

Welcome to the Chestnut Trails Homeowners Association

The following are answers to frequently asked questions and general information.

- Our website, www.chestnuttrails.org, is a great source of information.
- Navigate Community Management is our property management company.
- Our Annual HOA Meeting is typically held in early spring. Navigate will mail info packets to all homeowners about a month before the meeting. The meeting info will also be posted on the website.
- The Annual Meeting info packet also includes the annual HOA dues payment information. The dues are used for all of our HOA expenses to help keep our community looking nice. Refer to CC&R – 5.4.1
- Please be respectful of your neighbors and their property. If there is a HOA dispute that cannot be resolved between neighbors, please submit the complaint to Navigate. The HOA complaint process is as follows:
 - Email Navigate about your concerns, issues, etc. at support@navigatecm.com
 - Navigate will email the Board of Directors about your documented issue.
 - The issue will be discussed at the monthly Board Meeting.
 - Navigate will email you stating the Board's decision on the matter.
- Painting, Roofing, Siding, & Constructing Structures: There are forms on the website. Fill out the appropriate form and email it to Navigate. The Architectural Control Committee will evaluate the request and Navigate will notify you of the approval/disapproval. Please don't start your project prior to receiving approval. The ACC has a fairly quick turn-around time, but has up to 30 days, if necessary. Refer to CC&R – 6.1, 7.16, 7.17, 7.19, 7.20
- Garbage, recycle, and yard waste bins need to be stored out of site per CC&Rs. The bins should be placed on the curb the day before pickup day and promptly returned to their storage area after pickup. Refer to CC&R – 7.22
- Please keep your front & side lawns mowed, trimmed, & edged. Front flower beds should be maintained/weeded. Refer to CC&R – 7.1
- Grass along Maltby Road & most of the common areas is mowed by our landscaping service, but there are a couple of common areas that are mowed by community volunteers.
- The landscaping service also operates the sprinkler system used to water the common areas.
- The speed limit in the community is 25 MPH. There are kids, pedestrians, and animals in our community, please be careful and safe.
- Parking: Vehicles should be parked in the garage or driveway. If vehicles are parked on the street, please observe all posted "no parking" signs. Utility vehicles, RVs, boats, or trailers may not be parked or stored in the driveway or street for more than 14 days. Refer to CC&R – 7.15
- House Parties or Construction Projects: Please be respectful of your neighbors. Washington State limits noise levels between the hours of 10 pm and 7 am. WAC-173-60-040

The above information is not meant to supersede the CC&Rs. It is for informational purposes only. 11/03/21