



Chandler
Woods

FALL 2024

NEWSLETTER

CHANDLER WOODS HOMEOWNERS ASSOCIATION
CHAPEL HILL, NORTH CAROLINA

Greetings Neighbors!

It's almost fall here in beautiful Chapel Hill and we have some important updates and reminders about maintaining and enhancing our neighborhood.

Please take a few minutes to find out what is going on and how we need your involvement in some important financial decisions.



STORM WATER PONDS



WALKWAY



COMMUNITY RULES

www.chandlerwoodschapelhill.com

MANAGED BY TRAC MANAGEMENT, LLC



PROPOSALS FOR FUNDING POND REMEDIATION AND PAVING A WALKWAY

Chandler Woods has three large stormwater devices, as required by the Town of Chapel Hill. These include the two wet ponds and the bio-retention area near the playground.

You may be surprised to learn that these devices must be maintained by the HOA and are inspected annually to be sure they are functioning properly.

This year, we passed the inspection conditionally with a number of expectations for remediation to be completed before our next inspection in April 2025. For the full details of the report, please visit chandlerwoodschapelhill.com/members.

The cost of the necessary remediation work totals \$25,000, and this work began this year with the replanting of the littoral shelf and work done in the bio-retention area. So far, we have spent \$12,701 on pond work that was not budgeted for this year, and more money is needed to complete the work prior to the deadline. If we don't do this work, the Town can require us to complete all remediation within a 60-day period or fine us until the work is complete.

Since there really is no other choice, we are making strategic plans to phase this work in 2024-2025 and fund it in one of several ways.

In addition to the required pond remediation, we have heard from a number of community members that there is a shared desire for a pedestrian walkway other than the large gravel emergency driveway. We looked into these costs and requirements earlier, and it seemed cost-prohibitive, especially in light of the unknown pond expenses.

We continued to get more paving estimates and hit on the idea of simply paving a strip down the middle of the driveway, reducing the paving costs while providing a smooth walkway that doesn't affect our impervious surface ratios.

PLAN A: We could raise funds for both projects in a Special One-Time Assessment of \$558 for each single-family home and \$186 for each of the nine townhomes. This method would require a vote from the community with a 67% approval. If approved, this assessment would be due in January 2025.

Alternatively, if there is not widespread support for the walkway, the Board can call for two smaller assessments along with a dues increase in 2025 that would cover the pond remediation work only.

BREAKOUT OF COSTS FOR BOTH PROJECTS

\$25,000 Pond remediation

\$7,262 Paving the asphalt greenway/path

\$2,500 Engineer to create walkway plan

\$1,500 Town & Fire Department Permitting of the walkway

TOTAL \$36,262





PLAN B: FUNDING THE POND REMEDIATION ONLY WITH TWO SMALL ASSESSMENTS AND A DUES INCREASE IN 2025

According to the covenants, the Board can raise dues up to 20% without a community vote.

By increasing dues by 20% in 2025.....

Home Dues: \$288 quarterly x 62 units = \$71,424

Townhome Dues: \$384 annually x 9 units = \$3,456

Total increase: \$74,880.

This raises \$12,480 over the 2024 Budget Income.

According to the covenants, the Board can also call for a limited Special Assessment up to 10% of the Budget's expenses without a community vote.

The Board could call for a limited assessment this year of \$6,240 (roughly \$100 per household) and do this again in 2025 for \$7,488 (roughly \$120 per household).

This would raise another \$13,728.

Adding the additional dues income to the two small assessments would give the HOA a total of \$26,208, which would be enough to cover the pond remediation.

Please plan to attend the upcoming community meeting on Zoom to discuss these proposals.
A link will be sent by email closer to the meeting.

Community Meeting by Zoom 7pm, Wednesday, October 16, 2024

Covenant References

Chandler Woods Declaration of Covenants and
Restrictions v8 Single Family Homes

Article 9 Assessments pg 32

9.05 Annual Assessments pg 33

9.06 Special Assessments pg 35

Chandler Woods Townhomes Declaration of
Covenants v9 Townhomes

Article 9 Assessments pg 28

9.06 Special Assessments pg 30

All of your governing documents can be found at
Chandlerwoodschapelhill.com.

Board of Directors

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PARKING RULE REMINDERS

Vehicles in Chandler Woods must be in legal and mechanical operating condition. No vehicle of any type that is abandoned, inoperative, or being stored (i.e., covered or put up on blocks and not driven on a regular basis) or any vehicle not properly registered shall be parked upon any lot or in any driveway other than inside a garage. If you have a car sitting in your driveway that is not legally able to drive on the road, you will be issued a violation by the HOA.

Please park your cars in the driveway! **DO NOT PARK ON THE STREETS.** The streets are too narrow and are classified by the Town of Chapel Hill as “Fire Lanes.” Violators will be towed and/or fined.

Vehicles are **NEVER** allowed to be parked in the yard.

DO NOT PARK IN TOWNHOME PARKING SPOTS unless you live there.



LAWN CARE

Lawns should be well-kept and maintained. This includes grass and weeds, front and back lawns, road edges, shrubbery, irregular areas, and mulch. We ask that your lawn be mowed regularly, all weeds be trimmed, and any grass or plant clippings be cleaned up promptly. Also, fresh mulch should be applied to garden beds at least once per year.

TRASH & CLUTTER

Your front porch and exterior of your home should be free of clutter. Keep the front and back of your property neat and orderly. This includes cleaning up all children’s toys, construction materials, various items, and trash!



- **Dogs must be on leashes and not allowed to roam free.**
- **Dogs are not allowed in the playground area or the garden area.**
- **Please pick up after your dog, as it is not only an HOA rule but is the law.**
- **Do not let your dog bark excessively, and never between 11:00 pm-7:00 am.**

RECYCLING & TRASH BIN STORAGE

Bins need to be stored away properly within 24 hours after pickup. They cannot be kept in front of homes and must be stored either in the garage or behind an approved screen on the side of your house.

The Bin Schedule is as follows:

Recycling - Friday Morning Pick-up
Garbage - Monday Morning Pick-up
Yard – Thursday Morning Pick-up

LANDLORDS REMINDER:

Landlords are responsible for providing tenants with a copy of the community’s Rules & Regulations. All fines that tenants incur will be assessed to the homeowner.

Please make sure that each of your tenants have current copies of the Rules & Regulations.