

Position Statement by Chelsea Place Board of Directors

Chelsea Place Townhome Association is a self-governing body operating with the support of Association Partners Inc. As your elected volunteer Board of Directors, we strive to represent all residents. Our goal is to maintain the high standards for our buildings and landscape as has been done for the last 30 years. All decisions are made in the best interest of all townhome owners, as equitably as possible, and with fiscal responsibility. As our buildings have aged and our landscaping has matured, so has the need for increased maintenance.

Current Building Needs:

- Roof replacement will occur over 9 years, 2025 – 2033, following the suggested schedule set up by previous Boards.
- Painting of each building will continue every 7 to 10 years.
- Gutters have been replaced on 7 buildings with the last 3 buildings to have new gutters installed this summer and next.
- Trees planted by the builder in front and behind each building are the responsibility of the Association to treat, trim, and remove as needed. The Bradford pears will be reaching their life span of approximately 30 – 35 years, increasing the number of trees to be removed as needed. Tree removal will follow the recommendations of Bartlett Tree Arborists along with homeowner input, and as decided by the Board.
- Concrete replacement has occurred since 2014. Limited work will be needed over the next few years.

An updated Reserve Study has been completed, as requested by the Board, indicating the status of all aspects of townhomes and a financial plan. This document is a guide for decision making. In addition to reviewing this document, past documents have been reviewed establishing the sequence of maintenance to be continued.

Our financial status is a top priority. The informational meeting of June 24th for all townhome owners is to present and review all pertinent information to guide our financial decisions. We need your input, support, and involvement in this process.

Reference:

Amended By-Laws, Article II, Section 1

“ The purpose of the association is to act on behalf of the membership collectively as their governing body... with respect to the care, maintenance, enhancement, preservation, and operation of both real and personal property for the enjoyment of the member; and the maintenance of such other property.”