

Chestnut Trails Homeowner's Association

Spring 2011 Newsletter

Annual Meeting – June 16

You should have received in the mail the official notice of our annual homeowner's meeting. It's June 16, 7 pm at the Park Ridge Community Church just up the hill from us. Please attend or send in your completed proxy form.

Proposed Tree Removals

The latest arborists report recommends removal of 11 trees in our NGPA that are dead or diseased. To keep dues in check and not dip into our reserves, the Board is proposing that we remove 5 trees this year that are in the zone of higher failure potential. They are circled on the map below. This will cost about \$5,000. The other 6 trees would be removed over the next year or two.

We'll be comin' round

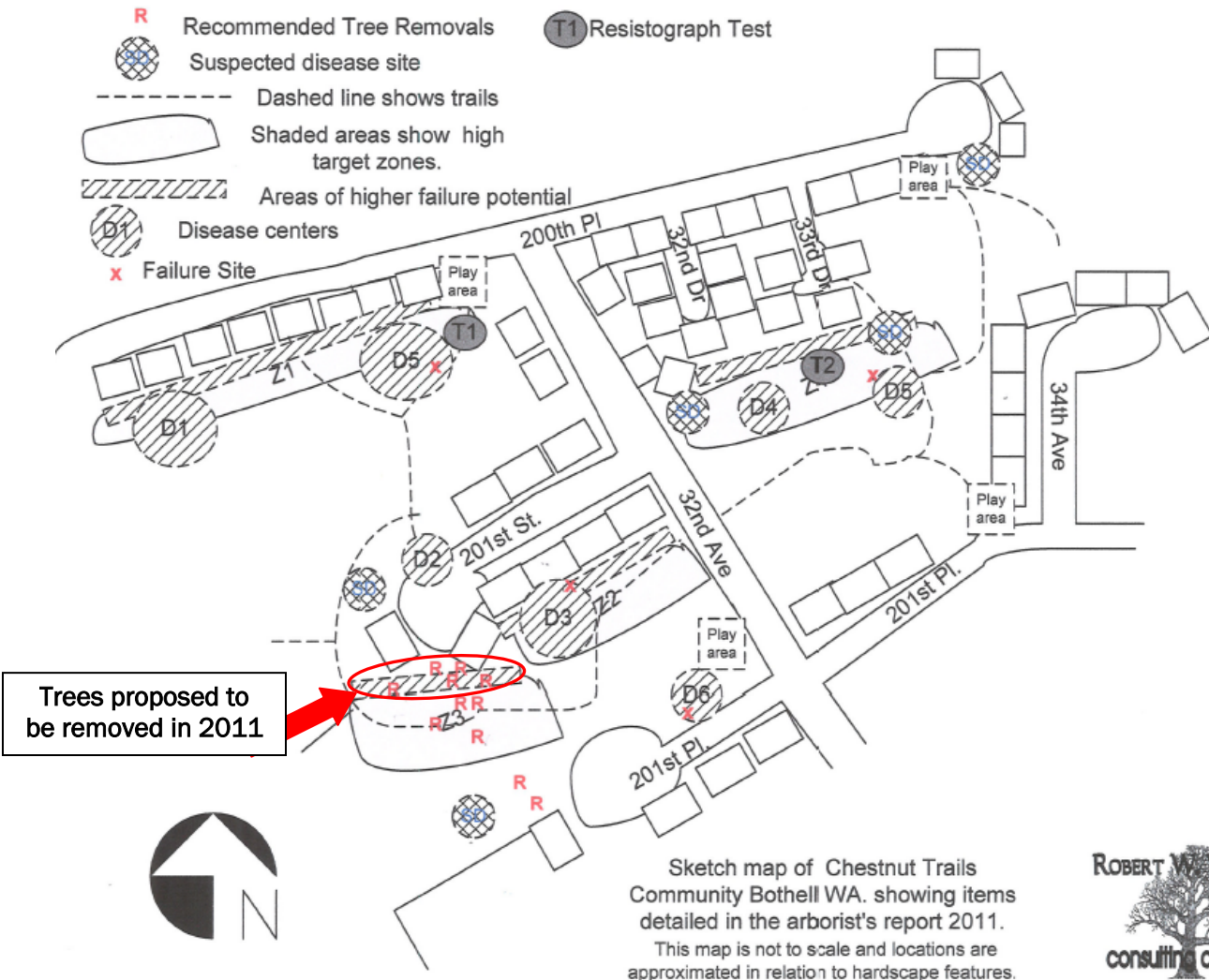
A group of volunteers will be going around the neighborhood prior to the annual meeting to encourage meeting attendance and pick up any proxy forms for folks that can't attend.

