



# Cloverfields Chronicle

September/October 2022



## Upcoming Events

### **September General Membership Meeting**

*Sunday, September 18, 2022 @ 2pm*

Mark the date for the September General Membership Meeting to hear updates on community initiatives and activities. Most importantly, come to this meeting to vote in the Board of Directors annual election

## **Are you interested in getting more involved in Cloverfields???**

*Join the CPOA Board of Directors!*



- Have you ever thought about running for the CPOA Board of Directors! At the September General Membership Meeting, we will have our annual election for the Board of Directors. The following Six positions are up for re-election, **with four members who plan to run again so far.**

- 1<sup>st</sup> Vice President (2-year term): Bill Boyle
- Treasurer, (2-year term): Jeanette Meinhardt
- Recording Secretary (2-year, term), Kelly Oliver
- Corresponding Secretary (1 -year term)
- Member At Large III (2-year term)
- Member At Large IV (2-year term), Javier Piquero

Throw your hat in the ring if you are interested in any one of these positions by email to: [cpoainquires@gmail.com](mailto:cpoainquires@gmail.com). **NO LATER THAN September 10, 2022.**

In absence of the President, the Vice Presidents in their order shall perform the duties pertaining to that office. They shall perform such other duties as assigned by the President.

The Recording Secretary shall publish in the community newsletter the minutes of all Board and special meetings with the final outcome of all motions adopted and a listing of significant topics discussed. Also to be included is a listing of income and expenditures from the previous report to date.

The Corresponding Secretary shall notify board members of meetings, and shall conduct such correspondence as may be requested by the President or The Association. (Newsletter, Website and Phone)

The Treasurer shall receive all funds of The Association and deposit same in a financial institution approved by the Board. He/she shall disburse these funds subject to the budget approved by the General membership provided that no bill shall be paid until approved by the Board of Directors. He/she may sign checks, which shall be co-signed by any one of the other officers so designated. He/she shall keep accurate records of all receipt and disbursements.

All officers and Member-at-Large will serve on at least one standing committee as member or chairperson as designated by the President.

**No two (2) owners of a property may serve on the Board of Directors at the same time.**

Table of Contents			
General Membership meeting Information	1-2	HOA Board Information & Kids Halloween Party	3
Agenda	4	Purposed 2023 Budget	5
2022 CPOA Board Meeting Minutes	7-10	Clubhouse Rental Info & Advertisements	8-13

***Pool closes Monday Night  
September 5th, 2022!***



Inviting ALL of our little Witches, Monsters and Ghosts of Cloverfields. Something's Brewing and it will be ghoulishly fun...

A wicked good time for everyone. So fly on over for a Halloween parade/party, Park your broomstick on Saturday October 29<sup>th</sup>, Witching hour begins at 12:00 @ the common ground next to the park/pool

#### CPOA Contacts

<b>President</b>	Bob Morelli	410-643-7488	General Issues
<b>1st Vice President</b>	Bill Boyle	<a href="mailto:wpb1210@yahoo.com">wpb1210@yahoo.com</a>	Pool, IDs
<b>2<sup>nd</sup> Vice President</b>	Courtney Chambliss	410-643-7739	Marina, Beach, Women's' Assoc.
<b>Corr. Secretary</b>		<a href="mailto:cpoainquires@gmail.com">cpoainquires@gmail.com</a>	Newsletter, Website, General Information
<b>Recording Secretary</b>	Kelly Oliver	<a href="mailto:cpoaclubhouse@gmail.com">cpoaclubhouse@gmail.com</a>	Board Minutes, Clubhouse rentals
<b>Treasurer</b>	Jeanette Meinhardt	443-249-3880	CPOA Finances
<b>Financial Recorder</b>	Scott Clark	<a href="mailto:cpoabilling@gmail.com">cpoabilling@gmail.com</a>	Billing Issues, Car Permits & Title Transfers
<b>Member-At-Large I</b>	Russ Shallue	410-490-9130	Crime Watch
<b>Member-At-Large II</b>	Skip Hunt	<a href="mailto:shunt71@gmail.com">shunt71@gmail.com</a>	Pool Passes
<b>Member-At-Large III</b>	Omar Stookey		
<b>Member-At-Large IV</b>	Javier Piquero	<a href="mailto:CPOABuildingPermits@gmail.cm">CPOABuildingPermits@gmail.cm</a>	Building & Betterment Committee
<b>Youth Activities</b>	Erica Calderone		Youth activities
<b>Swim Team Committee</b>	Amy Hull & Emily Madsen	Cloverfields.swimteam@gmail.com	Swim Team

