

July 2006

PRESIDENTS MESSAGE

Summer is in full swing, which is quite evident by the activity at our Harbor and Beach. For all who attended our July 4th Celebration, I think you would agree that it was better than ever thanks to Art Wood and his band of chairmen and workers.

Vandalism reared its ugly head again when our pavilion was broken into and beer was stolen for a party at the beach. The site was investigated by the police and two under aged girls were arrested. The male participants have not yet been identified. WHERE ARE THE PARENTS?

We sought legal help to collect past due 2005 fees and all but two paid before being served to appear in court. I was advised that both of the owners have delivered a check to our attorney and he has cancelled the court hearing, which had been scheduled for July 13, 2006. We now have 100% participation for 2005.

All of us have incurred the legal costs necessary in this regard and the money could have been better spent. In the future we will not accept dues after legal action is started with out those fees being paid as part of the total due.

This newsletter contains the proposed budgets for 2006/2007, which is to be voted on at our Annual Meeting on August 27, 2006.

Your Board has worked closely with all the committee members to arrive at what we feel is a budget necessary to keep the community in good repair and improve it where necessary.

As the proposed budget reflects, the maintenance fee for this year would be reduced to \$100.00. We all need to remember that our maintenance fee pays for materials and we still depend on that army of free labor to keep our fee at such a low level. Thanks to all who work so hard in our behalf.

Please set aside August 27th. to attend our annual meeting and help govern your community. We will start promptly at 2:00PM as we did last year. Following the meeting, we will again be having a covered dish supper.

Hope to see you there.

Bill Dryden

President

Membership Directory

We remind you, as always, that the deletions, additions and changes that appear in each newsletter should be copied and kept with your CICA Directory so that it is always up-to-date. With a dozen or more changes in each three-month period, your copy of the directory will be fairly useless in a relatively short time if you don't do this. You can get a copy of the directory by email only by emailing andreagilde@chesapeakeisle.org Having said that, this is probably the shortest list of changes in the last five years.

Deletions: **Seidel**, Robert & Maxine

Changes: **Boice**, Charles & Jean New e-mail is boicecf@verizon.net

Carey, Malcolm & Betty T-05 (H) & T-08 Delete T-05 (H)

Hawley, Gordon & Diana Correct phone number is (410) 287-7596
(Some directories may be wrong.)

Newkirk, Bill & Janice Address change to 191 Valleybrook Drive,
Lancaster, PA 17601 New phone: (717) 560-2218

Shaw, Bill & Diana Delete Diana

Snyder, Ginny Change name to Logan, Ginny

Additions: Please introduce yourself and extend a big Chesapeake Isle welcome to the following new residents and property -owners at your first opportunity.

Brenneman, Kevin & Kimberly H-07 (H) 114 Columbia Avenue, Metuchen, NJ 08840
(732) 603-9509 kbrenneman@verizon.net

Stadel, David & Heidi Q-09 (H) 89 Deerfield Drive, Pequea, PA 17565
(717) 284-1084

Valuckas, Christine A. T-05 (H) 33 Diana Way, North East, MD 21901

CICA Nominating Committee Results and Voting Information

The CICA Nominating Committee is pleased to announce the following nominees:

- *David Byler*
- *Brian Clare*
- *Harold (Sonny) Hayes*
- *Janet McKenna*
- *Chris Ann Szep*

CICA Members attending the August 27th meeting will elect four new directors to serve a three year term. All candidates will speak briefly at the meeting. Absentee ballots may be picked up from Les Fritz, Membership Chairman, or Janet McKenna, Secretary of CICA. They are available to any CICA member for the purpose of voting for four new Directors. The ballots will be available anytime after the July Newsletter has been received and must be returned to either party by August 26, 2006.

A brief bio for each candidate follows:

David Byler - 36 Darrell Rd.

