



Chesapeake Haven Home Owners Association
Chesapeakehaven.com and chesapeakehaven.nextdoor.com

Spring General Meeting – April 23, 2016 - Minutes

President Dave Cross called the meeting to order at 10:07 AM.

Dave explained the private social network, NextDoor to those who may not be familiar. We have a network just for our neighborhood. Its purpose is to share information, items for sale, recommendations, meeting notices and other items of interest to property owners in our community.

Dave reminded folks of our neighborhood book club. Book club meets at 7:00pm on the second Friday evening of each month. Contact Pam Aquilino at 410-275-2866 for all details.

Dave recognized Dave Asher (who has now moved from the neighborhood) for his service to the Board. Dave also recognized the current Board members for all of the work they perform.

The minutes of the October 17, 2015 Fall General Meeting of the Association were distributed and approved without objection.

Treasurer's Report:

Natalie reviewed the report that was distributed at the meeting. There were no questions. (See copy of report, attached)

Old Business:

1. Beach Revetment: latest status of the project
 - a. Natalie Rees and Dave Cross have had conversations with a loan officer at bank regarding the loan. Bank has all documents they require now, and they expect to have an answer regarding loan approval the week of 4/25/16.
 - b. Contractor is available this summer; as soon as we secure loan, the contractor will be notified. Project is still expected to cost around \$25K.
 - c. Project expected to commence late spring or early summer; will be completed in several weeks.
2. Road/Common Property Maintenance: recent accomplishments, future projects
 - a. Bret Gilbert, our Roadmaster, gave the update. Mike Zang filled in areas on beginning of Connecticut,
 - b. Mike Zang says we need to do something regarding the big Leyland cypress trees along Connecticut Avenue. When Mike comes in to work on Connecticut, the mirrors of his truck are hitting the trees. Other large trucks will have as similar issues. The Board will contact the owner and request that they trim the trees.
 - c. Roads now have a great base and crown.
 - d. Regarding Danella (who is the subcontractor doing work for the local cable company) and the digging they are doing; Bret mentioned when they were digging on side of the road, they piled dirt on roadway mixing dirt with our stone. Dirt could have been piled on the side of the roadway to avoid that. Don Rees recommended they should be informed via letter that they are responsible when they destroy our roads; they are responsible for restoring them. It was suggested that a letter be drafted to the attention of Verizon, Comcast and Choptank Electric to advise them what we expect when they dig on our roads.
 - e. Residents are reminded that they should not blow leaves and grass on the road; the result of putting this debris on the road makes it difficult to do the road/stone raking..



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Old Business: continued

3. Property upkeep: Individual property appearance / vehicles
 - a. Dave reminded folks that according to Cecil County ordinance, cars on property must be registered. If they are not then they must be in a garage. We can request the County to come to our neighborhood and check properties for existence of non-registered vehicles.
 - b. Regarding rules in our community regarding trailers, we will have our legal counsel advise us on what actions the Board can take.
 - c. Legal counsel is sending a letter to Downes property (23 Connecticut) regarding the deplorable condition of that property; our counsel also notified the County.
 - i. Don will revisit the issue with our legal counsel to determine the status of this complaint.
4. Beach tags (residents identification)
 - a. Purpose is to identify Chesapeake Haven residents,
 - b. Residents should wear them, clip them to their beach bag, or have them on their car; if you have a guest staying with you, be sure they have a tag with them.
 - c. CHHOA resident tags will be given to property owners who have dues paid in full or have committed to pay dues quarterly. Resident will be given two (2) tags.

New Business

1. Buildable lots – minimum lot size
 - a. Our legal counsel was contacted to determine what constitutes a buildable lot. Don read and explained letter from our legal counsel. A buildable lot is required to be a minimum of 20,000 sq ft. Must have minimum of 3 lots. Anything less you cannot get the setbacks for well and septic. 2 lots are not enough in rural areas not serviced by community facilities
 - b. Don will post this information on NextDoor; we can also post this detail on the chesapeakehaven.com website
 - c. It was suggested that we remind County of the minimum since there is a now retired County employee, Cliff Houston, who apparently told some homeowners they need 2 lots minimum. There is a lack of communication between the County Health Department and Planning & Zoning.
 - d. We will go back to our attorney to get the final decision on minimum buildable lot size.



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New Business continued

2. Mosquito spraying 2016
 - a. John Molyneux is our 'mosquito czar'. John explained that starting in 2015, the Maryland government required each community that participates in spraying must have a representative that people in the community can get in touch with as needed. John is our CHHOA contact person. If you don't want your property to be sprayed, there is a form you can fill out on MD dept agrig online you can download and fill it out. The form is located on this page; scroll down to the [MosquitoControlExemptionForm](http://mda.maryland.gov/plants-pests/Pages/mosquito_control_policy.aspx) .pdf form at http://mda.maryland.gov/plants-pests/Pages/mosquito_control_policy.aspx The forms are up on NextDoor regarding mosquito spraying exemption.
 - b. Spraying will begin late May or early June.
 - c. John will ask the contractor who handles the spraying to go a little slower.
 - d. Let John know if you have any complaints or questions; John has a contact at the County he can relay your questions/complaints to; write to the John at CHHOA community mailbox: 158 Ohio Ave., Earleville MD 21919 or telephone John at 410-275-1626.
 - e. If you have standing water on your property please fill in holes; they invite mosquito breeding
 - f. Cost to spray goes by time spent spraying; John believes it is \$100/hour (it was \$375 for 4 times last year).
 - g. Bill Russell (John's Cecil County contact) notifies John know when spraying will be done; schedule will be posted on NextDoor as soon as it is known.
3. Spring Cleanup & Lunch: Saturday, May 14, 2016. Meet at top of Beach road at 9:00am. Watch NextDoor and the information board at main entrance for more information. Lunch will follow at Rees' at 132 Ohio Ave.
 - a. Focus will be on the Beach which is in need of cleanup
 - b. Bamboo along Grove Neck could be cut back again
 - c. If you know of anything else that needs to be done, contact Dave Cross or put a post on NextDoor
4. New neighbor welcome:
 - a. Marlee Goins – 15 Connecticut
 - b. Ted and Debbie Heath – 111 Ohio Ave
 - c. Norm and Renee Perry – 19 Connecticut (formerly Hartnett undeveloped lots)
 - d. Angelo mentioned new neighbors at 94 Ohio Avenue (formerly Asher property)
5. Other
 - a. Deeds and non-existent deeds. Early deeds that spoke to limited dues are non-existent as per our legal counsel. Counsel states that every homeowner is responsible for dues; that was enacted the moment we formed the CHHOA.
 - b. All outside fires require a permit from Cecil County. The permit will be posted on NextDoor. Burning garbage or plastic is prohibited and is also unhealthy for the neighborhood. Please be considerate of your neighbors.

Adjournment: The meeting adjourned at 11:17 am.

Thanks to Dave and Francy Cross for hosting the meeting. Beverages and baked goodies were enjoyed by all after the meeting!



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Respectfully submitted,
Kay Kehler, Secretary CHHOA

Board of Directors – CHHOA

Dave Cross	President
Don Rees	Vice President
Natalie Rees	Treasurer
Kay Kehler	Secretary
Tabitha Heath	Director
Tom Kehler	Director
Tony Meenan	Director
John Molyneux	Director
Bret Gilbert	Director & Road Master