**Cloverfields Property Owners Association**

**General Membership Meeting**

**Sunday, September 18th, 2022**

**AGENDA**

- I. Introduction of Board and Committee Members: Bob Morelli
- II. Old Business
- III. New Budget
- IV. Officers/Committee Reports:
  - 1st Vice-President: Bill Boyle, Pool
  - 2nd Vice-President: Courtney Chambliss, Marina, Beach, Women's Association
  - Treasurer: Jeanette Meinhardt, Finance
  - Financial Recorder: Scott Clark, Billing & Title Transfers
  - Corresponding Secretary:
  - Member-at-Large I: Russ Shallue, Crime Watch
  - Member-at-Large II: Skip Hunt
  - Member-at-Large III: Jay Herbert
  - Member-at-Large IV: Javier Piquero, Betterment Committee & Construction Review Committee
  - Recording Secretary: Kelly Oliver, Clubhouse Rentals
- V. New Business
- VI. Vote for Officers
- VII. Adjournment
- VIII.



**Interested in submitting input to the Cloverfields Chronicle?**

The Cloverfields Chronicle is published on or about the 1st of the month per the discretion of the Board of Directors. Provide your input the 15th of the month prior to publication via email to: [cpoainquires@gmail.com](mailto:cpoainquires@gmail.com).

Business Cards: \$25 1/4 Page: \$40 1/2 Page: \$60 Full Page: \$90 The Cloverfields Chronicle is published on or about the 1st of the month per the discretion of the Board of Directors. Artwork is due the 15th of the month prior to publication. Send Requests to [cpoainquires@gmail.com](mailto:cpoainquires@gmail.com).

**PURPOSED 2023 BUDGET****\$20 Dues increase**

MEMBER ASSESSMENT	\$192,000.00
LATE CHARGES	\$3,500.00
PRIOR YEAR FEES	\$1,000.00
VEHICLE STICKERS	\$500.00
ADVERTISING	\$300.00
CLUBHOUSE RENTAL	\$6,000.00
INTEREST	\$200.00
POOL INCOME	\$4,500.00
TRANSFER / ONLINE FEE's	\$2,500.00
<b>TOTAL INCOME</b>	<b>\$210,500.00</b>
EXPENSES	
ELECTRIC	\$6,800.00
PROPANE	\$750.00
INSURANCE	\$7,000.00
ACCOUNTING	\$3,100.00
ONLINE FEE's	\$1,300.00
LEGAL	\$7,000.00
SECURITY	\$7,500.00
POSTAGE	\$5,500.00
PRINTING & SUPPLIES	\$5,000.00
TELEPHONE	\$2,500.00
WATER & SEWAGE	\$3,500.00
WASTE DISPOSAL	\$4,500.00
OFFICE EQUIPMENT	\$3,000.00
OTHER (Misc)	\$2,450.00
BEACH GATE GUARDS	\$4,500.00
PAYROLL TAXES	\$1,000.00
Workman Comp	\$3,000.00
-----	
<b>GENERAL &amp; ADMINISTRATIVE</b>	<b>\$68,400.00</b>
-----	
CLUBHOUSE MAINTENANCE	\$5,500.00
BEACH MAINTENANCE	\$4,000.00

COMMUNITY ACTIVITIES	\$4,000.00
YOUTH ACTIVITIES	\$1,500.00
GROUNDS MAINTENANCE	\$9,000.00
PLAYGROUND	\$5,000.00
-----	
<b>GENERAL COMMUNITY</b>	<b>\$9,500.00</b>
-----	
POOL MAINTENANCE CONTRACT	\$82,000.00
ELECTRIC	\$5,500.00
POOL EQUIPMENT	\$3,000.00
POOL MAINTENANCE	\$4,500.00
-----	
<b>POOL OPERATIONS</b>	<b>\$95,000.00</b>
-----	
Snack Shack Manager	\$2,100.00
Snack Shack Wages	\$4,000.00
CAPITAL IMPROVEMENTS	\$12,000.00
<b>TOTAL EXPENSES</b>	<b>\$210,500.00</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$0</b>
<b>MARINA FUND</b>	
RAMP & SLIP FEES	\$24,000.00
INTEREST	\$50.00
TOTAL INCOME	\$24,050.00
MAINTENANCE	\$5,000.00
ELECTRIC	\$1,000.00




2201 Main Street, Suite 1  
Chester, MD 21619  
Office: 410-643-4663  
Mobile: 410-758-7266  
deidre.yourrealtor@gmail.com



