

ANNUAL MEETING HIGHLIGHTS

Our thanks to those who sent in their proxies and to everyone who attended so we could have a quorum for the annual meeting. Many accomplishments were made this past year.

Here is a recap of a few of them:

- The pool was resurfaced.
- Rip rap rock was installed along the creek area on Gable Way, at the end of Bungalow Drive, Craftsman Ridge, and clubhouse entrance.
- The annual audit has been completed and the 2011 budget was ratified.
- Community Lunch Pot Luck-last weekday every other month.
- Pizza and Pop Summer Kickoff Party
- Pet and Bike Parade-Ice Cream Socials
- National Night Out Celebration
- Holiday Decorating Chestnut Oaks
- Community Tree Lighting Ceremony-Caroling & Cookies with a special guest-Dec. 4th @ 5:30pm.
- There were no volunteers for the two board positions-we are presently reviewing volunteer submissions for two Board vacancies beginning Jan. 1st
- Annual dues were not raised!!
- Parking continues to be an issue.
- Street lights have been turned over to the town of Stallings. If you have a street light out in front of your home, please call Duke Energy.

REMINDERS

These are not meant to offend but to keep our neighborhood a safe, clean and quality place to live.

A(-If you plan on making changes to the exterior of your home, you will need to fill out an Architectural form found on the website and mail it in before any work may begin. If you do not, you will be subject to fines. Please check the CCR's for what is permissible. If you have any questions, contact the management company.

PETS-Thank you to those who are cleaning up after your dogs and keeping them on leash. CATS are pets too and we are receiving many complaints about owners not cleaning up after them. Please keep your pets on a leash and **clean up after them. This would include the common areas, sidewalks and other yards.** Our children do play in the common area and have been stepping in your pets waste.

DUES-Payment books will be sent out this month with four coupons for the homeowners and 12 for the townhome owners. This will be the **only** invoice you will receive for the 2011 year. If you do not receive one by January 1, 2011, please call the management company at 704-847-3507.

YARDS-There continues to be issues with yards. We understand that times are tight but keeping your yard presentable needs to be addressed. Some things to be aware of would be adding new mulch/ pine straw, keeping weeds out of flower beds, putting seed down, and aerating. If you have any trees/shrubs that overhang onto a sidewalk or street, please trim these back.

PARKING-Parking on both sides of the street causes problems. If there is an emergency, and there have been, the police, fire engines and ambulances have a difficult time getting where they need to be. In order to help eliminate this problem, park your vehicles in your driveway and your garage. If you need to park on the street, be mindful of your neighbors and park in the front of your property. Do not block mailboxes, driveways or be too close to a corner. The town of Stallings owns the streets in the neighborhood. If you are having a problem with someone parking in front of your home, please call the town of Stallings.

The alleyways are not a cut through-there have been near misses with other vehicles and children. They are meant for those whose garages are located on them.

NO SOLICITING-Chestnut Oaks is a "No Soliciting" community. If someone comes to your door, please let them know this. If they do not leave, please call the police.

COMMITTEES-Volunteers are always needed and appreciated to help out on various committees. If you would like to help on any of these committees, please email or call Braesael Management at chestnutoaks@braesael.com or 704-847-3507.

SOCIAL/BEAUTIFICATION COMMITTEE

FINANCE COMMITTEE

LANDSCAPE COMMITTEE

POOL COMMITTEE

COMPLIANCE COMMITTEE

NEWLETTER COMMITTEE

ARCHITECTURAL CONTROL COMMITTEE

BOOK CLUB-The Book club meets the first Wednesday of each month at 7:30 pm at the Clubhouse. We pick a new selection each month and enjoy talking about what we have read.

SOCIAL/BEAUTIFICATION COMMITTEE

Social Beautification Committee will be holding a tree lighting party on December 4, at 5:30 pm. Please join us at the pine tree by the entrance to the clubhouse on Craftsman

WEBSITE-The Chestnut Oaks community website is www.chestnutoaksinfo.com. If you are in need of the Handbook or the Declaration of Covenants, Conditions and Restrictions, you can download a copy from the website. It is important that you have and read these documents since non-adherence could result in a violation and unnecessary expenses.

Please contact Annette Hammerton at annette@hammerton.net to get on the email list. This list is used only for Chestnut Oak items. This is the fastest way to contact you if there is an issue in the neighborhood. We have used this to notify if the pool has to be closed down, if the police have any crime alerts or upcoming events.

HAVE A SAFE AND HAPPY HOLIDAY SEASON!!!