

November 15, 2017

Dear Chesapeake Isle Property Owner:

The purpose of this note is to advise all lot owners that encroachments do not constitute or vest any property rights on CICA property inconsistent with or adverse to CICA's ownership.

Payment of your 2018 Annual Maintenance Fee will constitute your acknowledgment of the terms in this note regarding encroachments onto CICA property. At the August Annual Meeting, community approval was given to set the 2018 maintenance fee at \$188.00 per taxable lot, which we are mandated to charge each property owner in Chesapeake Isle. This money is used to cover the ongoing maintenance of the 30 acres of community area roads and other common property owned by the community and managed by the CICA. As promised, the road paving project allows property owners to see stability or a reduction in annual maintenance fees from previous years. We are pleased that 99% of the community's property owners to date have paid their Road Paving Special Assessment or have made arrangements to do so by participating in a payment plan, and most of those payment plans have been paid in full or are nearing the completion of their obligation.

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, filling in drainage ditches, 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.

Enclosed are four pink 2018 Guest Passes. Please place one in your guest's car windshield while it is parked at the community harbor or beach. If you have any questions, contact a CICA Board member**. Only with the volunteer efforts of our residents can we keep down the maintenance costs for our community's common areas. All Chesapeake Isle residents are encouraged to volunteer a few hours of time to help maintain the common areas, which are available for everyone's use. There are tasks for all ages and abilities. All Chesapeake Isle residents, both owners and renters, are invited to join the CICA. Your \$20 dues payment supports community events for all ages, including free children's parties, and helps defray the cost of the quarterly seasonal newsletters. In addition, this year's increase in CICA Membership fees will go directly toward the cost of a community AED device. This device will be available for all to use, regardless of CICA status. Benefits of CICA membership include an open invitation to all adult and children's social functions, as well as 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.

Sincerely yours,



Christopher D. Shelton, MBA, CICA President 2013-2018

**Please use the following procedures when needing information, having a community issue to discuss, or looking to contact a CICA board member

1. For information, check the newsletters. They are all online: www.chesapeakeisle.org/community/newsletters.
2. If you still have a question, send an email to chesapeakeisle.secretary@gmail.com. You will usually receive a reply within 48 hours.
3. Sign up for Hot Topics and Like/Follow our Facebook page (Chesapeake Isle). The Facebook page is not maintained by the Board but often contains pertinent information.
4. If you have a question that is not answered by any of the above, please email or call a Board member. Email is preferred, and the list of board email addresses is included on the first page of each newsletter. Please copy chesapeakeisle.secretary@gmail.com on your message. For both methods, please allow time for a response. Email is preferred as it leaves a written record of the discussion.
5. Attend a Board meeting. They are regularly scheduled on the 3rd Tuesday of each month at 7:00 pm at the pavilion. There is a section of the meeting designated for Community Member Concerns.
6. If you can't attend the meeting, send your concern, in writing, to a board member and they will bring it up during the meeting.
7. Please **do not** come to a Board member's home or workplace (multiple Board members work from home) and expect to have a discussion about community issues. The CICA Board of Directors strives 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.