

PLEASE READ AND SAVE THIS NEWSLETTER

New Rental Covenant Approved

Street Repaving and Sidewalk Repairs

Improvement Request Form Enclosed

CHESAPEAKE

Spring Newsletter 2023

COVENANTS AMENDED

Our homeowners association was successful in obtaining homeowner approvals in order to amend our Amended and Restated Declaration of Covenants to add new rental restrictions, including a 3-year waiting period and a ban on short-term rentals. On February 28, 2023, the amendment was filed with the Marion County Recorder. If you request a recorded copy of the amendment, we will be happy to provide it. The covenants are also available on our website Chesapeakeatgeist.org.

Our Association's Board of Directors believes the new rental restrictions will be a vital means of preserving the long-term health of our community. We appreciate your cooperation in complying with the new requirements. If you have any question, please contact any member of our Board of Directors.

SIDEWALKS AND STREETS

Our sidewalks were repaired and ramp access installed throughout Chesapeake. As this is being written, we expect our streets to be stripped and repaved. Our thanks to Lawrence for these improvements!

YARD OF THE MONTH

A Yard of the Month award was given for holiday decorations in December. Kay and Jim Leming had a beautiful display and were awarded the December Yard of the Month prize. Congratulations!

Once again Chesapeake will recognize a yard of the month during the summer. The many beautiful lawns and neatly kept homes show a real sense of pride.

ANNUAL GARAGE SALE

Chesapeake's annual garage sale is scheduled to be held June 10, the second Saturday of the month. Signs will be up.

NEW HORIZONS BAND

Mark your calendars for Sunday, September 10, 2023, at 6:30 P.M. The New Horizons Band will be appearing on Cobb Island Court in our very own version of Concert on the Court. Rain date—Sunday, September 17, 2023. All family and friends are welcome. Bring your chairs, water, and anything else that would make you comfortable. Free will offering will be available for you. Cut out this item and stick it on the fridge.

HOME IMPROVEMENT PROJECTS

With warmer weather, painting and home improvement projects will begin. Along with this newsletter, you will find an Improvement Request form. Any painting or projects need board approval. Fill out and give the form to any board member or mail the form to our post office box. The board meets once per month, usually the second week. Please allow 30 days for the board to reply to your request.

Homeowners are obligated by the covenants to obtain approval from the Chesapeake Board of Directors **before** starting work or construction on:

- repainting a dwelling;
- constructing or replacing any exterior improvements including siding;
- erecting a fence, installing windows, porch windows or screens, or replacing a deck;
- replacing a roof;
- adding outdoor lighting;
- removing any existing live trees.

The city of Lawrence tightly enforces permit ordinances. The fine for violation is high. Follow the covenants and permit regulations. Here is the link for a listing of building-type permits:

<http://www.cityoflawrence.org/city-services/public-works/permits/>.

Lawrence also requires permits for alarms. They are available at the City of Lawrence Government Center, Suite 200: <http://www.cityoflawrence.org/life-in-lawrence/faq/>.

CHESAPEAKE PAINT COLORS

The Chesapeake board has adopted color choices from PPG. Below is the list of colors that will be approved, or the request to repaint using a previously approved color will be considered. Please, no one may paint or repaint without getting board approval in advance. The board has thirty days to approve your request. As in the past, white is not an acceptable color for the main color or trim color of your home. Board members have sample swatches that neighbors may borrow.

PPG1095-1 Parchment Paper	PPG1095-3 Almond Brittle	PPG1027-1 Cocoon
PPG1097-3 Toasted Almond	PPG1023-5 Stone Gray	PPG1021-3 Discover
PPG1039-1 Ghost Whisperer	PPG1009-4 Gray Stone <i>(new)</i>	PPG1018-5 Talavera
PPG1027-3 Heavy Hammock	PPG1025-2 Silent Smoke	PPG1104-2 Abbey White

NEIGHBORHOOD ISSUES

If you discover a violation of the covenants, please talk with the offending neighbor and call a board member before calling a Lawrence government agency or complaining on Nextdoor Chesapeake. The board tries to keep abreast of issues that arise. It closely monitors maintenance issues and the work of the vendors we hire to care for our common property. The duties of the board are clearly spelled out in the covenants, available to everyone on our website. Be aware of what your neighbors see when they view your property. Please be considerate.

