

April 12, 2011

Chestnut Glen Community
Bothell, WA 98021

Dear Chestnut Glen Neighbor,

Spring is upon us, and we wish to take this opportunity to announce the HOA's new community improvement program. As you are aware, our housing development is approaching 19 years old, and with the passage of time comes the need to make certain changes and improvements. We believe that if we don't make decisive changes in our neighborhood now, the ability to improve things will only become harder as time goes on. With the real estate market what it is, we recognize that without a concerted effort to improve the condition of the neighborhood, value of all of our homes will be hurt even more than it already has. This is why we have decided to undertake this community-wide effort.

Your feedback and assistance is always appreciated and integral to the success of this program. If you wish to volunteer your time or if you have other suggestions and ideas to make our community better, please call, email or contact us through www.ChestnutGlen.com

Sincerely,
The Chestnut Gen HOA Board

Jason Rogers
President
president@chestnutglen.com
(425) 482-6628

Gregg Kramer
Treasurer
tresurer@chestnutglen.com

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Secretary
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This improvement program has many different elements to it, each tackling a different community problem or common complaint. This list is not complete and will be added to over the coming months:

Spring Neighborhood Clean-Up Event:

Please save a place on your calendar for the **Spring Chestnut Glen Clean-up Day on Saturday, May 21st 2011 at 9:00 a.m.** Refreshments will be provided. Please bring garden tools and gloves and meet next to the storm retention pond on 23rd.

Tree Planting Volunteers:

We are looking for volunteers to assist with the planting of replacement trees in our greenbelt areas. These are trees we are required to replant, by the City of Bothell, to replace trees we cut over the last year. Plans are to do this one weekend in April or May. Please contact Gregg if you wish to volunteer.

Front Entrance Improvements:

As you may be aware, we formed a committee a few months ago to consider improvements to the front entrance and to look at the public area landscaping. The committee has been hard at work on ideas and is currently looking at landscaping and other improvements to give our front entrance some much needed visual excitement. An improvement plan and proposal will be presented shortly.

Lawns and Flower Beds:

The Front Entrance/Improvement Committee is also in the process of planning improvements to the flowers beds and the area in front of the drainage pond on 23rd. The Board is also working with the HOA's lawn maintenance company on improvements to the lawns in the open spaces. Again, we don't have any formal proposals to announce, but we hope to shortly.

Chestnut Glen is more than just common areas and greenbelt, it is 73 individual yards and homes. Any effort to improve the neighborhood has to include each of our own homes/yards as part of this effort. Here are areas you can help our community improvement effort:

Reroofing of Homes:

Most roofs in the development are over 18 years old and past their maximum lifespan, so we realize many of you might be reroofing in the coming months. A few reminders and tips regarding roofing: the CC&R's require use of Pabco brand HO-25 roofing shingles, which are no longer manufactured. Because the original Pabco shingles were defective and resulted in a class action lawsuit, we are not requiring use of Pabco shingles for reroofing. Any brand of shingle is acceptable as long as they are single or double-laminated 'architectural' or asphalt composite shingles in black, grey or brown. Three-tab asphalt shingles, other types of roofing materials or other colors of shingles are not acceptable and will result in your being required to reroof with the approved shingles. If you have any doubts of what is or is not acceptable, please contact Jason prior to starting your project with questions.

Painting Homes:

Walking around the neighborhood it is apparent that many homes are in dire need of exterior pressure washing and/or repainting. If your home has not been painted or pressure-washed in the last 7-10 years and looks like it needs to be, then we are asking you to pressure-wash and/or paint it. We realize some of you may not have done so due to the cost. Although the HOA isn't going to pressure wash or paint your house for you, we are able to help defray the cost of the paint with a substantial discount on paint from Sherwin-Williams Paint, next to Safeway. The discount will vary depending on the paint you select, but can be 25-35% off. Please contact Jason if you wish to take advantage of the discount.

Permission for Improvements:

A reminder that all major exterior home improvements, including painting, need permission of the Board, as required by the CC&R's. Although the Board is tasked with approving exterior paint colors and improvements, we wish to reassure you that we make every effort to approve the colors/improvements you request. The reason for color approval is to avoid use of extreme paint colors, to keep the neighborhood somewhat visually cohesive, and as mentioned, the CC&R's require it. A reminder that use of unapproved colors and/or failure to obtain prior permission may result in your being required to repaint or remove the unapproved improvements.

Garbage Cans:

A reminder that garbage cans are not to be left in front of your homes/garages! They must be moved from the curb on Thursday to a location behind the front line of the house, as far out of sight as possible. While we have been tackling other community issues the last 6 months, enforcement of garbage cans has relaxed. To those of you who have not relaxed your efforts to keep them in their proper place, we thank you! For those of you that have relaxed your efforts as enforcement has, this is a warning that we will be coming around handing out notices in the coming weeks. Cans left at the curb past pick-up day or left in driveways are the number one and two complaints we receive. If you have questions or particular needs that need to be addressed, please contact Jason, Gregg or John.

Yards:

With favorable weather approaching, a reminder that the CC&R's require yards/driveways to be kept neat and tidy. If you have a yard that would be classified as one of the worst on your street, or in the development, we are asking you to clean it up voluntarily. Long-term storage of junk, or other items in your driveway is not acceptable. Excessively long grass, flowerbeds with large quantities of weeds or dead plants are also not acceptable. Our intention is not for everyone to have a perfect yard. We respect the fact some folks have time constraints or other issues that might make yard work difficult or a lower priority. On the other hand, we can't let the offending homeowner make their neighbors or the entire neighborhood suffer because they don't maintain their property. With that said, our desire is to work with anyone that has particular circumstances, and do whatever we can to help you clean up your property. Please contact Jason, Gregg or John to discuss any special issues.

Non-functioning Vehicles:

We have received complaints recently regarding non-functioning vehicles being kept in driveways. Non-functioning vehicles are not allowed except for very short periods while they are being fixed or waiting to be removed. Non-functioning vehicles may be stored in the garage indefinitely. Again, this is not something we want to police, but old junk vehicles in driveways have a negative impact on the neighborhood.

Finally, we ask that you keep checking the HOA's website, www.ChestnutGlen.com, for updates on the improvement effort, and other neighborhood news and events. To receive automatic email notifications of website updates, sign up on the homepage (top, right side).

Sincerely,
The Chestnut Gen HOA Board
hoaboard@chestnutglen.com