



Chatham Court Newsletter



August & September 2014

~ DUES ~
\$60 PER
MONTH ON
THE 15TH

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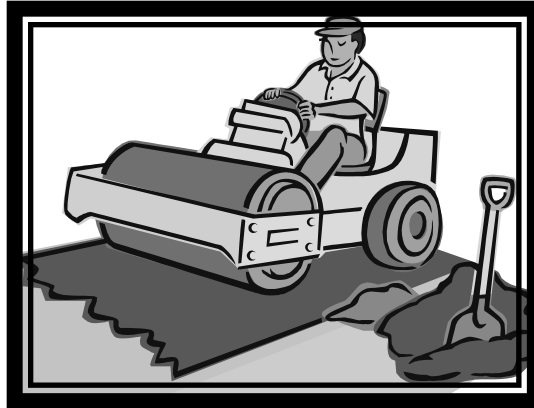
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Special points of interest:

- ◆ Next meeting September 25, 2014
- ◆ Openings on Architectural Committee for 2014
- ◆ Suggestions for newsletter or website welcome
- ◆ Dues are \$60 a Month



XERISCAPE POLICY TAKES EFFECT ON SEPTEMBER 1, 2014



As of September 1, 2014, Chatham Court residents must abide by Xeriscaping standards for yards. No resident is required to remove grass, but any resident who does not choose to maintain

grass must install Xeriscape.

Professional designers and gardeners in the Antelope Valley are available to help you plan and install your new landscape. You may also carry out the work yourself.

The first step is to submit an acceptable plan to Xeriscape your yard. The timeline for this process is printed on the second page of this newsletter. You can also find the standards at ChathamCourtAV.com.

Call 992-3581 to ask for a printed copy of the standards or for more information about Chatham Court Xeriscaping.

Do Your Part. Communicate!

NEW PROPERTY MANAGER STARTS SEPT 1ST

Walter and Michelle Solo, owners of Management Works Realty, will officially begin work as Chatham Court's new property managers on September 1, 2014.

As residents of a common property association, we have all agreed to abide by community rules. These are designed to maintain a common theme and our property values. The rules benefit all of us equally when we need to sell our home.

Consequences of not following the rules may include fines, liens, or even foreclo-

sure. To enforce our rules, Chatham Court must follow specific procedures.

All of us ought to follow standards of common courtesy even when a problem arises, furthermore. We are neighbors.

Residents must always have an opportunity to be heard, especially if they have extenuating circumstances. A "hearing letter" must inform residents of this opportunity.

No resident should face penalties without receiving prior notification, including a warning letter, a hearing

letter, and a fine letter, with thirty days notice at each step.

Please call 661-992-3581 or email chathamcourtav.com immediately if you feel that you are being fined, served a notice of lien or foreclosure, or subjected to any other penalty, without a reasonable opportunity to explain your situation to the board.

NEXT BOARD MEETING

6078 Mirkwood Ct.
Palmdale CA 93551
Fourth Thursday at 7:30 PM
September 25, 2014

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

CHATHAM COURT FILES AN 1120 H FORM WITH THE IRS

Website Address

<http://chathamcourtav.com/>

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: Management Works Realty

OTHER

Edgar Batugo
Los Angeles County Waterworks
Southern California Edison
Verizon California
DoorKing
Bluehost



Walter & Michelle Solo



Business Entity Information

Chatham Court Homeowners Association
C1454935
Filed January 25, 1989

MANAGEMENT WORKS
REALTY, INC

XERISCAPE TIMELINE

Chatham Court has a fiduciary duty to all residents to enforce rules that help maintain property values and our neighborhood's distinctive décor. Foreclosure is one possible result for residents who refuse to accept

community rules, after fines and other enforcement measures fail to improve the situation. Every effort will be made to avoid foreclosing on any resident, within reason.

We believe that reasonable accommodation allows discretion in enforcing rules, such as allowing handicap accessible features that might not otherwise meet standards, in an

architectural change. It might also allow delays in enforcement when a resident is hospitalized, or in other unusual circumstances, at the discretion of the board.

Reasonable accommodation to a

resident's unique situation does not mean Chatham Court must allow residents to lower neighbors' property values by conducting

extremely poor maintenance for an unreasonably long time. Residents must follow community rules.

Chatham Court's timeline for Xeriscaping, shown on the right, will be enforced according to Chatham Court's rules and the law. Please do not wait until you are assessed fines—or face other possible consequences—to take action.

***If you plan to Xeriscape,
stick to the timeline
shown on the right.***

A home owner will have unlimited time to craft a Xeriscape plan if the existing landscaping is maintained in the interim.

1. Clock starts - Homeowner receives a warning letter about front landscape.
2. By 30 days - Submit a Xeriscape plan to a board member, or return the yard to an acceptable condition according to guidelines in the CC&Rs.
 - By 45 days - Homeowner may receive suggested changes that would result in approval.
3. By 60 days - Homeowner submits a revised Xeriscape plan to a board member.
 - By 75 days - Board must approve the plan if the home owner made suggested changes.
4. By 90 days - By 90 days, the homeowner must accept suggested changes in step 3, if the board does not accept the latest alternative homeowner revision of the plan.

If the homeowner does not meet the deadline in step 2, step 3, or step 4, or rejects suggested changes that would have made the plan acceptable in step 4, fines will be applied each month per the CC&Rs.

Fines will accumulate until an acceptable plan is submitted, or the original landscaping is returned to good condition according to the CC&Rs.

Property Manager, Management Works