GEESE

The Chesapeake board will again be using the Another Wild Goose Chase Indiana this year. If the geese have a nest on your property, please let us know. Once the goslings hatch, no amount of effort will force the geese to leave. **We appreciate that most neighbors understand that feeding the ducks and geese is not good for them. The geese are noisy and leave a terrible mess wherever they feed. They will destroy a lawn in quick order. While you may enjoy watching them, please understand that others must put up with the terrible mess they make. Please be considerate of others.** These geese are NOT native to Indiana. Without natural predators their population has grown beyond any reasonable number. They foul the ponds with their waste and its runoff when it rains. Yards near the ponds become unusable. Sidewalks in some areas near the ponds are just disgusting.

Moles in a yard are the owner's responsibility. Muskrats are sometimes seen in the ponds. They will burrow into the shoreline and eventually cause the shore and seawalls to collapse. They chew on the fountain electric cables. If you see a muskrat on your property or swimming in the ponds, please contact the board. We have had to remove two muskrats in late winter.

STREET DRAINS

Please continue to keep the street gutters and drains clean after yard work or storms. The drains carry runoff and debris into our ponds. Keeping organic matter out of the lakes is important. If you live on one of our ponds, do not allow any yard clippings, leaves, or branches to get into the water. We are diligently trying to contain the algae blooms. Any organic matter contributes to the problem. Keep your lake shore clean and free of weeds, plants, or other material. Water primrose is an increasing problem in Indiana. Both of our ponds are infected. We are having the primrose treated. Left alone, it would eventually cover the entire surface of the ponds. If you hire a lawn service, ask them to avoid getting grass cuttings into the water. Do not blow grass and leaves into the streets.

TREES AND PLANTS

Please prune plants and trees this spring season so that the sidewalks are clear of obstacles. Lawrence requires that tree limbs be 10 feet above the sidewalks and curbs. Smaller shrubs and flowers can become overgrown and should be pruned away from the walks.

PET OWNERS

Lawrence requires a permit for pets. To register a pet, the owner must report to 9001 E. 59th Street, Suite 300, with the pet's vaccination record. Spayed/neutered pets are \$3; others, \$5. The fine for violation is steep. At this time, the application is not available on line. Keep your pets on a short leash and pick up their waste.

LIGHTING

Please be certain to keep your front post lights working at all times. LED bulbs will last a very long time, reducing the need to replace bulbs. Please use white bulbs only for post lights. Fixtures are available without bulbs, just an LED that provides a soft glow.

TRASH COLLECTION

Republic picks up trash on Mondays. Heavy trash is picked up on Monday the third full week of the month. Lawrence requires that the bins be put at the curb after 6:00 P.M. the evening before pickup day and removed by 6:00 P.M. on pickup day. Trash cans should be stored out of sight.

MAILBOX REPLACEMENT

Mailbox Solutions (317) 460-1010 (sales@mailboxsolution.com)

Please remember to reference the covenants and restrictions to ensure that the specifications of a new mailbox and/or mailbox post comply with outlined stipulations. The posts and metal boxes are available at all the big box stores. All Chesapeake posts and boxes should all be the same.

LUMINARIES

For many years Chesapeake has had a luminary display along Harborton Way on Christmas Eve. If you are interested in helping out with the display, please call Marianne Rhinesmith, 317-370-7291. Thank you!

LAWRENCE NUMBERS

Mayor's Office	(317) 545-6191
Lawrence Police (non-emergency)	(317) 545-7575
City Clerk	(317) 542-4470
Lawrence Utilities	(317) 524-6305
Public Works	(317) 545-5566
Streets	(317) 545-8787
Republic Sanitation	(317) 917-7300
Permits	(317) 545-5566
Indianapolis Mayor's Action Line	(317) 327-4622

CHESAPEAKE COVENANTS, RESTRICTIONS, AND BYLAWS

The Covenants and Restrictions as well as the bylaws are now on the association website, chesapeakeatgeist.org. If you must have a paper copy, call Bill Jones at (317) 855-7623. Request forms are also available on the website.

Parge June—**President** 7812 Chesapeake Dr W, margeryjune0108@gmail.com, (317) 513-0865

Tom Schmidter—**Grounds** 7762 Sparrows Point Court, tschmidter1@att.net, (317) 845-4055

David Snow—**Treasurer** 10738 Seaview Lane, davidsnow5@msn.com, (317) 823-8744

Karen Davison—**Ponds** 7750 Sparrows Point Court, kdav6429@comcast.net, (317) 723-3328

Bill Jones—**Secretary** 10646 Chesapeake Drive North, teachwrj@aol.com, (317) 855-7623

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Covenants, ByLaws and Other Info:
chesapeakeatgeist.org

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