



December 2025

Dear Chesapeake Isle Property Owner:

Enclosed are the 2026 Annual Maintenance Fee invoice and related materials. We appreciate your ongoing support as we work together to maintain the beauty and operations of our unique neighborhood. Please note the following:

- At the August Annual Meeting, community approval was given to set the 2026 Maintenance Fee at \$360.00 per taxable lot, which we are mandated to charge to each property owner in Chesapeake Isle. This money covers the ongoing maintenance of all roads and other common property that is owned by the community and managed by the Chesapeake Isle Civic Association (CICA), including the beach and harbor. This year, a significant portion of these funds is dedicated to increasing the unrestricted reserves for road paving at older intersections and the restricted reserves for pier renovations at the harbor. I thank our volunteers who contribute their time, talents, work, and administrative and professional services to reduce maintenance costs for all owners. We all benefit and realize big savings due to these extraordinary efforts!
- This year, our Bylaws were officially amended to move our Annual Meeting date to the 3<sup>rd</sup> Sunday in May every year. This change now allows our budgets to be officially approved before the start of our fiscal year on July 1st.
- All lot owners are advised that encroachments do not constitute or vest any property rights on CICA property inconsistent with or adverse to CICA's ownership. Payment of your 2026 Annual Maintenance Fee will constitute your acknowledgment of the terms in this note regarding encroachments onto CICA property.
- The CICA Board of Directors acknowledges that many property owners have made various improvements to CICA-owned community property. These improvements, such as extended driveways over the road right-of-way, and erecting fences, do not in any way convey ownership of this community property to the individual lot owner. CICA reserves the right to make any changes or improvements to this community property for the good of the community, including restoring drainage culverts to their original conditions.

Additionally, all residents (owners and renters) are invited and encouraged to become CICA members. This \$25 annual payment supports community events for all ages (including free children's parties); helps defray the cost of the quarterly newsletters; and covers the purchase and maintenance of our community AED (available for all to use, regardless of CICA membership status). Benefits of contributing to CICA membership also include an open invitation to all CICA-sponsored social events and access to (fee-based) pavilion reservation and mooring-related services. Lot owners who are CICA members also have voting rights on CICA-related issues and may serve on the CICA Board of Directors.

Finally, please be sure that all vehicles parked at the community beach or harbor clearly display a Chesapeake Isle sticker (affixed to car or placed in the dash) or guest parking slip. Four 2026 Guest Parking slips are enclosed; please place one in your guest's car windshield while it is parked at the harbor or beach. All unauthorized vehicles are subject to towing at the owner's expense. If you have any questions or need additional stickers, contact a CICA Board member\*.

Sincerely,

Janice Beiter, CICA President

\*Please use the procedures below if you need information, have a community issue to discuss, or want to contact a CICA Board member. (Any documents can be mailed to: CICA, PO Box 150, North East, MD 21901 or [chesapeakeisle.secretary@gmail.com](mailto:chesapeakeisle.secretary@gmail.com).)

1. Much information is on our website ([www.chesapeakeisle.org](http://www.chesapeakeisle.org)), including Board meeting minutes (posted monthly), quarterly newsletters, and CICA Documents. If you still have a question, send an e-mail to [chesapeakeisle.secretary@gmail.com](mailto:chesapeakeisle.secretary@gmail.com). You will usually receive a reply within 48 hours.
2. Sign up for the Hot Topics e-mail distribution list and Like/Follow our Facebook page (Chesapeake Isle). The Facebook page is not maintained by the Board but often contains pertinent information.
3. If you have a question that is not answered by any of the above, please contact a Board member. E-mail is preferred, as it leaves a written record of the discussion. The list of board members is posted on our website and their emails are in our directory. Please copy the main address ([chesapeakeisle.secretary@gmail.com](mailto:chesapeakeisle.secretary@gmail.com)) on your message. For both methods, allow time for a response.
4. Attend a Board meeting. They are regularly scheduled on the 3<sup>rd</sup> Tuesday of each month at 6:30 pm, virtually via Zoom with a link on the website or if necessary, e-mail us for the link. There is a section of the meeting agenda designated for community member comments.
5. If you can't attend the meeting and have a concern, send it in writing to a Board member; they will present it during the meeting.

Please **do not** come to a Board member's home or workplace and expect to have a discussion about community issues. We strive to operate in a transparent environment, and all Board business and discussions need to take place in a public forum—the monthly meeting. Private, unscheduled meetings will not take place. Many Board members also work from home and “stopping by” can constitute a work-related interruption. Thank you for your understanding and cooperation!