Vacant Board Positions

There has been one vacant seat on the Board and in June, Dan's 3-year term is up. Dan has indicated he won't be running for re-election. So, we'd really like to get two folks on the Board during our annual meeting in June. The time commitment is roughly 2-3 hours per month and it's a great way to help out your neighbors. Please consider it!

Work Party to Paint Pond Fence

Please join us for a work party to paint the bare fence boards around the stormwater pond on June 4. Email Rick at gwynsdad@gmail.com if you can help or have questions.



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ACC Request Season

As you plan your house painting or other home improvements this summer, don't forget to send in your ACC review request at least 30 days before your project starts. The Architectural Control Committee (ACC) needs time to review and approve your project. There are forms on the website. Send them to Stephanie.

Community Garage Sale

The Redhawk-Ravenswood-Chestnut Trails community garage sale is June 3 and 4, 9 am to 4 pm. There are flyers in by the mailboxes and there will be ads in the Little Nickel and Craigslist.

2011 Budget

The Board will be presenting its proposed budget at the annual meeting. We propose to remove some diseased trees and build up our reserves this year. In coming years we'll need to address the following:

- Replace the rotting fence around the storm retention pond
- Add wood chips to tot lots
- Fix drainage issues at the tot lots
- Fix drainage issues around the basketball court
- Remove remaining diseased trees in the NGPA

If you know of other projects/issues the Board should consider please let us know.

Parking Rules

Please take a moment to review our rules in the CC&Rs regarding parking. Also, if a vehicle is parked in a no parking area (marked with signs), please report it to the sheriffs department. Our cul de sacs all have no parking signs.

Annual Dues

The proposed annual dues for 2011 are \$395, which will be due August 1. The vote at the annual meeting to accept the budget and dues for 2011 will make this official.

Grass is Growing Fast

The spring weather is making the grass grow very fast. Please try to keep up by mowing at least once a week. It's a good time to review the Landscaping Maintenance Standards on our website under documents.

Amendment Vote

We need to get to an up or down vote on the proposed amendment soon or we'll need to start over. We need consent from 75% of lot owners for it to pass. Please send in your vote or bring it to the annual meeting.

Our current rules (Section 8.3.1) set a maximum amount that dues can be without an owner vote. That amount is \$245 this year. (It's based on \$150 in 1992 dollars converted to 2011 dollars.) We're proposing dues of \$395 this year. So, we need to vote on the dues at the annual meeting. The proposed amendment would eliminate the need to vote on it at annual meetings. The amendment changes the maximum from \$150 to \$300. That's \$490 in 2011 dollars. Therefore, the amendment would make it so we didn't have to vote on the dues each year as long as they're under the maximum. With the amendment, the Board will continue to strive to keep dues as low as possible while still maintaining the community.

Neighborhood Directory

Those who provided their contact information will be receiving a neighborhood directory soon. We will attempt to gather more folks to add to it at the annual meeting and subsequent newsletters.

Your HOA Board

President – Rick Long

Vice President – Chris Lyon

Treasurer – Dan McGilvray

Secretary/ACC Liaison – Carol Gilbert

Member - Vacant

How to Reach Us

Stephanie Thomas at Brink Property Management is our main contact for all things HOA. In addition, there are email links on the website for the Board and webmaster.

Stephanie can be reached at:

Brink Property Management

11555 SE 8th Street, #130

Bellevue, WA 98004

Tel: 425-458-4848 ext 16

Fax: 425-451-1786

Stephanie@brinkpm.com

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