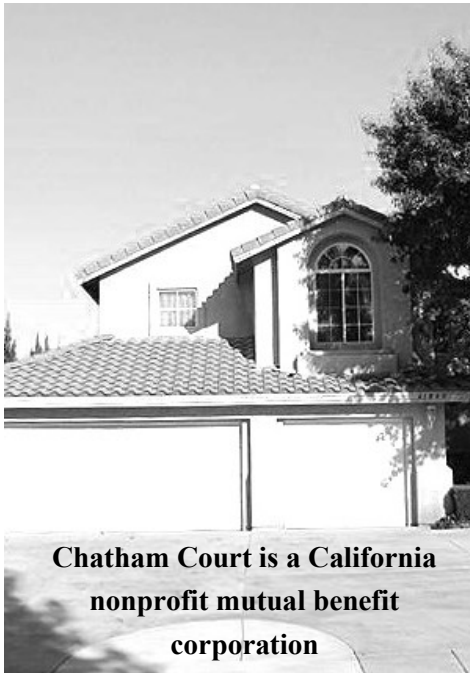


# Chatham Court Newsletter

Home Owners Association News

June 2013

## Why Do We Pay Dues?



Why do residents of Chatham Court pay dues? Paying dues is a legal obligation for all community homeowners. Dues pay for the maintenance of common areas such as

## Chatham Court May be at Risk Because of Low Participation!

Quorum: the number of members of a body that is legally competent to transact business.

Elections to the board take place once a year at the annual meeting.

Currently there are three open positions. Because no one is running for the open positions, the board has postponed the annual meeting until candidates step forward.

Why is Chatham Court

at risk just because there are three chronically open positions on the board?

By law, no business can be conducted if there is no quorum. It isn't about decision-making ability or efficiency. It is about pure numbers. If the Chatham Court board cannot consistently form a

the entry gate, landscaping, and lighting. The city is not legally required to maintain these areas. We are.

How do we set dues amounts? Dues must cover ongoing expenses, such as the cost of water, electricity, the entry gate phone, CPA services, and property management services, as well as street cleaning, landscape maintenance, and frequent repairs to the gate mechanism or lights.

Dues must also be collected in excess of ongoing expenses to cover the cost of long term maintenance and emergency repairs. If an earthquake damages the streets, Chatham Court homeowners are responsible to pay for bringing them back up to code, not the city. That is why we maintain a reserve fund for Chatham Court. It is legally required.

Can some residents pay less while others pay more? By law, no homeowner can be discriminated against by being charged more than everyone else is charged for common expenses. Nor can any homeowner be given special privileges and be charged less.

Everyone must pay the same amount.

quorum, a receiver may be appointed and we could lose control of our reserve funds.

We need three more homeowners sitting at our board meetings for a couple hours once a month. No special skills are required. Attendance is what we need.

### In this issue:

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Points of Interest

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- Our next HOA meeting will be June 27, 2013.
- The Chatham Court board needs three new members.
- Dues will go up in July.
- If any HOA member would like to submit an article for our newsletter please send an email to [kohlshirley@gmail.com](mailto:kohlshirley@gmail.com).