Claire and I have been property owners since 1990, where we have spent thirteen years as part time residents and three years as full time. During that time period, I had served on the Board of Directors six years, and after a three year hiatus have decided to run again. I have also participated in and chaired the Legal Review Committee for a total of eight years.

Brian Clare - 19 Gull Circle

Brian & Susan moved to Chesapeake Isle 5 years ago from western Howard County, MD, and prior to that, Long Island, NY. They have two sons, three granddaughters and one grandson.

An engineer, Brian was raised and educated in England, moved to the U.S. in the early 60's and became a U.S. citizen in 1970. He retired 13 years ago as V.P. of Operations for a multi-national electronics manufacturing company.

Always a participant on clean up, work, and mooring pull days, he also heads up the maintenance and repair of the tractor and its equipment. The open lot grass mowing and driveway snow plowing programs have also been under his care. Brian is just completing his first three years on the Board, serving as Vice President during the past two, and is now seeking a second term.

Harold (Sonny) Hayes - 79 Racine Rd.

Most importantly, I have been married to Sara for almost 38 years. We have lived in Chesapeake Isle for four (4) years. I have three (3) children and five (5), soon to be six (6), grandchildren. I am a retired Federal Executive with degrees in Economics and Business Administration. I have served on the CICA Board of Directors for the last three (3) years and held the office of Treasurer for the last two (2) years. I am one of our tractor drivers, assist regularly in the Harbor and just truly love living in Chesapeake Isle. I think volunteerism is the real strength of our community and pledge to do all I can to make and keep Chesapeake Isle a great place to live.

Janet McKenna - 5296 Turkey Point Road

For those of you who don't know me, I live on Turkey Point Road and have been an Isle resident for about eight years. I've served on the Board for approximately four years and have been an officer of the Board for three of those years. I was originally asked to participate on the board to fill the vacancy left by Tom Cogley's untimely demise. I have found immense gratification in doing so ever since.

I live with my daughter, Erika, a junior at North East High School, and John Reber, who you probably know as the Web Committee Chairman. I am also mom to a furry menagerie. (Just ask my neighbors Gordon and Di about them!) I enjoy our activities here at the Isle, you've probably seen me with the other volleyball players at the 4th of July celebration and our Friday night games. In addition to the activities of the Isle and the Board, I work as a paralegal in Wilmington, Delaware. My devotion to the Isle and maintaining its way of life is paramount to me and, I'm sure to all of you. And, I am hoping to continue serving you and our wonderful community.

Chris Ann Szep - 40 Racine Rd.

Chris Ann Szep has been an active member of Chesapeake Isle's community since 1998. She has happily coordinated the Easter egg hunt and Halloween party each year since moving to the Isle, and has also overseen the Fourth of July bike parade, games, and cardboard armada. Chris Ann's background is in organizational and board development, fundraising, and special events. She has a master of science in management. As a consultant she was responsible for designing all aspects of a \$45 million dollar grantmaking foundation in Philadelphia, which she oversaw for six years before executing a merger with Drexel University College of Medicine. She currently manages the charitable funds, which have (continued)

grown to \$50 million. She has designed and implemented fundraisers, the largest of which raised \$700,000, and has extensive experience in developing high-level boards, and serving as a board member herself for various organizations in Cecil County.

Chris Ann has great passion for Chesapeake Isle. She is proud to be part of such an incredible community, and feels blessed to have such a wonderful place to raise her two sons. As a board member she would strive to increase the awesome opportunities that life in the Isle presents while maintaining the sense of community that we have all come to appreciate.

Treasurer's Report

Included at the end of this newsletter are the proposed budgets for maintenance of the common property within Chesapeake Isle ([Community Maintenance Budget](#)) and the Chesapeake Isle Civic Association ([CICA Budget](#)) for the period of July 1, 2006 through June 30, 2007

NEWS FROM THE HARBOR



This has been an interesting summer, gas prices through the roof, heavy rains, and only half our boats on mooring by the first of July.