**Deidre Vodehnal**  
REALTOR®

**ZEUS**  
Networking and Security



1-877-236-9387  
Steve Twomey (owner) <http://www.ZeusLLC.net>  
443-786-8959 [Stephen.Twomey@ZeusLLC.net](mailto:Stephen.Twomey@ZeusLLC.net)

Video Surveillance

24 Hour Monitoring	Burglar Alarms
Smart Home	Audio / Video
Networking	Fire Alarms
Automation	Access Control

[www.facebook.com/ZeusLLC.net](http://www.facebook.com/ZeusLLC.net)  
 [www.alarm.com/us/zeus](http://www.alarm.com/us/zeus)

**CLOVERFIELDS PROPERTY OWNERS'  
ASSOCIATION BOARD OF DIRECTORS MEETING**

June 14, 2022

7:30

pm

**MEETING  
MINUTES**

**ATTENDEES:**

Bob Morelli (President)  
Bill Boyle (1<sup>st</sup> Vice President)  
Courtney Chambliss (2<sup>nd</sup> Vice President)  
Jeanette Meinhardt (Treasurer)  
Scott Clark (Financial Recorder)  
Kelly Oliver (Recording Secretary)  
Russ Shallue (Member-At-Large I) not present  
Skip Hunt (Member-At-Large II)  
Omar Stookey (Member-At-Large III) not present  
Javier Piquero (Member-At-Large IV) not present  
Lt. Duke Johnston (QA County Sheriff's Dept.) not present

**I. OPENING REMARKS/REVIEW OF MINUTES**

Bob opened the meeting at 7:33 pm. May Board Minutes Approved

**II OLD BUSINESS**

CRIME WATCH: No report

Bob reported the 4<sup>th</sup> of July Beach party is set for July 2<sup>nd</sup>, 2 pm.

He had talked to Jeff about the Lifeguard stand, Courtney said she and Bruce are on it.

Beach: looking into new grills. Sea nettle nets are up.

It was discussed again the idea of using a key card system for the Beach gate or a similar system to control the use of unauthorized people using the Marina, Bill suggested just a gate at the boat ramp to prevent people from using the ramp without stickers,

New wood chips at the playground.

**III OFFICER/COMMITTEE REPORTS**

Bill Boyle (1<sup>st</sup> Vice President) – Kids pictures for pool passes still being taken. Meeting with people as needed.

Courtney Chambliss (2nd Vice President) – Marina: all good, still getting out stickers.

Jeanette Meinhardt (Treasurer) – All good – snack shack up and running.

Scott Clark (Financial Recorder) –60 unpaid dues bills, very good for this time of year, he is updating the website for home sale info. He then pointed out the bylaws state a homeowner must be in good standing (dues paid) for the renter to get an associate membership, Various wording on ideas/provisions were discussed.  
It was tabled for time being on whether adult children living at home should pay associate dues or some other additional dues.

Kelly Oliver (Recording Secretary) – No report

Russ Shallue (Member-at large) Not present

Skip Hunt (Member-At-Large II) – No Report

Omar Stookey (Member-At-Large III) – Not Present

Javier Piquero (Member-At-Large IV) – Not Present

#### IV. NEW BUSINESS:

No new business.

Meeting adjourned at 8:20

**The Clubhouse is now open for rentals.** Contact Kelly Oliver at **[cpoclubhouse@gmail.com](mailto:cpoclubhouse@gmail.com)**. You can also visit the community web site here for more information:

**<https://www.cloverfields.org/amenities/clubhouse-rental-information/>**



I live in Cloverfields



Sell for the Highest Possible Price  
In the Shortest Amount of Time

Contact me anytime  
for a free Home  
Evaluation



**RICK PARRECO**

Realtor®

Cell: 410-703-4315

Office: 410-822-9000

Email: rparreco@cbchesapeake.com

Visit: [www.RickParreco.com](http://www.RickParreco.com)

SERVING BOTH SIDES OF THE BAY  
BRIDGE

**COLDWELL  
BANKER**

CHESAPEAKE  
REAL ESTATE COMPANY

**CLOVERFIELDS PROPERTY OWNERS'  
ASSOCIATION BOARD OF DIRECTORS MEETING**

July 12, 2022

7:30

pm

MEETING  
MINUTES

ATTENDEES:

Bob Morelli (President)

Bill Boyle (1<sup>st</sup> Vice President)

Courtney Chambliss (2<sup>nd</sup> Vice President)

Jeanette Meinhardt (Treasurer)

