

Chestnut Trails Homeowner's Association

Winter 2010-2011 Newsletter

Vacant Board Position

There is still a vacant seat on the Board. If you are interested in filling this position and would like to be considered before the board please contact Stephanie. The board will then select someone to fill the open seat for the rest of this term. The minimum time commitment is roughly 2-3 hours per month and you'd be helping out your neighbors.

Parking Rules

Remember, we have rules in the CC&Rs about parking. The CC&Rs are available on the website www.chestnuttrails.org. Also, Rick and Stephanie have both spoken with the sheriff's department regarding street parking. The sheriff's department says that if a vehicle is parked in a no parking area (marked with signs) the sheriffs department should be called. If a vehicle has been abandoned (more than 24 hours) the sheriffs department should handle that as well. Our cul de sacs all have no parking signs that were posted by the fire department. They need the room for emergency vehicles access.

Holiday Lights

Take 'em down. It's February! :-)

Storm Retention Pond Update

Our stormwater retention pond is ready for several more years of service now thanks to a one time free "mucking out" by Snohomish County and the previous Board's efforts. Removal of sediment from the pond will be required every 5-15 years. Our next clean out probably won't be free and could cost us \$10k or more! So, the HOA will need to be setting aside reserves for this significant future expense.

Tree Trimming

Now is a great time to trim back any of your trees that hang over sidewalks and common areas. Also, please trim any trees in the mow strip along the road in front of your house that reach into the street or over the sidewalk. There are landscaping maintenance guidelines on www.chestnuttrails.org if you'd like more info.

CC&R Amendment Vote

If you haven't voted yet, please do so right away. We'll have to start the whole process over again this spring if we don't get enough votes. If you don't recall voting, please email/call Stephanie and she can look up whether you voted or not. Currently, there are about 63 lots that have not voted.

The gist of why we need the amendment is that our CC&Rs don't allow us to assess annual dues at the level they are without a special assessment vote at each annual meeting. The dues you've paid for the last few years have to continue to afford our excellent property manager. So, an amendment to the CC&Rs would align our dues process with our hired property management arrangement.

City of Bothell Annexation Update

The potential annexation area planning and zoning is anticipated to be adopted by the City Council.

The next time the Council will discuss annexation will likely be in March 2011, when it considers the fiscal analysis and results of our interlocal agreement negotiations with King County, Snohomish County and the five fire districts.

No open houses will be scheduled unless and until the Council decides to formally pursue annexation approval, in which case several open houses will be scheduled. To see how this will affect our neighborhood go to: www.imaginebothell.com.

Tree Health Report

We have a new tree report that's posted on the website. We have a number of diseased trees in the NGPA. The Board will be discussing any actions to be taken by the HOA at the next board meeting. Note there is a position paper on our website that informs how the HOA will approach this complex issue.

Community Garage Sale

We are planning on participating in the Redhawk-Ravenswood community garage sale. It's always the weekend after Memorial Day. It's a great opportunity to get those unused items out of your closets and garages. Let the board know if you have time to help coordinate this annual event.

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2011 Budget

The Board is in the process of developing our 2011 budget and attempting to prioritize the many maintenance projects of our common areas. We can't afford to fix everything this year, so we'll make a plan stretching over a few years that will build our reserves and allot funds to projects. Some of the projects we know of that need addressing are:

- Repair/replacement of the fence around the storm retention pond due to rot
- Addition of wood chips to tot lots
- Drainage issues at the tot lot on 200th
- Uneven stairs at the tot lot on 200th
- Painting of new fence boards around the pond
- Drainage issues around the basketball court
- Removal of diseased trees in the NGPA

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

Annual Dues

Speaking of budgeting, don't forget our annual dues will be coming due this July. These are lean times, so do what you can now to set aside a little for this annual expense.

Neighborhood Directory

To help us communicate more efficiently with you please provide your email address. Indicate if the information is for Board use only or can be put in the neighborhood shared directory. We have some folks signed up from the last newsletter, but need more. Feel free to email this info in too.

Name(s): _____

Lot number: _____

Phone number(s): _____

Email address(es): _____

For Board Use Only

Or

Neighborhood Directory and Board Use

Your HOA Board

President – Rick Long

Vice President – Chris Lyon

Treasurer – Dan McGilvray

Secretary/ACC Liaison – Carol Gilbert

At Large/TBD - 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

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Bellevue, WA 98004

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