Activities in the harbor area since the last Newsletter have been:

- Two new Harbor Social tables have been completed with skids on bottom to enable us to move them.
- The observation deck had a face lift with new railing, seats and reinforcement to the base.
- Additional boat storage racks were built and existing ones reinforced.
- Repairs to the new pier included new planking and wear boards for the pilings.
- The new mooring puller deck was painted.

Plans are in place to:

- Treat the observation deck and benches with a water proofed protector.
- Fill in the separation on the boat ramp with concrete or black top.

Spring Clean Up went well, with cutting, trimming, beach cleaning, dingy rack repairs and painting on both piers.

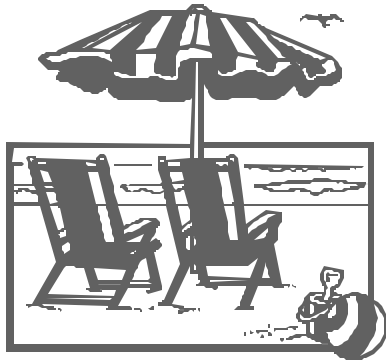
Frank Slupski generously donated a lawn mower and weedwacker for the Harbor's use.

Without the help of all the volunteers at Spring Clean Up and special help from Bob Biedermann, Jack Ferrick, Sonny Hayes, Allen Embon, Allan Johns and Jack Heron our new repairs and manicuring of grass would not get done.

As always, we need to pick up after our four-legged friends. This has become an on- going problem in the boat storage area. All residents appreciate your help in this matter.

Beach Report

The beach area was in good shape following clean up day – thank you to all who came and pitched in to take care of one of our most valuable community assets. The Friday clean-up crew continues their weekly “walkin’ and workin’” to help keep the beach pleasant for all, and thanks go out to them as well.



The County Health Department had determined the water in certain areas of the Elk River (including ours) to have a high bacteria count during the early part of July. This bacteria often follows a heavy rainfall. The water was retested on Monday, July 17, but we won't have the results until after this newsletter has been printed. We will remove the signs posted at the beach once the count has proved safe for all to swim in; in the meantime, swim at your own risk.

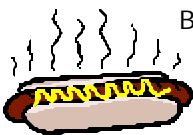
A larger problem has been the continuing vandalism and dangerous bonfires at the beach. The fire area has continually been left strewn with trash, broken glass, and a still-hot pile of smoldering ash, endangering those who use the beach in the morning. In addition, as was mentioned earlier in this newsletter, the pavilion was broken into and beer was stolen from the refrigerator.

Many people like a bonfire and most do so safely, only burning driftwood in the fire-ring and extinguishing the fire with water or sand. It is unfortunate that the actions of a few may ruin the fun for all.

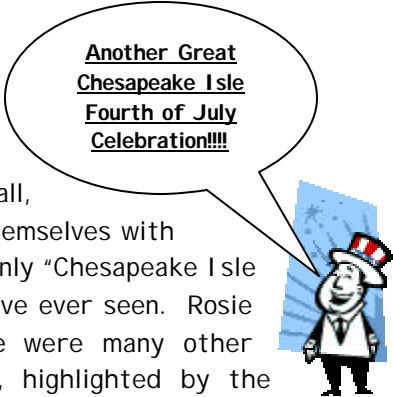
On a more positive note, the new playground equipment at the beach looks great and has been fun for all. Great job!

4th of July

In spite of the high temperature and humidity, our July 4th Celebration was a great success. Many of our friends and neighbors braved the heat to participate in all our traditional activities. The day started with one of the largest Grand Parades in our history lead by our official Grand Marshall, Allen Embon. The children did a great job of decorating their bikes and themselves with the RED, WHITE and BLUE.