Scott Clark (Financial Recorder) not present

Kelly Oliver (Recording Secretary) not present

Russ Shallue (Member-At-Large I) not present

Skip Hunt (Member-At-Large II)

Omar Stookey (Member-At-Large III) not present

Javier Piquero (Member-At-Large IV) not present

Jessica Millagan (QA County Sheriff's Dept. Information Officer)

Tina Pinkney Community member

Frank Migliaccio Community member

Jenna O'Neil Community member

Mathew O'Neil Community member

Elizabeth Howler Community member

Nichole Layton Community member

**I. OPENING REMARKS/REVIEW OF MINUTES**

Bob opened the meeting at 7:32 pm. June Board Minutes Approved

**II OLD BUSINESS**

CRIME WATCH: Jessica (Sheriff's Dept. Information Officer) handed out and reported the status for Cloverfields during the period of 05/10/22 - 06/14/22. 12 traffic warning, 2 traffic Citation, 12 patrol checks, 3 radar assignment, 1 traffic arrest, 2 untended deaths, 1 missing person 4 suspicious persons, 1 parking complaint, 2 civil process summons, 1 domestic verbal, 2 found property, 1 alarm, 1 welfare check, 3 assist another agency, 3 malicious destructions of property, 1 trespassing, 1 -911 hang up, 2 police information, 1 follow up.

-----  
: Jessica (Sheriff's Dept. Information Officer) handed out and reported the status for Cloverfields during the period of 06/04/22 - 07/12/22. 6 traffic warning, 1 abandoned vehicle, 24 patrol checks, 1 radar assignment, 2 suspicious persons, 2 traffic complaints, 1

civil process summons, , 1 motor vehicle collision, 1 burglary, 1 check the welfare, 1 administrative.

Nichole Layton brought up the issue as to what is a single family where its come to CPOA policy. As of now CPOA considers a single family are the names on the deed and the children under the age of 26. Nichole would like the Bylaws changed ...The board will try to get the lawyer to review the Bylaws.

Bob said the pool is running well. The 4<sup>th</sup> of July beach party went well and the rain held out to 10PM. There were 50 unpaid dues. Bills was printed and mailed. Approx 92 percent of the community has paid their dues. The board wanted to thank Jonathan & Jason Maggio and Aric Swezy for building the four new 16-foot picnic tables under the pavilion at the pool. Steve Twomey Zeus Network & Security said that he is reviewing the network at the Beach and Marina to see about adding a new gate with a ID system

### III OFFICER/COMMITTEE REPORTS

Bill Boyle (1<sup>st</sup> Vice President) – would like to see the newsletter printed and mailed verse online. The board okay 'ed Bill son Mike Boyle to manage the AD's on Cloverfields.org

Courtney Chambliss (2<sup>nd</sup> Vice President) – said that Bruce her husband replaced the green marker light at the end of the jetty. Courtney said that the two new grills came in for the beach and will work on getting them installed

Jeanette Meinhardt (Treasurer) – Bills are all up to date.

Scott Clark (Financial Recorder) – Not Present.

Kelly Oliver (Recording Secretary) – Not Present

Russ Shallue (Member-at large I) Not Present

Skip Hunt (Member-At-Large II) – No Report

Omar Stookey (Member-At-Large III) – Not Present.

Javiar Piquero (Member-At-Large IV) – Not Present

### IV. NEW BUSINESS:

None

Meeting adjourned at 8:20





*Welcome Autumn*  
*Your neighborhood Realtor*  
*Serving both Shores since 1991*

Bev Sanger Sloane *Realtor*  
410-310-2345 Cell  
410-643-3033 Office  
BSSloane@bensonandmangold.com

**BENSON & MANGOLD**  
REAL ESTATE

700 Abruzzi Dr, Chester, MD 21619




We look forward to the opportunity to  
work with you and can provide a  
free analysis of what your  
home is worth in todays fast-paced market

## Ed & Cindy Beres

(443) 271-3561 (443) 261-2514  
1919 Main St. Chester, MD 21619

*In 2020, QA County Sales Median Sold Price Up Over 13%*

### **LISTINGS ARE DOWN—PRICES ARE UP!**



FOUDER &  
ORGANIZER





PRESORTED  
STANDARD  
U.S. POSTAGE  
PAID PERMIT 10

## **Extra Steps Lawn & Landscaping**

**410-200-7115**

*We are Cloverfields Community Lawn Care Provider*

Mowing  
Planting  
Leaf Removal  
Firewood  
Pruning  
Hauling  
Mulching  
Snow Removal  
Light Tree Removal

**10% of ALL work with this advertisement**