

Chester Creek Townhouses - September 2024 Newsletter

Happy fall from the board!

- Please see the minutes from the previous meeting [at this link](#).
- **Upcoming meetings:**
 - All meetings from 5:30-6:30 on Zoom
 - Sept 12th, Dec 5th, Feb 13th
- **Access to all public files** including minutes from previous meetings, rules, and alteration forms is here: files.northstarstreet.org
- **Board Vacancy:** there is a vacancy on the board and we need your help making decisions for the association! If interested in serving until our February annual meeting please respond to Snows Management by September 10th.
- **Tall Trees** was on site on September 5th
 - Removing problematic trees and excess brush on site. After their visit, the board will walk the property with our regular grounds contractor, Earthgroomers to identify additional needs. Please let Snows know if you have any concerns.
- **Tenant Communication and Involvement**
 - Please ensure your tenants have a copy of the [community policies and rules](#).
 - Please ensure that Snow's Management has a copy of your [tenant's contact information sheet](#).
 - Tenants are welcome to attend board meetings, participate in committee work, and may vote in annual meetings with a proxy form (provided prior to each annual meeting), please forward meeting invites to them!
- **New Committees - Please Join!**
 - The board is looking for help planning and preparing for work in the community, and has formed the following committees:
 - Financial Planning and Projects: long term planning, large projects, budget analysis
 - Winter maintenance: developing plans for proactive management of snow/ice removal
 - Summer maintenance: planning and prioritizing summer maintenance work.
- **Deck inspections**
 - PND Engineers inspected cantilevered decks.
 - Full report is attached. They found that the upper level decks of unit 15 and 18 are unsafe for use, and "the remaining units should be monitored closely as the many of the decks have non-pressure-treated joists and are actively rotting. Although the rot is not yet significant enough to warrant restrictions [to use] or repairs at this time, continued inspection and detailed analysis is recommended."
 - As noted by the engineers, further work may be required on other decks soon, so the board is considering options, and may coordinate a shared-cost review of design options from PND. If you're interested in a more detailed report on repair costs and options from the engineers, please let us know, as we could have them bill the HOA and split the cost of that report among affected owners.
 - The board has informed residents of units 15 and 18, and recommends that any owners with questions or concerns about the report contact Snows Management
- **Attic work estimates:** The board has received estimates for weatherization work in the attics, and will be sending out an information packet to owners in the coming weeks.
- **Dogs:** please remember to leash your dogs, and pick up waste promptly