Rosie Knapp and her crew served the one and only “Chesapeake Isle Blue Plate Special” with some of the fattest hot dogs I have ever seen. Rosie tells me that we consumed over 350 wieners. There were many other activities all day long for both children and adults, highlighted by the Chesapeake Isle Cardboard Armada Race and the Pie Eating Contest. Looks like we have a few future boat builders in our midst. We had more than 20 people in the Pie Eating contest – word must be out about Anna Green's blueberry pie. The silent auction ([see following article](#)) and 50/50 raffle were a great success. Thanks to all who donated items to the silent auction and to the many who worked to make this day another Fourth to remember.



Another Great Chesapeake Isle Fourth of July Celebration!!!!

The CICA will be donating 20% of the proceeds from the day to the North East Fire Department.

Thanks again, and we'll see you on July 4th, 2007.



Silent Auction Committee Reports A Super Celebration

Thanks to all our residents for your overwhelming support!! Our 2006 "Silent Auction" was a fun-filled and very successful event. We had 23 merchants contribute many items. (Please see the list below and remember to thank them as you support their businesses.) A delightful response from our residents also .provided dozens of wonderful items

The "Silent Auction" Committee members: Bonnie Boyer, Sue Clare, Pat Day, and Jorga Osborne also wish to thank the "Beading Group" for their generous donation of the proceeds from the sale of the jewelry sold on our behalf.

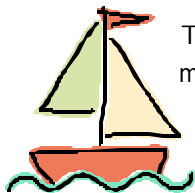
Our proceeds from the Silent Auction total \$1128.00. We will be contributing 20% to The North East Fire Co. The balance of our proceeds will be used towards our children's activities and other events which make Chesapeake Isle such a special place to live.

Special Thanks to Silent Auction Donors

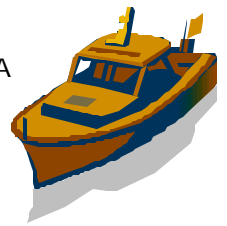
GIFTS GIVEN	GIFT CERTIFICATES GIVEN
Day Basket Factory	Grist Mill Restaurant
Saffron Creek	East of the Bay Framing
Suburban Water	Foster's Auto Service
Happy Harry's	Curves
Fashionality	Furnace Bay Golf Course
Plum Creek Market	Nino's Pizza
American Home & Hardware	Blue Iris Day Spa & Salon
Kathy's Corner	Empire Chinese Restaurant
North East Pottery	Pat's Pizza
Silver Buckle	Bella Pizza
Alouette Cheese	5 & 10 Antique Market
Neutrogena	

Thanks also to all the craft table merchants, who each gave an item for the auction. The CICA Beading group donated all of the proceeds from their sales. Some CICA residents also gave new items to be auctioned. YOUR GENEROSITY IS APPRECIATED!

CICA Fall Cruise



The CICA Fall Cruise is scheduled for **September 30-October 8, 2006**. CICA motor and sailboats are welcome to join us for the week, or for a few days! You can cruise or anchor during the day and gather together in the evenings with your boating friends to exchange stories of the day, dine under the stars, and share good times. If you are interested in joining us, please contact Karen Dryden at 410-287-9598 or drydenwhkr@aol.com.





Fall Clean-up Saturday, October 21, 2006

Fall is just around the corner, and it will be time to clean-up from all the summer fun! Come and meet your neighbors while you help make the Chesapeake Isle community a great place to live.

- Bring your tools (marked with your name).
- Meet at the pavilion or the harbor at 8:30 a.m. for your work assignments.
- A covered dish social will follow at 12:00. Meat, beer, soda, and paper goods will be provided by the CICA Social Committee. Please bring an appetizer, covered side dish, or dessert (enough to feed 8-10 people).
- We look forward to seeing you then!

One job slated for clean-up day is to repair and prepare the pavilion building to be covered with vinyl siding. Soon after clean-up day, a crew will be assembled to install the siding. If you have experience with vinyl siding and can be part of this crew (date to be announced), please let John Bates know.

