

Chatham Court Newsletter

August & September 2015

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



SUMMER UPDATE

Summer 2015 is drawing to a close as schools start up again, vacations come to an end, and all our busy summer schedules give way to an equally busy fall.

work, more gets done, sooner. Additional volunteers are always welcome, particularly to serve on the board. Board services requires a minimum investment of attending 2 hour board meetings once a month. One or two new board members who can make most meetings are still needed for next year.

Call or text 661-992-3581 if you are interested in volunteering.

A lot has been going on in Chatham Court over the summer. Here is an update of key events of the summer. This was in addition to routine maintenance, repairs, and enforcement. Routine matters alone require significant volunteer time investment. Approximate time requirements are shown in the chart on the right. If volunteers run out of time in a given month, less routine work is done.

Volunteers determine their own level of time investment. If more volunteers help with the

Routine HOA Task	Hours
Billing/Collections, CPA	N/A, outsourced
Complaints/Enforcement (variable)	10 hours
Newsletter	6 hours
Meetings	5 hours
Repairs/Maintenance/Bids	4 hours
Correspondence (variable)	4 hours
Website Maintenance/Updates	3 hours
Elections, Reserves, Other	1 hour
Non Labor Costs	N/A

June	July	August
Began working with a lawyer on chronic community enforcement issues.	Refurbished the 3rd of four gate motors.	Began repairs to the 4th back up gate motor charger.
Voted in a rule change allowing residents to comply with drought restrictions without having to switch to xeriscape.	Began a list of homeowners returning variance forms and mailed out a second set of variance forms to homeowners.	Began CC&R rewrite, as well as creating a planned process with legal oversight for later review and community approval.
Created and sent residents drought variance forms on the back of the newsletter.	Began bid process for a reserve study.	Signed contract with AR reserve study firm.



CHATHAM COURT IS RUN BY RESIDENT VOLUNTEERS WHO SERVE THE COMMUNITY ON YOUR BEHALF

Text or Call 661-992-3581 : Complaints, Questions, Comments
Or Email ChathamCourtAV@gmail.com

NEXT BOARD MEETING

6078 Mirkwood Ct.
Palmdale CA 93551
Third Wednesday at 7:30 PM
September 16, 2015

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: Shirley Kohl
Vice President: Dante Simi
Secretary: Bill Fedorko
Member: Ron Krause
Member: Brittany Lewis

PROFESSIONAL EMPLOYEES

Accountant: Barri Sibbald
Property Manager: Management Works Realty

OTHER

Edgar Batugo
Los Angeles County Waterworks
Southern California Edison
Verizon California
DoorKing
Bluehost
Steven Derryberry, Esq.
Association Reserves

Steven Derryberry, Esq.



Business Entity Information

Chatham Court Homeowners Association
C1454935
Filed January 25, 1989

MANAGEMENT WORKS
REALTY, INC

INPUT FOR CC&R REWRITE

We are currently rewriting the CC&Rs to make them more readable, to remove obsolete portions that are no longer in compliance with state and federal law, and to change some rules.

This is your chance to be heard. Do you want to be involved in giving your feedback during this process? Are there rules you think should be added or changed? If you get involved in the process, you can be a part of shaping it.

Once the rewrite is completed, we will submit the document to

our lawyer for review. Then we will submit the document to all residents for review. If further changes are needed we will repeat this process until most residents who wish to give feedback are satisfied. Then we will ask every resident to cast a vote to approve the changes.

Do you want to be involved in the CC&R rewrite process? Text or call 661-992-3581.

POOLS!

Draining water from pools into the street is not allowed. Diatomaceous earth and other debris discolors the streets. Please instruct maintenance personnel accordingly.

Property Manager, Management Works, 661-265-1031