

Chestnut Grove HOA

Frequently Asked Questions

Chestnut Grove Association, Inc. is the homeowners association (HOA) for our neighborhood. Email is the best way to contact the HOA. The HOA is managed by volunteers, and does not maintain a phone number or physical office.

Social Media

Volunteer residents moderate a community Facebook Group which is open to verified property owners and residents of the neighborhood.

- [Chestnut Grove Facebook Group](#)

Resale Packets

Only property owners may obtain resale packets. Contact information for the buyer(s) must be provided to obtain a resale packet request (e.g. name, email, mobile number). Submit requests for resale packets via the PayHOA Portal.

Trash Service

Each resident must arrange for their own trash pickup services. You may use any trash disposal service of your choosing.

- Evergreen Disposal | 240-468-6677 | <https://www.evergreendisposal.com/>
- Ambers Disposal | 301-888-9649 | <https://www.ambersdisposal.com/>
- Waste Management | <https://www.wm.com/us/en/home/residential-waste-recycling-pickup>

Charles County provides [recycling services](#), [yard waste](#), and [hazardous waste](#) collection.

Road Maintenance

Blue Ash Ct, Tydings Ct, and Chestnut Grove Ln are owned and maintained by Charles County Government. Snow plowing is provide by Charles County. For related questions or concerns contact [Charles County Roads](#).

Greenleaf place is a private road, so its maintenance is the responsibility of its lot owners.

Local Utility Providers

- TV & Phone: [Verizon FIOS](#) | [Comcast Xfinity](#)
- Propane Service : [Burch](#) | [Q-Dog](#)

Local Community Information

- Schools: [Charles County Board of Education](#) | [Bus Route & School Locator](#)
[Mitchell Elementary](#) | [Piccowaxen Middle](#) | [La Plata High](#) | [School Lunch Menu](#)
- College : [College of Southern Maryland](#)
- County : [Charles County Government](#)
- Library : [Charles County Public Library](#)
- Parks : [Charles County Parks & Recreation](#)
- Town : [Town of La Plata](#) (Note: Chestnut Grove is not within the La Plata town limits)
- Hospital : [Charles Regional Medical Center](#) (formerly Civista)

HOA Meetings

The HOA typically meets once annually in the spring. Meeting notice confirming the date, time, and location is sent via email to all lot owners who have registered with the HOA.

What is the organizational structure of the HOA?

- Membership: Each lot owner is a Member of the HOA. Members elect one Director each year.
- Board of Directors: Three individuals with staggered three-year terms.
- Officers: A President, Vice President, Secretary, and Treasurer are appointed by the Board of Directors.
- Architectural Committee: Three or more individuals appointed by the Board of Directors.

What is the purpose of the HOA?

- Maintain and preserve common property (e.g. stormwater management facilities)
- Architectural control of residential lots
- Promote health, safety, and welfare of residents

Governing Documents

The HOA is governed by documents prepared by the developers and recorded in County land records. Printable (PDF) copies of these documents can be found at the links below.

- [Chestnut Grove HOA – Governing Documents](#)
- On April 15, 2023 the membership approved an amendment to the HOA By-Laws
 - [First Amendment to the By-Laws](#)

- [BOD Resolution for Fines](#)

Property Changes and Additions

Changes and/or additions to property within the HOA require approval by the HOA. This is a requirement prior to installing a fence, shed, pool, or any other type of structure. Submit requests for architectural approval via the PayHOA Portal. The request form will request the following information:

- Project Name: One-line summary of requested changes and/or additions
- Property Street Address
- Detailed narrative description of the changes and/or additions. Describe materials and colors to be used. State similarities to existing structures as appropriate.
- Attach photos that depict intended colors and materials.
- Attach drawings that depict all changes and/or additions including relationship to existing structures, landscaping, setbacks, and lot lines. Two drawings or more are needed to clearly show proposed improvements including but not limited to:
- Plot Plan- “top-down view” – the improvements should be drawn on a copy of your lot survey to show where the change will be placed.
- Elevations(s) – side, front and rear views – one or more as necessary.

Fines and Enforcement

The Board of Directors of Chestnut Grove Association, Inc. adopted and established the following schedule of monetary fines and penalties for violations by the Members, their tenants, guests and invitees.

Amount	Frequency	Description of Violation	Authority of Violation
\$100.00	Monthly	Building Restrictions. No building, fence, wall or other Structure shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein be made, nor shall the natural state of any area of any Lot be disturbed or altered, without HOA approval. *	Declaration of Covenants – Article VIII, Section 1
\$100.00	Monthly	Failure to keep a Lot, and all improvements thereon, in good order and repair, in a manner and with such frequency as is consistent with good property management and maintenance practices	Declaration of Covenants – Article VII

* HOA approval may be evidenced by presenting an application which has been submitted to the HOA and subsequently affixed with signature of approval of an individual duly appointed to the Architecture Committee or elected to the Board of Directors.

Imposition of a fine for failure to comply with good property management and maintenance practices requires the unanimous consent of the Architecture Committee and/or Board of Directors present at any scheduled hearing and/or appeal.

Maryland Homeowners Association Act

The Maryland Homeowners Association Act provides state guidelines for the operations of HOAs within Maryland. These laws supersede the governing documents in many cases on topics such as budgeting, books and records, meeting notice, open meetings of the BOD, and other topics.

The full text of the act can be found at this source: [Westlaw Next](#).