**Social
Corner**

Kudos

**Social
Corner**

Spring Clean-up

Again, a sincere "Thank You" goes out to those in the community who volunteered their time and energy to help make their community a proud place to live. Groups were at the Harbor and the Beach to spruce up the areas from the long winter months. Afterwards an early picnic was held at the Pavilion with hamburgers and hot dogs, soda and beer being contributed by CICA and wonderfully delicious side dishes and desserts from the volunteers. It was a wonderful spring day with everyone enjoying being outside for a change.

Ladies Brunch

The annual Ladies Brunch was held on Saturday, June 3, 2006, at the pavilion, with 25 ladies from the community welcoming the 7 new neighbors who attended. The morning began with menacing rain clouds, but the sunshine arrived just in time for the start of the brunch. The event started with a welcome talk by our Board President, Bill Dryden, followed by a brief recap on the history of the women of Chesapeake Isle by our History Committee Chairperson, Audrey Buck. Judy Schoonover then shared her short story with the group of how she and Ned got together after not seeing each other since high school. Pat Day and Iva Burroughs, Co-Chairpersons of the event, introduced the new ladies who attended and presented them with a welcoming gift. A huge thanks goes out to the ladies for all the delicious food that was enjoyed, and a special THANK YOU to Pat Day and Iva Burroughs for another successful Ladies Brunch!



Craft Club



A special thank you goes out to the CICA beading group for making and donating an array of beautiful jewelry for the Fourth of July celebration. A total of \$158 was made and contributed to the Silent Auction fund which becomes part of Fourth of July. A portion of the total will be donated to the North East Fire Company. Thank you, ladies!

Upcoming Events

Family Social

Nineteen adults and eleven children gathered at the pavilion for food and fun at the first family social, held on July 2, 2006. Did you miss the excitement? Don't worry, you have another chance to meet and mingle with other families and catch the action at the next one!

Sunday, September 10, 2006
4:30 p.m.
At the pavilion



Once again, cold beverages and paper products will be provided by the CICA Social Committee. Meat for grilling and side dishes will be provided by the attendees. Please RSVP by September 6 to Diana Hawley (dianahawley@chesapeakeisle.org or 410-287-7596). Hope to see you there!

Harbor Socials

Kick off your weekend by joining us at one or all of the harbor socials:

Friday, July 21, 2006
Friday, September 1, 2006
Friday, September 29, 2006

7:00 p.m.

At the harbor (in case of rain, we move to the pavilion).
Enjoy the new picnic tables and improved conversation area.

Bring your favorite drink, snack, or finger food
Soda, beer, ice, and paper goods are provided
ADULTS ONLY (please, no dogs!)

Ice Cream Social/BINGO

Come join the fun at our 2nd annual Ice Cream Social/Bingo!

DATE: Friday, August 11, 2006

TIME: 6:00 p.m. SHARP (Ice Cream Social)
7:00 p.m. (Bingo)

PLACE: Pavilion

CONTACT: Sue Seeley: 410-287-0025

RSVP: **MUST REPLY by August 6, 2006** (For the Ice Cream Social)

COST: Ice Cream \$1.00 per person for all you can eat!
Bingo \$1.00 per 9 game sheet
(All money will be collected at the pavilion that evening)



We will have regular ice cream and sugar free, plus all the toppings to make the sundae of your dreams. This portion of the event requires an RSVP, so we know how much ice cream to purchase. The cost will be \$1.00 for all the ice cream you can eat. How can you beat that?!

The Bingo will have preprinted sheets of 9 games each and will cost \$1.00 per sheet. We will have lots of prizes for both kids and adults.

Come for one or both! We are planning to have a good time for all.

Have you seen our new web site?
www.chesapeakeisle.org

Get your own FREE Chesapeake Isle e-mail address
Register to access the Chesapeake Isle online directory
Read the newsletters
Get details about upcoming events
Read the Chesapeake Isle classified section
Subscribe to the CICA list server
Access local links
View pictures of our beautiful community
AND MORE...

Check it out!

