



## CSHOA August 2018 Newsletter

### Social Committee

Our Social Committee has done a wonderful job of organizing various social events during the year for Chesapeake Station residents. From the Octoberfest to the Holiday Decorating Contest, Luau, and aperiodic Happy Hours, these events have provided an opportunity for residents to meet, get to know each other and have fun.

The Committee also hands out Welcome Packages to new Chesapeake Station residents and sends condolence and get-well cards to residents who have suffered a loss or are struggling. The Welcome package includes a Welcome Letter, Vehicle Parking stickers, Contact Information Request form, and a copy of our public Resident Directory. The Social Committee doesn't always know when the need for these arise so we'd like to ask that anyone who becomes aware of a new family in our development or a resident that needs a hug, please let us know at [cshoa@comcast.net](mailto:cshoa@comcast.net). Thank you!

### Parking Stickers

The CSHOA Board of Directors asks residents of Chesapeake Station to display a parking sticker on each vehicle that is regularly parked in the development. In 2016, the Board changed the design from the square paper style with blue lettering on a yellow background and backed by a long-lasting adhesive to a more subtle and user-friendly blue/clear removable windshield decal.



While the old style sticker is still valid, if you would like a replacement or don't have one on your automobile(s), you can request parking decals by contacting the Board at [cshoa@comcast.net](mailto:cshoa@comcast.net) or via the Contact Form on our website at [chesapeakestationhoa.org](http://chesapeakestationhoa.org) > Contact Us.

## **Smoke Detectors**

The end of Daylight Savings Time is normally the time of year when homeowners are reminded to change the batteries in their smoke alarms. But did you know that a recent change in the law now requires installation of a new type of smoke alarm with a 10-year non-replaceable battery? Two-thirds of fire deaths occur in homes without alarms or that have disconnected or missing batteries. This new technology will do away with the need to replace batteries each year and is expected to save lives. You can read more about this change at [www.livebaltimoremaryland.com/new-law-smoke-alarm](http://www.livebaltimoremaryland.com/new-law-smoke-alarm)

## **Going Solar**

As the cost of solar energy technology decreases, solar power equipment for homeowners is becoming more popular. The Maryland Energy Administration has published a Guide to Going Solar, which provides information to homeowners considering the installation of a solar array. You can find this guide and information on what steps Chesapeake Station owners need to take before installing solar equipment on our website at <http://chesapeakestationhoa.org/solar-home-energy/>

## **Board of Directors Meetings**

The CSHOA Board of Directors conducts regular business meetings, typically on the first Monday of each month. Any Chesapeake Station property owner is always welcome to attend and the Board encourages residents to take an interest in the business of the HOA. You can check our website at [chesapeakestationhoa.org](http://chesapeakestationhoa.org) for upcoming meeting notices and other news of interest. Minutes of Board meetings are also posted on the web site at Documents > Meeting Minutes. If you wish to attend any Board meeting, we ask that you send an email to [cshoa@comcast.net](mailto:cshoa@comcast.net) so that we can ensure seating.

## **Renting Your Chesapeake Station Property**

Several of our Chesapeake Station owners rent out their property to others. This is a reminder that per the Chesapeake Station Declaration of Covenants, Easements, Charges, and Liens (<http://chesapeakestationhoa.org/documents-governance/>) all owners are required to submit a copy of the lease to the Board of Directors.

With the rising popularity of Airbnb and other companies facilitating short-term rental opportunities, we also want to remind CSHOA homeowners that rentals for time-periods less than 6 months are not permitted in Chesapeake Station.

## **Keeping Up Your Property**

A primary responsibility of a HOA is to maintain property values and keep everyone safe. Chesapeake Station is a unique bay front community with a private beach and panoramic views. It is the goal of the Chesapeake Station HOA to maintain or improve property values and have a community that everyone can enjoy. Now is the time to inspect your homes for issues that may be unsafe or detract from the pleasing aesthetic that Chesapeake Station is known for.

We also want to remind everyone that CSHOA Governing documents, which are incorporated into owners' deeds by reference, require that anyone who contemplates doing work on the exterior of their home or yard must have their plans reviewed by the HOA Architectural Committee prior to initiating work.

There is a form on our web site which is used to submit your work plans to the Architectural Committee for review. From the CSHOA home page at [chesapeakestationhoa.org](http://chesapeakestationhoa.org) go to Documents > Forms > Architectural Change Request Application. FYI, the CSHOA Architectural Review Procedures and Guidelines can also be found on the web site at Documents > Governing CSHOA Governing Documents > Policy Resolution 3 May 2, 2016 as Recorded May 19, 2016.

Projects that you have planned might include replacing or adding a new deck, window replacement, modifying or replacing a fence, repainting, re-siding, or landscape work. Every home has different needs and it is your responsibility to maintain the exterior of your home to the standards outlined in Resolution 3. Moreover, for your safety and the safety of all residents we ask that you trim overgrown trees and shrubbery keeping walkways clear, and your home neat and visible from the road.

If you need more information, contact a member of the Architectural Committee: Penny Schmidt (410-286-0071), Richard Sherman (410-257-2623), Charlie Pritchard (301-325-0512), or Sven Thulin (301-502-5445).

## **Pet Protocol**

Many residents own dogs that they take out for daily walks. You must keep your pet on-leash and under your control when outdoors. This is a County requirement. Also please pick up after your pet. When you're outdoors with your animal pal, always bring a bag or two for cleanup. Uncollected pet waste is unsightly, unsanitary, and unhealthy. It is also a pollution source for our beautiful Bay.

## **Our Electronic Presence**

Electronic media today provides instant communications and is a great way to bring a community together. Many of you know that we have a web site ([chesapeakestationhoa.org](http://chesapeakestationhoa.org)) where information relevant to our community is posted. We urge you to visit regularly. The Board of Directors also communicates with residents regularly via email. If you are not on our email distribution list, sign up for it on our web site! Just look for the signup form in the lower right corner of the home page. And we have a private Facebook group where residents can communicate interactively and post information of interest. Posts are moderated and only group members can see posts. If you're not already a member, you can request access by clicking the link in the lower right corner of the web site home page. You must also have a Facebook account. But if you don't, it's very easy to set one up at [www.facebook.com](http://www.facebook.com).

For those who do not have Internet access, our Board of Directors can be contacted by phone at the following numbers:

President, Dave Ferguson 703-624-8354

Vice President, Warren La Heist 301-855-5507

Secretary, Paul Doherty 301-812-0272

Treasurer, Roland Schlehuber 410-286-2420

Member at-Large, Charlie Pritchard 301-325-0512