

CHESAPEAKE FALL NEWSLETTER

2025

Summer Projects

This summer was busy with painting, windows, and residing. Routine maintenance is important to protect the value of your home and keep its curb appeal. With cooler weather on the way, now might be a suitable time to finish projects. Neighbors can get approval for outside work by filling out a Request for Improvement form and giving it to a board member or mailing it to our Post Office box. Restrictions and requirements are in the covenants, available at Chesapeakeatgeist.org.

Home Improvement Guidelines require homeowners to obtain approval from the Chesapeake Board of Directors prior to starting work/construction:

- Repainting a dwelling (Board members have color samples to lend.);
- Constructing any exterior improvement to a dwelling;
- Erecting or replacing a fence or deck;
- Replacing a roof (all Chesapeake homes must have the same color roof—check the improvement form) or replacing siding or windows;
- Replacing a driveway or walks;
- Removing live trees.

Please remember the covenants state that the board has **30 days** to respond in writing to your request(s). Keep this in mind when applying for approval. Article V, Section 5.1 of the covenants outlines how to submit a request to the Board.

Rentals

The covenants have a section, Article XI, that describes the terms for renting a Chesapeake house. It has come to the board's attention that some owners are offering rooms to renters on a short-term basis. Short-term rentals are not allowed under the covenants without permission of the board which can consider particular homeowner situations such as sudden death or financial hardship. Chesapeake is a single-family-dwelling neighborhood. Please read Article XI for the particulars. Landlords must keep the board informed of leases and changes to existing leases. Again, follow the covenants to avoid problems.

Annual Meeting

The annual meeting will be held October 28 at Flanner and Buchanan (east of the Ace Hardware) at 7:00 P.M. At this time, we need a board member to serve as treasurer. If you might be interested, contact a board member and please attend the annual meeting.

2026 Assessment

The annual assessment for 2026 will remain the same at \$450. Payment is due on or before January 1, 2026. Late payment will result in an interest penalty. On the payment form, please update or correct the information in the directory so that we can update our records.

Concert on the Court

Thanks to the New Horizon band for their concert on September 14. These concerts have always been well attended and enjoyed by everyone.

Yard of the Month

Chesapeake has many attractive houses and yards. This summer's Yard of the Month went to Patricia Barkman on Oyster Bay, Joey and Angie Gruner on Chesapeake West, and Rosemary Hluska on Chesapeake West. Thanks for keeping our homes looking beautiful!

Trash Receptacles

Lawrence statutes as well as Chesapeake covenants require trash receptacles to be stored out of sight. Cans should be placed at the curb at 6:00 P.M. or after on the evening before pickup on Monday. Recycling is done every other week. Do not leave trash bins in front of the house.

Snow Removal is done by the City of Lawrence. The Chesapeake board does not contract snow removal. When snow is anticipated, please move cars off the street so the plows can clear the entire street in front of our homes. Sidewalks are the responsibility of each homeowner and should be cleared within a few hours of the end of the snowfall.

Mailbox replacement: Mailbox Solutions (317) 460-1010

Geese and Muskrats

Problems with geese or muskrats should be reported to any board member. The board has attempted to keep geese out of our ponds with partial success. **Please do not feed the geese.** Muskrats were busy chewing on the fountain cables. The cables are now wrapped with stainless steel webbing to prevent gnawing. These varmints will destroy the pond banks.

Boat Owners must keep crafts out of the water and out of sight from November to March of each year.

CHESAPEAKE COVENANTS, RESTRICTIONS, AND BYLAWS The Covenants and Restrictions as well as the bylaws are now on the association website, www.chesapeakeatgeist.org. If you have a hard copy, call Bill Jones at 317.809.1660.

City of Lawrence ordinances are available online. Find the city's home page and look for Municipal Code under *quick links* in the left margin.

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Bill Jones—**Secretary** 10646 Chesapeake Drive North, teachwrj@aol.com, 317.809.1660.

Donations for the New Horizon Band may be sent care of Paige's Music, 8601 Sunlight Drive, Fishers, Indiana 46037.