CICA Annual Meeting and Covered Dish Social

Join us for a covered dish social following the Annual Meeting on **Sunday, August 27, 2006**, at the pavilion. Please bring a dish or a dessert, enough to feed approximately 8-10 people. The meeting begins at **2:00 p.m.** and the social will begin at approximately **5:00 p.m.** We hope to see you there!

Just a reminder...

The annual Wine and Cheese Social is scheduled for December 3, 2006, and a volunteer host is needed. If you are interested in hosting this event at your home, please contact Sandy Biedermann at 410-287-8766. More details will be included in the October 2006 newsletter.

Ongoing Activities



Extend A Hand

Please remember that if you know a neighbor who is in need of assistance, contact Karen Dryden at 410-287-9598 or drydenwhkr@aol.com. We are here to help!

Craft Group News

The beading group continues to meet on the 3rd Monday of each month at 6:30 p.m. at the pavilion. If you are interested in joining this group, please contact Diana Hawley at dianahawley@chesapeakeisle.org or 410-287-7596.

More craft groups will begin in the fall. We have had interest in knitting, quilting, a book group, and glass painting, along with scrapbooking. Stay tuned for more information!

Social Committee Meetings

Are you interested in helping to plan social events for the community? Come to our meeting! Social committee meetings are held the second Monday of every month at 7:00 p.m. The next Social Committee meeting will be held on Monday, September 11, 2006. If you would like to receive an e-mail notification detailing the location for each meeting, please contact Iva Burroughs at ivaburroughs@chesapeakeisle.org. All CICA members are welcome to attend and join the committee.



All CICA members are welcome at all social events. Some events are "adult only."



Wanted: Pictures!

Do you have any seasonal pictures of the community that you would like to share? They can be posted on the CICA website (www.chesapeakeisle.org) and/or included in possible future community publications! Just send the file to web@chesapeakeisle.org.

CICA Members Classifieds

Help Wanted – Child Care Provider, **mornings only**, for 2 children, ages 5 & 9. Starting at 6:10 am and then put children on the school bus at approximately 8:20 am *or* they can be driven to day care in North East after 7 am. A great opportunity for a parent at home with your own children or a high school student who drives to school. Please call Vicky Garvey at **410-287-3210**.

Puppies for Sale– AKC registered Yorkshire Terrier puppies. Two females, four males. Very friendly and loveable. Females \$1200, males \$1100. Ready July 17, 2006. Mother and father on-site. Call **410-287-3266**.

Pontoon boat. 20ft, recently serviced, very good condition. \$3000 Call **410-287-9002** for information.

Mushroom Mooring for sale 200 pound with all new hardware including chain, shackles and swivels. Already in the water, ready to go. \$300.00. Call Wes Barnett, 30 Darrel Road, **410-287-1229**

1998 & 1999 Seadoo GTX-Limited along with Double Load-Rite Trailer

Will only sell as a complete set

The 1998 Seadoo has 54.4 Hours The 1999 Seadoo has 83.5 Hours

My mechanic just de-winterized them both and they are ready to ride!!!

Fresh Water Only, Never in Salt Water

Covers Included

Contact **Christy Michaud AT 443-655-6398 (CELL)**



Skidsteer Service – Call Chesapeake Isle resident ED EARLE – 410-287-7268

- Topsoil Delivered and Graded
- Driveways – Stone Crusher Run or Blacktop Millings
- Snowplowing – by appointment only (no contracts)
- Shed Relocation/Tree Removal/Lot Clearing
- Basement/Garage Rubbish Removal
- Insured – References available from jobs done in Chesapeake Isle
- Call me about your project – it can be done!

Reasons why you should get your newsletter by email:

1. Save a tree – each newsletter we send by email reduces copying
2. Get your newsletter faster – you don't have to wait for the mail or delivery team
3. Less clutter in your home
4. Save your newsletter to your computer so you don't have to find the paper version
5. Save copying & postage charges for the community association. It's a way of volunteering without having to do any work!
6. Each family member can get their own copy of the newsletter delivered to their home or business email address
7. Enjoy the newsletter in full color
8. Enlarge the viewing size to make it easier on the eyes.

