



Chatham Court Newsletter



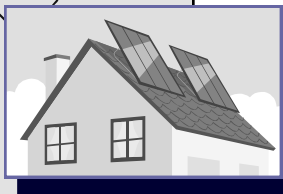
February & March 2014

DUES \$60
PER
MONTH

INTERESTED IN A GARAGE SALE?

Special points of interest:

- ◆ Next meeting Mar 27 2014
- ◆ Opportunity to serve on Architectural committee open for 2014
- ◆ Suggestions for Newsletter Welcome
- ◆ Consider Automatic Dues Payments



SATURDAY, 26 APRIL, 7 AM TO 2 PM



Have you accumulated a lot of useful, but not used, items in recent years? And now the task of wading through it seems overwhelming?

Janet Luhrs, an advocate of simplicity, says this: "If you look at your entire house as one unit of junk, you'll never do anything because the job is too overwhelming. Take it one drawer at a time."

Good advice, right?
But what do you do with all the

things you no longer need—that is the question!

Holding a garage sale is one way to ensure useful items find a good home. And you can boost the economy a little along the way by selling your used items to someone else. Your garage sale visitors, in turn, can find bargains and enjoy an exciting garage sale treasure hunt. Win, win.

Contact Shirley Kohl (kohlshirley@gmail.com) if you would like to be provided with garage sale contact information for the homeowner designated to coordinate this event. Working together on sign placement for the community can advertise this event most effectively for all participants.

Chatham's community garage sale will be held in two months, on a Saturday. Mark the date!

26 April, 2014, 7 am—2 pm

SOLAR PANELS: BUY VS LEASE

You may have noticed that more and more Antelope Valley residents and businesses are installing solar panels. With energy costs on the rise, it makes sense for desert dwellers to tap into the primary source of energy, the sun.

Practical considerations begin with a decision to buy or lease. If you plan to sell your home, a leased system may not be the best choice.

A solar panel lease often provides the installer with a lease over the roof

space. That means they have a say in the terms of sale for your home, and it means the new owner must sign on to the lease.

For more information, try the sites below.

Hot Conveyancing Issues: Solar Panels

http://www.cluttoncox.co.uk/site/blog/blogpost/hot_conveyancing_issues_solar_panels.html

Should You Buy Your Solar System or Use a Lease/PPA?

<http://www.energysage.com/solar-lease/should-buy-or-lease>

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

NEXT BOARD MEETING

6078 Mirkwood Ct.
Palmdale CA 93551
Fourth Thursday at 7:30 PM
March 27, 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

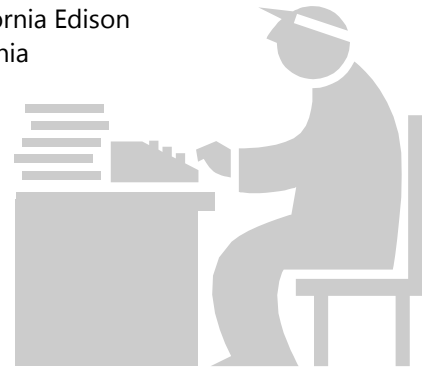
President: Bill Fedorko
Vice President: Dante Simi
Secretary: Shirley Kohl
Member: Ron Krause
Member: Gerald Perry

PROFESSIONAL EMPLOYEES

Accountant: Barri Sibbald
Property Manager: Kendra Kuhnhofer

OTHER

Edgar Batugo
Los Angeles County Waterworks
Southern California Edison
Verizon California



HAVE YOU CONSIDERED AUTOMATIC DUES PAYMENTS?

Banks today have online and automatic bill pay options that can save you time. Automatic bill payment can also save you money. Avoid missing payments, avoid late charges, avoid interest on money owed, and take advantage of this service your bank already provides.

To log in to your bank online, you will need a username and password. Online, you can see your accounts and make transactions much more easily than if you have to physically travel to the bank. Most banks also charge more to those who use tellers, and less to those who do their banking online. Talk to a bank representative to set this up, if you have not already done so.

Your online account has an option for Bill Pay, once you are online. Enter Barri Sibbald as a new payee. Enter the amount you need to pay (\$60). Then enter the date for the payment. It can require 2-5 days for banks to issue checks. You will save a stamp, and you will not miss a payment again.

If the bank asks for an address, use the address for Barri Sibbald (our CPA) on your invoice. Questions? Contact Shirley Kohl.

<http://www.fotosearch.com/clip-art/pay-bills.html>
<http://www.stretcher.com/stories/02/02nov04c.cfm>



Automatic payments can save you time when paying your bills.

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