

# **Chadsworth Newsletter – Summer 2015**

## **The current CHOA Board is as follows:**

Marcus German – President	Tammy Sheldon - Vice President
Kathy Lang – Secretary	Jay Schweikert – Treasurer
Bob Troilo – ACC	John McCarty – Director

All contact information available at: [chadsworth.weebly.com](http://chadsworth.weebly.com)  
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## **Director's Corner**

Hello Neighbors,

I have been asked to forward some of the covenants and the violations of them that have been occurring. We really need to start looking to ourselves to be more compliant, because it is a benefit to us all. Please read the following:

### **Covenants**

The covenants that regulate many items in Chadsworth are in place to protect the integrity and value of the neighborhood. For many, their home is their single, largest economic investment. Covenants are in place to help homeowners protect their investments by keeping visual appeal and physical integrity standards high.

All homeowners in Chadsworth should have been notified at the time of purchasing their homes that Chadsworth is a covenanted community. Over the past several years, violation of the covenants has increased. The following list contains issues that crop up most often but are not the only issues:

1. Trash receptacles are required to be screened from public view.
2. Trash is not to be allowed to pile up for longer than the period until next collection.
3. Lawns and landscaping are to be kept in good condition, both front and back yards.
4. Removal of living trees which are part of the landscape require Architectural Control Committee (ACC) approval PRIOR to removal.
5. Most exterior additions to property require PRIOR approval by the ACC. Some of the most common of these are: decks, change of house color, change of style of siding, sheds and fences.
6. Exterior improvements are required to be kept in good condition.
7. Cars, trailers, RV's, campers, boats, jet skis, etc. are not allowed to be stored outside on the property or in the street.

In an effort to maintain the property values of all of our homes, the Board of Directors feels it necessary to step up enforcement of the covenants. Soon, homeowners will be notified of covenant violations affecting them. Action to remedy the violation will be expected in a reasonable period, generally two weeks. If an issue cannot be physically remedied in that period of time, the homeowner should contact a Board member to work out a timed plan for correction. If the issue is not corrected in that time period, a fine will be issued. Again, there will be a reasonable period to address the issue and the fine. At the end of that period, if the issue is still not addressed or corrected, the matter will be turned over to a collection agency.

It is unfortunate that it has come to this point, but again, violations of the covenants have been increasing.

Should anyone have questions about any of the Chadsworth covenants, contact a Board member for clarification.

While we all try to maintain our homes to a high standard, we sometimes overlook the small things. Let's all try to do a better job of self-regulating and keep our property values high.

Our next meeting of the Board is **July 19<sup>th</sup> at Northwest Christian Church at 2:30 pm.** Please plan to attend and let us hear your voice.

Your Neighbor,

Marcus German, President, CHOA

## **Pet Ownership and Neighborly Courtesy**

Starting with the nice spring and summer months, the Board receives MANY complaints about homeowners' pets. Please remember that just because you love dogs, this doesn't mean your neighbor does. Some people are legitimately scared of dogs and many people have a family member that may be allergic to your dog or cat. The City of Wichita has a leash law and all dogs are required to be leashed when outside of your home or fenced backyard. When walking your dog and he chooses to "go" in someone else's yard, please remember to pick up what he left behind. This is just common courtesy. When you decide to let your dog run around the neighborhood unleashed and unaccompanied, please remember this is a violation of City Ordinances. In the Spring and in the Fall, for the times it isn't blistering hot, many people open their windows. If your dog is a habitual barker, please take him inside, your neighbors don't want to hear him bark for hours. Please don't force your neighbors to complain to the City. Be a good neighbor.

## **Past Due Homeowners' Dues**

Any unpaid homeowners' dues are going to be handled by a collection agency from this point forward. All dues were due back in February. Again, be a good neighbor, and pay your dues. Unless you have made a **written** agreement with the Board, please get your dues paid immediately to avoid being sent to our collection agency. We don't like doing this to our friends and neighbors, but the amount of money in arrears would help us finish the rock around the lakes and begin starting on other projects. If everyone pays their dues current, we can pay all our regular bills plus necessary repairs as they come up. Then we can try to finish the rock around the lakes, get the railroad ties replaced by a more permanent (and legal) replacement wall in the canal area, improve our entrances, spray for weeds, plant new grass, add trees, add fountains, etc. There is a long list of things that need to be done to maintain Chadsworth's appearance as a desirable neighborhood to live in and to keep up the value of our homes.

**NEXT MEETING IS JULY 19<sup>TH</sup>, 2015, AT 2:30 PM AT  
NORTHWEST CHRISTIAN CHURCH, 10850 W. 21<sup>ST</sup> ST.**