You can sign yourself up at our website, www.chesapeakeisle.org or Email andrea@netzero.net or call 410-287-6568 to be added to the list

CICA ASSOCIATION BUDGET EXPENSES

	<i>Last Years Budget</i>	<i>Last Years Actual</i>	<i>Request for 2006- 2007</i>
<i>CICA Clothing</i>	\$400.00	\$47.00	\$400.00
<i>Contribution to Comm.</i>	0.00	0.00	475.00
<i>Electricity</i>	200.00	161.94	250.00
<i>Insurance</i>	0.00	962.50	900.00
<i>Legal Fees</i>	500.00	3,516.00	0.00
<i>Maint.- Tractor/Equip.</i>	880.00	690.70	1,000.00
<i>Mooring Services</i>	1,000.00	2,610.42	3,200.00
<i>Pavilion</i>	0.00	0.00	500.00
<i>Printing/Mailing</i>	500.00	420.85	2,000.00
<i>Community Events</i>	4,600.00	4,892.13	6,300.00
<i>Taxes</i>	176.00	49.64	160.00
<i>Wages</i>	880.00	687.19	800.00
TOTAL	\$9,136.00	\$14,038.37	\$15,985.00

INCOME

<i>Boat Storage</i>	1,250.00	855.00	850.00
<i>CICA Clothing</i>	400.00	971.50	1,000.00
<i>Donations</i>	0.00	70.00	0.00
<i>Keys</i>	550.00	701.00	650.00
<i>Membership</i>	2,500.00	6,906.37	2,500.00
<i>Moorings</i>	3,700.00	5,130.00	5,000.00
<i>Mowing</i>	4,500.00	4,610.10	4,000.00
<i>Pavilion Rental</i>	450.00	542.37	500.00
<i>Snow Plowing</i>	2,200.00	2,025.00	2,000.00
<i>Social Committee</i>	4,500.00	4,933.22	5,000.00
TOTAL	\$20,050.00	\$26,744.56	\$21,500.00



**COMMUNITY MAINTENANCE BUDGET
EXPENSES**

	<i>Last Years Budget</i>	<i>Last Years Actual</i>	<i>Request for 2006-2007</i>
<i>Beach</i>	900.00	1,283.19	700.00
<i>Capital Improvement</i>	12,000.00	11,142.11	7,000.00
<i>Electricity</i>	200.00	184.96	250.00
<i>General Maint./Erosion</i>	2,300.00	3,654.17	3,500.00
<i>Insurance</i>	2,000.00	962.50	900.00
<i>Legal</i>	3,000.00	3,000.00	2,000.00
<i>Maint.-Tractor/Equip.</i>	1,120.00	690.71	1,000.00
<i>Harbor</i>	1,500.00	894.38	2,500.00
<i>Roads</i>	7,000.00	5,590.17	11,000.00
<i>Printing/Mailing</i>	3,500.00	3,488.81	2,000.00
<i>Taxes</i>	255.00	93.21	125.00
<i>Town Watch</i>	1,500.00	19.44	1,500.00
<i>Wages</i>	1,245.00	444.05	600.00
TOTAL	\$36,520.00	\$31,447.70	\$33,075.00

INCOME

<i>Maintenance Fee</i>	36,520.00	34,166.65	33,100.00
TOTAL	\$36,520.00	\$34,166.65	\$33,100.00

**\$33075 equally divided by 331
lot owners = \$99.92
331 Lots X \$100.00 = \$33100.00**

CHARTER
ARCHITECTURAL REVIEW COMMITTEE

BACKGROUND

Deed Restrictions and Covenants recorded in the Land Records of Cecil County in Liber WAS No. 300, folio 582, grant right of approval of building plans to the Chesapeake Isle Civic Association. In accordance with the Bylaws and the Articles of Incorporation of the Association, protecting the interests of property owners and preserving property values in Chesapeake Isle are the primary concerns of the Association.

