

CHESAPEAKE FALL NEWSLETTER

2026

Annual Meeting

The annual meeting will be held October 20 at Old Oakland Golf Course, 11611 75th Street, at 7:00 P.M. The bar will be open and snacks will be served. We will have a drawing for five \$100 dues credits (one per lot). The budget will be reviewed and a projected budget for 2027 presented. Questions about neighborhood issues will be addressed.

2027 Assessment

The costs of maintaining our common areas have suffered the same inflation as everything else. Many of our older plantings are beyond saving and show their age. Contracts for maintenance, electricity, water, insurance, and costs to maintain the ponds have increased. The annual assessment for 2027 will be \$500. Payment is due on or before January 1, 2027. 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.

Summer Projects

This summer was busy with painting, windows, and residing. Routine maintenance is important to protect the value of a home and keep its curb appeal. With cooler weather on the way, now might be a good 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.

As fall nears, please be aware that leaves and yard waste need to be kept out of the ponds. Shorelines should be clear of weeds and flotsam. Keep your property, including gutters, and the walks and street curbs clear. If you live adjacent to one of the street drains, please don't allow it to clog with sticks and leaves.

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). The board usually meets the second Tuesday of each month. Keep that in mind when applying for approval. Article V, Section 5.1 of the covenants outlines how to submit a request to the Board.

Yard of the Month

Chesapeake has many attractive houses and yards. This summer's Yard of the Month went to the Meyers on Seaview, Smiths on Chesapeake West, and Deanna Hoskins on Chesapeake East. 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 have damaged our fountain cables. The cables are now wrapped with stainless steel webbing to prevent the gnawing. These varmints will destroy the pond banks.

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

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.

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 must have a paper 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.

Chesapeake Homeowners' Association

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