



Chesapeake Haven Home Owners Association
158 Ohio Avenue
Earleville, MD 21919
www.chesapeakehaven.com

2019 CHHOA Spring General Meeting: April 27, 2019 from 10:00 am – 12:00 pm

Location: 32 Kent Ave. – Shirley Jones' Carriage House.

Hello Neighbors!

It's that time of year again! The Chesapeake Haven Homeowners Association Spring Meeting is scheduled for April 27, 2019 from 10:00 am – 12 pm. Bring a chair and join us!!

Agenda

Old Business

1. Budget report
2. Road/Common Property Maintenance
 - a. Emergency repair for sink hole
 - b. Planned maintenance for 2019
 - c. Beach stairs
 - d. Roads right of way
3. CHHOA Beach tags reminder to all new residents
4. Mosquito Spraying - 2019

New Business

1. Ballots CHHOA Bylaw Amendments
2. Fall Election – Nominating committee
3. Other

CHHOA Board of Directors - We are here to represent you, the members, and welcome your input and participation. If you have concerns, questions, ideas or information to share, please contact us.

President	Jan Bickford-Morrow <jp.bickfordmorrow@gmail.com>
Vice President	Ted Heath <tedheath@msn.com>
Treasurer	Galina McKee <gmckee_2708@yahoo.com>
Secretary	Marshall Leffew <xenolith2u@gmail.com>
Director	Brian Bennett <sgtbb2001@gmail.com>
Director	Connie Loukinen <c_loukinen@yahoo.com>
Director	Shirley Jones <shirley@ginns.net>
Asst. Secretary	Open
Director	Open
Director	Open
Director	Open

CHHOA NEWS AND UPDATES



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- **BALLOTS!! Amendments to the CHHOA Bylaws – Please see the next page and cast your vote!! Only eligible members current with their dues will be able to vote.**
- **Sink hole repair.** Thank you for the patience while the sink hole on Connecticut and Cecil was repaired. The weather delayed the repairs. A big thank you to Steve Day who took quick action to fill it in and mark it before anyone drove into it. This was a temporary measure until we could get a contractor onsite. It was concluded the sink hole was a result of a rotted-out tree stump. The cost of the repair is covered in the 2019 road maintenance budget. This is an unpredictable event and could not have been identified to perform any preventative maintenance. Hopefully this is the first and last sink hole!
- **The 2019 CHHOA Assessments** have been mailed. If you did not receive yours, please contact Galina McKee. Because of the transition of treasurers and some hiccups in past record keeping, the current 2019 invoices include only the 2019 dues. Invoices were mailed separately for any outstanding dues from previous years. Please be patient as we continue to capture the correct information. One of the changes voted and approved by the CHHOA Board is to add a charge for those who wish to pay quarterly. This is to cover the additional administrative costs. A late charge will be applied if quarterly payments are not made on time.
- **MD HOA § 11B-112.** Books and records of homeowner's association requires all HOA meeting minutes and documents be filed in the county repository. As such, we have filed the 2018 – 2019 documents in the repository. You can access that information at: https://mdlandrec.net/main/dsp_search.cfm?cid=CE Redactions have been made out of consideration for our members and to ensure privacy when discussing financial and other details. You may have to request a password but it is a very easy process. Reference is Book 4, Page 312. There are 38 pages so use the next button to scroll the information. These same documents are also on the Chesapeakehaven.com site.
- **CHHOA roads/right of way is 50 feet.** Several requests from members to remind everyone to keep the right of way on the roads cut back and open. This is a must to allow passing vehicles to pull over or pedestrians to use if needed to avoid traffic. Although the improved passage that is maintained is not that wide, the 50' right of way is owned by all members and must be kept clear. This is critical for emergency vehicles to be able to travel through the community when necessary. If any of you witnessed the horrific housefire this past winter and the problems the fire departments had navigating the roads you will appreciate this request. Please also remember to cut back the bamboo and remove large rocks or other plantings that have been placed in the right of way. We all must be in compliance with the Covenants and Restrictions. A copy will be available on the website.
- **Bus stop safety** - For the safety of your children, another concern is the entrances to Grove Neck Road, particularly during the school year in the mornings and late afternoons. If you are waiting for the bus with your children, please pull over on the side of the road to allow traffic to flow. Also, for your children's safety please remind them to not stand in the roadway waiting for the bus.

We look forward to seeing you at the meeting! Please remember to bring a chair.



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2019 Ballots for updates to the By-Laws of Chesapeake Haven Homeowner's Association

1. Amendment to ARTICLE III, MEETING OF MEMBERS, *Section 4. Quorum.*
The presence at the meeting of Members entitled to cast or of proxies entitled to cast one-tenth (1/10) of the votes shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declarations or these By-Laws.

Change the total quorum to 20% of eligible votes. As of now we have 73 votes (73 billable parcels). The current quorum means that 10% of the 73 eligible votes if everybody paid the dues on time is about eight (8) votes. Eight (8) votes represent less than the current eleven board positions so the board can make decisions for the entire community. To ensure this does not continue, this proposal is to change the quorum to 20% which would be 15 votes for a quorum.

2. For the same reason as stated in #1, we propose reducing the board from 11 to 7 to decrease the board impact in a community decision and give that power back to the members. Delete amendment to ARTICLE IV BOARD OF DIRECTORS: SELECTION; TERM OF OFFICE - *Section 1. Number.*
3. To further eliminate conflict of interest we propose that members who are considered co-owners of one or more lots cannot serve on the board for the same term. Example: Married couple or co-owners on deed for 3 lots that represent 3 votes. Only one of those members/owners will be eligible to serve on the board for the same term period
4. Delete the amendment to ARTICLE IV BOARD OF DIRECTORS: SELECTION; TERM OF OFFICE that currently requires a prerequisite of a two-year term on the board as a Director before serving as an Officer. Experience has proven this prerequisite excludes willing, skilled and available members who would otherwise volunteer their time to help lead the community.

Please complete the ballot and return in the enclosed self-addressed envelope.

Ballot #1 – Quorum: Change quorum of eligible votes from 10% to 20%.

☐ YES

☐ NO

Ballot #2 - Reduce the number of CHHOA Board Members from eleven (11) to seven (7).

☐ YES

☐ NO

Ballot #3 – New Amendment for Board Members who co-own: Members of the board must be from separate households regardless of number of lots owned.

☐ YES

☐ NO

Ballot #4 – Delete the amendment requiring a prerequisite of a two-year term on the board as a Director before serving as an Officer.

☐ YES

☐ NO