



Chatham Court Newsletter



November & December 2013

DUES \$60
PER
MONTH

HAPPY NEW YEAR

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Special points of interest:

- ◆ Next meeting Jan 23, 2014
- ◆ Opportunity to serve on Board Open for 2014
- ◆ Opportunity to serve on Architectural committee open for 2014
- ◆ Suggestions for Newsletter Welcome
- ◆ Dues are \$60 a Month

CHATHAM COURT ACCOMPLISHED A LOT IN 2013



2014 is a New Opportunity for Everyone

This year Chatham Court completed many maintenance projects and long term repairs, as well as balancing our dues with our expenses, which have grown over the years.

Many homeowners who were behind on dues have caught up or are close to catching up. Others have successfully brought their properties up to the Chatham Court CC&R standards. Still others

made improvements and other approved changes to their homes and landscapes.

Work is ongoing for any organization, including Chatham Court. In 2014 the board plans to continue to maintain, improve and streamline Chatham Court operations in service to our community as managers of our common property.

2013 HIGHLIGHTS

- ◆ January - Streetlight Repair Completed
- ◆ June - All Board Positions Filled
- ◆ August - Corporation Status Reinstated
- ◆ September - Front Lighting Redone
- ◆ October - Front Gate Area Painted
- ◆ November - Front Gate Bushes Reshaped
- ◆ December - Front Gate Plumbing Fixed

Plans for 2014 include resealing cracks in the streets and filling our front planter with plants, as well as remaining maintenance issues. This is the end—of 2013!

DO YOU HAVE IDEAS FOR NEWSLETTER CONTENT?

If you have photos, poems, cartoons, drawings, or other items you would like to see published in our newsletter, please let me know at (661) 992-3581 (text or voice), or email me at kohlshirley@gmail.com.

Are there topics you

would like to see addressed in 2014 for Chatham Court? Do you have questions that others share, and that you would like to see addressed in upcoming newsletters?

This is your community. This newsletter is open to input from any

homeowner in Chatham Court.

If there are any items you see that need correction, your input is welcome.

Your board secretary,

Shirley Kohl

NEXT BOARD MEETING

6078 Mirkwood Ct.
Palmdale CA 93551
Fourth Thursday at 7:30 PM
January 23, 2014

For board meeting questions:
Contact Shirley Kohl
Mobile: 661-992-3581
Email: kohlshirley@gmail.com



Kendra Kuhnhofer — Property Manager

(661) 816-8818
contactkendrak@gmail.com

CHATHAM COURT FILES AN 1120 H FORM WITH THE IRS



For More Information Visit

<http://www.irs.gov/uac/Form-1120-H,-U.S.-Income-Tax-Return-for-Homeowners-Associations>

BOARD MEMBERS

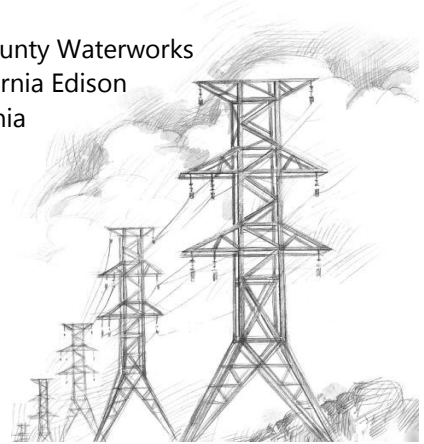
President: Bill Fedorko
Vice President: Dante Simi
Secretary: Shirley Kohl
Member: Ron Krause
Member: Gerald Perry

PROFESSIONAL EMPLOYEES

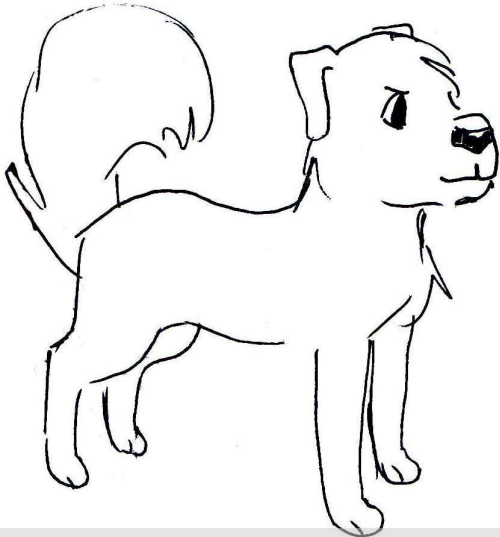
Accountant: Barri Sibbald
Property Manager: Kendra Kuhnhofer

OTHER

Edgar Batugo
GLI Landscape
Los Angeles County Waterworks
Southern California Edison
Verizon California



Art By Sherlin Kohl



This year, I will not chase that stick unless I actually see it leave his hand!

ANNUAL MEETING

Chatham Court has an annual meeting every January to elect new board members. Currently no one new has expressed interest in running against incumbents.

If you are interested in serving on the board of Chatham Court, or as part of an Architectural Committee, which reviews property improvements or changes, please contact the board secretary, Shirley Kohl, at (661) 992-3581.

Also please email Shirley Kohl at kohlshirley@gmail.com if you have suggestions, concerns or questions about Chatham Court operations.

In any case, the board wishes everyone a **HAPPY NEW YEAR!**

Property Manager, Kendra Kuhnhofer, (661) 816-8818, contactkendrak@gmail.com