

Chestnut Trails Homeowner's Association

Winter-Spring 2012 Newsletter

Newsletter Distribution

If you're reading this, you have discovered our new approach for distributing the Association's newsletter. Instead of home delivery, we've loaded the flyer boxes near the mailboxes and emailed a link out to those we have email addresses for. It is also posted on our website [here](#). If you'd like to get Association emails too, please send your email address to the Board (board@chestnuttrails.org) with your name and lot number.

Pond Fence Maintenance and Repairs

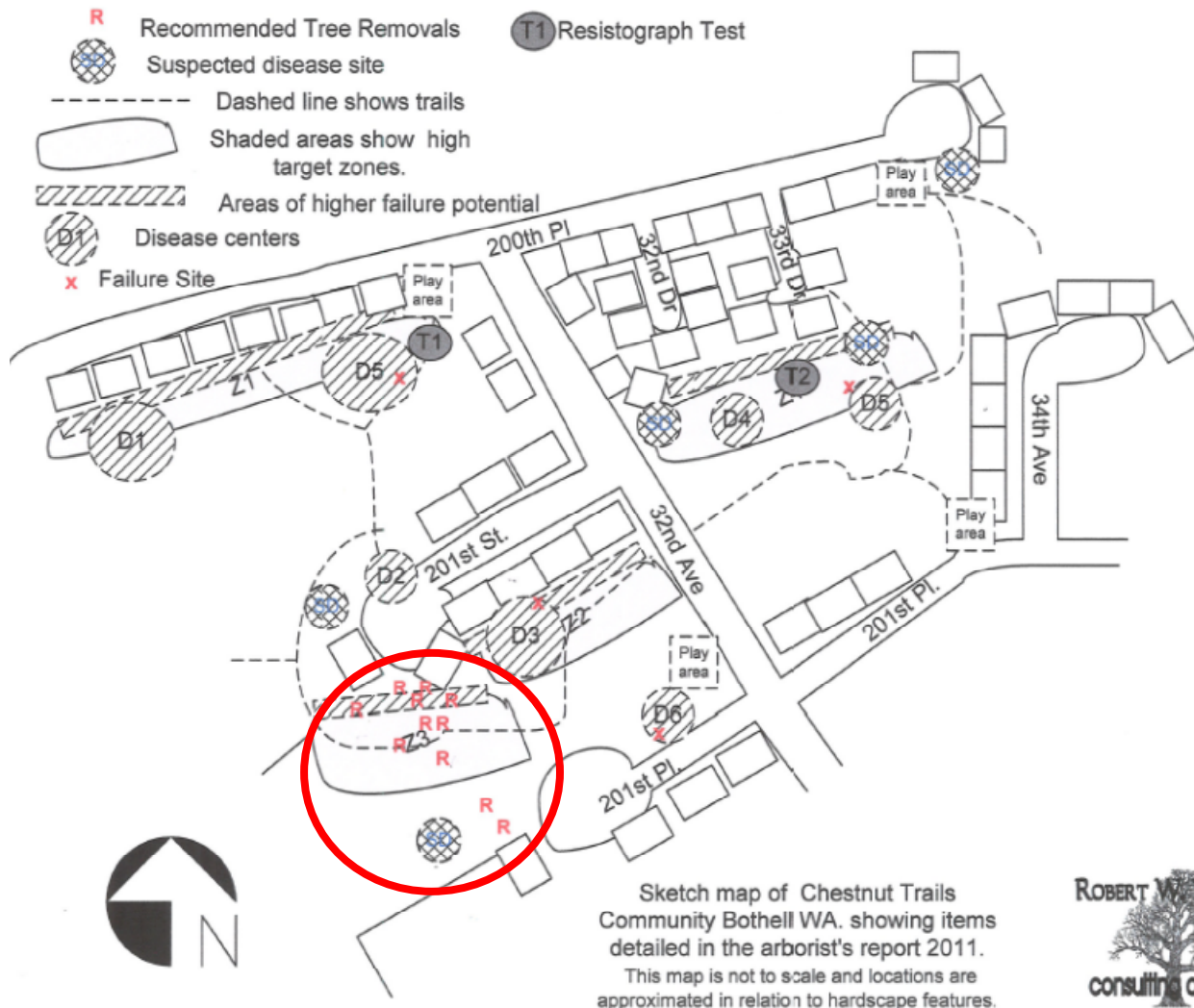
There are several fence boards around our storm water pond that have rotted off at the bottom and swing loose. We need a couple stalwart volunteers to reinforce and repair them. The brush inside the pond also needs to be cut back off the fence periodically. Rick has reinforced some fence panels in the past and can show others how it's done. Contact Rick at gwynsdad@gmail.com if you can help.

NGPA Tree Removal

Our [2011 arborist report](#) recommended removal of 11 dead or dying trees as shown in the circle in the figure below. Seattle Tree Preservation gave us the low price of only \$2956.50 to remove them all. The work was done in the Fall. The Association's budget included \$5000 for this work and initial quotes from contractors led us to believe we could only get 5 or 6 trees removed for \$5000. So, it was great news that Seattle Tree Preservation would remove them all for a fraction of the budget.

Annual Meeting

The Board has tentatively set a date in April to have our annual meeting. Last year, we had to schedule a second meeting because we just missed quorum at the first meeting. This year, please mark your calendars when you receive the official notice in the mail, so we can get quorum the first time. If you don't plan on attending, please send your proxy



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form in. The annual meeting this time will include approving the 2012 budget and dues.

HOA Assets and Reserves

For Chestnut Trails, our assets include three tot-lots, a basketball court, a storm water pond and fence, the NGPA, and common areas. Currently, we have just over \$10,000 in our reserve bank accounts for major repairs of these assets. A transfer from our regular bank account that will happen soon will increase reserves to \$15,000.

Association Management Evaluation Task Force

As was discussed at our 2011 annual meeting, some owners wanted a task force to evaluate how we want to manage our Association. For the last few years, we have paid for a professional manager. To date, the Board has not heard from any volunteers for this task force.

Tree Replacements

This past fall and winter were especially hard on our common area trees. We have had to remove and replace several fallen trees along Maltby Road and a large tree fell over at our entrance due to the recent snow storm. Please alert Stephanie if you notice a fallen or leaning tree anywhere in our common areas or along Maltby Road.

Garbage, Recycle, and Yard Waste Containers

Please remember that our CC&Rs require that waste and recycle bins need to be stored out of sight when it's not pickup day. Please make sure to keep your bins behind fences or in the garage between pickup days.

When you put bins out for pickup, make sure lids are closed and recycling is secured against wind. When lids are not closed, the crows can make a mess of things.

Board Response Procedures

The Board will be posting more information soon on the website regarding our procedures for responding to owner complaints. The Board generally meets on the third Thursday of every month. Complaints will be reviewed and a response plan determined at these meetings and not before, unless it is a safety issue.

Dog Dootie

Cleaning up after your dog is a common courtesy that all dog owners need to abide by. Some folks have noticed dog doo left in their yard. If it's your dog's, make sure to pick it up!

Annual Dues

The annual dues amount will be ratified at the annual meeting. A due date hasn't been confirmed, but generally they are due in June. So, as you plan your spring and summer, don't forget to budget in timely payment.

Your HOA Board

President – Rick Long

Vice President – Chris Lyon

Treasurer – Cindy Munson

Secretary/ACC Liaison – Carol Gilbert

Assistant Secretary – Pratibha Bachal

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

www.brinkpm.com