenty Dollars (\$20.00) against each membership in the Chevington Woods Civic Association.

FURTHER RESOLVED, that the Twenty Dollars (\$20.00) special dues assessment shall be invoiced to each individual membership in January of 2008 and will be in addition to the Thirty Dollars (\$30.00) 2008 annual dues assessment previously approved by the Board of Trustees. “

The entire resolution and the minutes of the 2007 annual meeting make it clear the special assessment was a dues assessment for legal fees which makes the dues legally due and payable for the dues year 2008 fifty dollars (\$50.00) in total. The \$20.00 increase in dues is not optional.

Each deed held by a lot owner in Chevington Woods requires that the lot owner(s) become members of the CWCA and abide by the bylaws thereof. This deed restriction provision, of course, covers the payment of all dues and special assessments added to the normal dues for whatever reason deemed necessary by the members (residents) in attendance and voting at annual or called meeting of the membership of the CWCA.

The CWCA Treasurer reports that dues collection is on track as usual but a very few residents have opted to pay the former dues assessment of \$30 and have chosen to ignore the special dues assessment of an additional \$20 for a total dues amount due of \$50.00 for the dues year 2008. As noted above, the payment of full dues is not optional and failure to pay creates a balance due that is legally subject to collection.

Chevington Woods Residents Step Up in Support of Legal Fund continued

The issue of deed restrictions continues to be the number one issue on the community agenda for the majority of the residents of Chevington Woods as evidenced by the voluntary contributions to the Legal Fund. In additions to the payment of their dues the following residents have made an additional contribution to the CWCA Legal Fund:

Dave & Sharon Arthur
Tom & Linda Besser
Louis & Edith Biafore
Jan & Sandra Boden
David & Connie Borden
John & Shirley Callahan
Carol Comanita/Lori A. Francescon
Dennis & Jan Fisher
Christopher & Aggeliki Flinders
John Gatrell/Connie Makely
Chuck & Kate Giller
Mark & Jan Girard
Don & Janet Graft
Patti Grubbs
Bill & Vicki Harvey
Kathy Jordan/Steve Conway
Pat & Jan Mahan
Raymond & Sandra Mason
Bill & Becky Mazurek
Jim & Mary Ann Murphy
Edward P. Patsch
Gary & Debbie Peterman
John & Michelle Petriatis
Edith M. Phillips
Tim & Kathy Pione
Don & Kay Roeder
Hal & Lou Smith
Will & Janice Snell
Steve & Georgianna Soltis
Robert & Lora Stevenson
Charlotte Thornberry
Denny & Bev Tumblison
Lynn & Janet Wilcox
Dorothy Zaugg

Those residents who have made voluntary contributions in addition to the \$50 annual dues since this issue of Chevington Woods News was prepared will be included in the next issue.

The President's Corner

By Carol Comanita

I could write volumes about the attack upon your Civic Association during the past two years. However, I choose to address the positive outlook for the community I love and call my home.

Chevington Woods is filled with good, family oriented and resilient residents who agree that the current real estate market cannot have any significant impact upon the market values we enjoy in Chevington Woods. That is simply because the majority of residents in Chevington Woods take care of their families, their property, and their community. It is a great place to live and raise a family or have an extended family come home to for the holidays.

It is true that that we have faced some challenges over the past two years. However, the majority of residents supported our successful efforts to defend an unprecedented legal attack upon your Civic Association. During the course of those events the Fairfield County Court of Common Pleas ruled in two separate rulings that the CWCA Trustees have made a good faith effort to follow the CWCA bylaws and accommodate the needs of the residents.

There were several legal options available to the Trustees after the Plaintiffs withdrew all claims last August. However, after careful review none of the options available presented immediate closure without probable protracted litigation.

Subsequently, the Board of Trustees decided to allow adequate time after winter weather had passed to allow those residents who have been cited for deed restriction violations to bring their lot into compliance. The CWCA does not want more litigation. However, the majority of residents have spoken and if that is what it takes the court will eventually decide.