The Board of Directors of the Association established the Architectural Review Committee to approve all proposed construction in Chesapeake Isle. The Committee grants approval of building plans based on the guidelines given below. These guidelines were approved by the Board of Directors at its regular meeting May 17, 2006.

SUBMISSION OF PLANS

All construction of dwellings, additions, garages, and permanent-foundation outbuildings must be approved by the Architectural Review Committee before construction begins.

One copy of final architectural drawings including plans and elevations must be submitted in order for approval to be made. A plot plan detailing where the structure is to be located on the lot and indicating setbacks from front, rear and side boundaries is also required. {Refer to Restrictive Covenants, plats on file as referred to in Deed, and County Zoning Office for setback requirements. The Architectural Review Committee can offer assistance in this regard.} It is the responsibility of the lot owner to confirm that the property lines from which the setbacks are measured are accurate. Once approved, plans will be retained by the Committee.

The Architectural Review Committee will notify submitter in writing of approval or rejection within three weeks of receipt of the plans.

HOUSE PLANS

No structure in excess of 35 feet in height (county code) will be approved.

The principal living space for a one-story home must contain at least 1400 sq. feet exclusive of garages, porches, etc.


The principal living space for a multiple-story home must contain at least 2000 sq. feet on a foundation enclosing a minimum of 1000 sq. feet exclusive of any garages, porches, etc.

The principal living space of a one and a half-story home must contain at least 1800 sq. feet on a foundation of at least 1200 sq. feet exclusive of any garages, porches, etc.

Only a single-family dwelling will be approved per numbered lot.

GENERAL

1. All construction must conform to county and state building and sanitary codes.
2. Buildings shall not be so constructed as to pose a hazard nor be of such flimsy construction or poor construction as to be a deteriorating influence on property values.
3. Once construction of a building has commenced, the exterior of the same must be completed within six months from the date said work began. Any alterations and/or changes in design or construction of both completed building and those under construction shall require written approval of CICA, Inc.

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4. No tents, camping trailers, or temporary buildings shall be placed on the lot. By exception temporary sheds or wheeled construction trailers will be permitted for the 6 month construction period noted above.
 5. No structures or residences defined as single or double-wide trailers, also know as manufactured homes, will be approved. Manufactured homes are different from Modular homes in that manufactured homes:
 - conform to a Federal building code, called the HUD code, rather than to building codes at their destination
 - are built on a non-removable chassis, usually steel
 - are transported to the building site in sections on their own wheels
 - are not required to have structure approved by building inspectors, however, local work like electric hookup, etc., may be inspected by local inspectors.
 6. All refuse and wastes must be removed from the subdivision on a daily basis. Building and Owner are responsible for controlling debris.
 7. All excess exterior grading materials resulting from excavation for building and septic systems must be removed from the subdivision.
 8. Name and address and telephone number of the general contractor must be submitted to the Committee prior to construction.
 9. No store, commercial structure, commercial enterprise, or public business will be approved.
 10. Construction signs must be removed after completing construction.
 11. If in the sole determination of the CI CA, Inc., a driveway pipe for drainage is needed, then it will be mandatory for the property owner to install one.
 12. Contractors and/or property owners must commit to restore any damage to Association roads or other property resulting from the construction process.

OUTBUILDINGS

1. All outbuildings that require a building permit must be approved by the Architectural Review Committee.
2. A sketch indicating placement of outbuilding on the lot must be submitted. CI CA, Inc., will enforce setbacks including the 12.5 foot setbacks from side and rear property lines specified in the restrictive covenants.

REJECTION AND APPEAL

The Architectural Review Committee will act for the Civic Association to reject plans and/or prevent construction of any structure for which the above conditions are not met. Appeals on rejected plans can be made to the full Board of Directors by written request within 30 days of rejection. Within 60 days of rejection, the Board of Directors will notify the Owner of the results of the appeal.