



**CGHOA**  
P.O. Box 446  
Gallatin, TN 37066

January 29, 2026

Dear Neighbor,

We have a few items to share about what’s happening in CGHOA for 2026.

**2026 Board Members** – Thank you to those who participated in the election and sent in their votes! Our 2026 Board members are listed below. Members with 1 year remaining will be up for re-election later this year. Please contact the Board with our group email, [cghoalebanon@gmail.com](mailto:cghoalebanon@gmail.com).

Member	Position	Remaining Term
Jose Mendez	President	1 year
Chris Fusco	VP	2 years
Richard Iacovelli	Treasurer	1 years
Catrina Iacovelli	Secretary	2 years
Josh Haney	Member	1 year
Gayle Leach	Member	2 years
Nathan Vanatta	Member	2 year

**Assessments Reminder** - The annual assessment for 2026 will remain the same at \$173.25 for an improved lot and \$43.31 for an unimproved lot. As in years past, assessments are to be paid in full on or before January 31, 2026. This amount covers things such as mowing the common areas, water, streetlights, and insurance. Please be prompt in remitting your payment so that we can remain current with paying HOA bills. The **20% late payment penalty** (compounded monthly) will only apply to balances not paid by **March 31, 2026**.

**Send checks payable to CGHOA, P.O. Box 446, Gallatin, TN, 37066.**

**Save The Date** – Our Annual Voting Meeting for all Homeowners will be at **7pm on October 27<sup>th</sup>** at the American Legion Post 17, 1140 S. Water Ave, Gallatin, TN. All members are

<b>CGHOA</b> <b>P.O. BOX 446</b> <b>Gallatin, TN 37066</b>	<a href="mailto:cghoalebanon@gmail.com">cghoalebanon@gmail.com</a> <a href="https://cghoa.net">https://cghoa.net</a> <a href="https://www.facebook.com/groups/ChestnutGlenHOA/">https://www.facebook.com/groups/ChestnutGlenHOA/</a>
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welcome to email agenda items in advance. Discussion topics from attendees are welcome as well. At our last meeting, members in attendance voted unanimously to discontinue the Spring meeting. Instead, the Board will call a special meeting when the HOA business requires it.

**Entrance Signage** – Solar lighting still in progress and hopefully coming soon!

**Covenants and Common Area** – The two committees met in March to establish their purposes and shared goals. The Covenants Committee identified items for review while the Common Area Committee outlined potential improvements. The top priority is addressing drainage issues, followed by additions such as a pickleball court, walking trail, benches, and landscaping, pending cost estimates. The 2026 budget - including funds for improvements - has been approved. The Board will send notice of a special meeting for all members to vote on the final proposal.

 **Our New Website Is LIVE! Visit CGHOA.net Today!** 

The new site was created to serve current homeowners and prospective neighbors, while also helping to modernize how our HOA communicates and manages community business. We encourage you to explore the new layout and features!

- ★ Online Architectural Modification Requests
- ★ Online Violation Reporting
- ★ Email subscription for official HOA updates
- ★ General Contact Form to reach the Board
- ★ Announcements and upcoming events section
- ★ Downloadable governing documents and meeting minutes

You may also notice that the site currently uses a small set of neighborhood photos. These were intentionally selected to respect homeowner privacy. If you'd like to see more variety, we welcome photo submissions! Feel free to share any neighborhood images you've taken via the Contact Form or email them to [cghoalebanon@gmail.com](mailto:cghoalebanon@gmail.com).

Suggestions, questions, or concerns? – Now easier than ever to send in through the new contact form!

Have a great year in 2026!

Sincerely,

The Board of Directors for Chestnut Glen Homeowners Association