

Chatham Court Newsletter

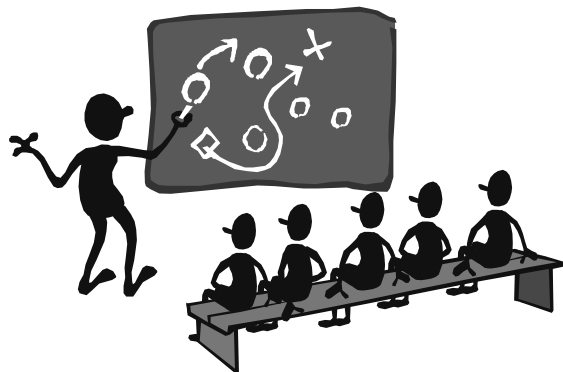
August & September 2013

CHATHAM COURT RULES APPLY TO EVERYONE



Examples of Compliance Issues Outstanding in Our Community

- One shed in the front yard.
- Seven landscaping maintenance issues.
- One homeowner habitually using street parking.



Have you ever wondered why you have to comply with the “rules” of Chatham Court?

Most homeowners realize that living within an HOA is not the same as living outside of one. The underlying purpose of a home owner association is to preserve property values as much as possible. Therefore each common property association is built with a set of rules called the CC&Rs.

Everyone who buys a home in an HOA grants authority to the association to take certain actions if the homeowner does not follow the rules. Compliance with the CC&Rs is an obligation of homeowners that is no different than any other contract agreement. The topic is

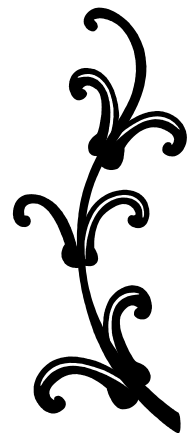
defined by the Davis Stirling Act in California.

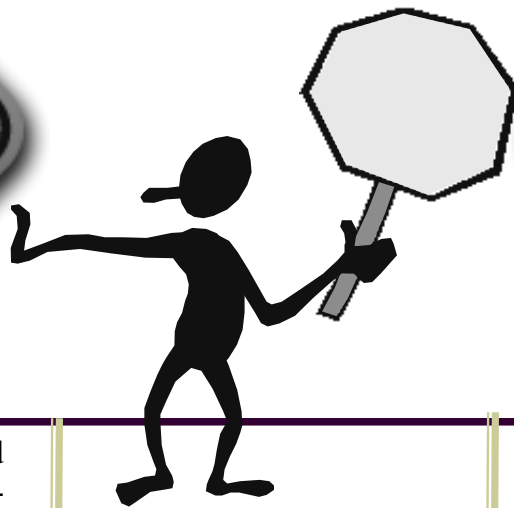
Fall is approaching, and we are more than halfway through the year to 2014. So far, out of 64 homeowners, only a few struggle with complying with Chatham Court rules. It is the hope of the board that explaining this process will convince the ones who are not following rules to begin to do so.

Most homeowners who receive a warning letter about a rule they need to comply with do so immediately, and no further action is needed.

Almost everyone living in Chatham Court does an excellent job and it is possible for everyone to do the same.

**NEXT HOA MEETING
SEPTEMBER 26, 2013,
AT 6078 MIRKWOOD
CT., PALMDALE, CA
93551.**





The Chatham Court Board is responsible to act only as authorized by each homeowner when they purchased their property. Laws are constantly changing, but to the best of board members' ability, the procedures follow the laws and apply to everyone equally. The board members are volunteers, and are not compensated in any way for the time they donate to the community. Board members are homeowners who are no different from anyone else.

When it comes to the board's attention that a homeowner is not

complying with one of the rules governing Chatham Court, the first step taken in administering the CC&Rs is that the property manager sends out a warning letter. Thirty days after that letter, if the problem is still not corrected, a hearing letter informs the homeowner of their right to appear before the board to explain why they are not following the rule still, and how they plan to correct matters. Thirty days after that, the home-

owner is assessed fines. The process is a long one, but it is the only one available.

The best thing for the board, the community, and each homeowner, of course, is to comply with the rules once the warning letter alerts the Chatham Court resident that they have an issue to correct. The volunteer board members are not serving so they can lord it over other community members. They merely take actions agreed to by Chatham Court members when they bought their property.

PLEASE FOLLOW THE RULES OF YOUR COMMUNITY

