



December 2014

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

## HAPPY NEW YEAR

# 2015

## A FRESH START

### BUILDING ON WHAT WE HAVE ALREADY ACCOMPLISHED



Please thank Brittany Lewis and family for our Christmas decorations!

As 2015 draws to a close, Chatham Court can look back with satisfaction on a year of overcoming obstacles and making improvements in our community and its governance.

Accomplishments in 2014 included a new property manager, a new Xeriscape

## INSURANCE

Chatham Court insures all common areas and maintains a reserve fund for repairs.

Homeowners are responsible to keep their own, private property in good repair, including maintaining insurance for fire and other unfortunate events. The community has the responsibility of enforcing CC&Rs for

anything visible from the front of homes, even though homes are private property of each homeowner.

If any insurance company solicits funds to insure common property, such as the streets or lights along the streets, please be aware that those areas are already

policy, and a new Architectural Committee. Chatham Court has a new webpage as well, and with the advent of a New Year, we will not allow our momentum to fade.

Chatham will usher in the new year by printing a community phonebook. This may become an annual service to residents in the future. Phone numbers will be included on an opt-in basis only, and each home will receive a copy.

### Examples of other projects slated for 2015

- ⇒ Create a repair schedule & budget for streets
- ⇒ Repair the corrosion on front gate
- ⇒ Replace the old message board
- ⇒ Address chronic issues with dues
- ⇒ Address chronic CC&R compliance issues

**If opportunity doesn't knock, build a door.**

**Milton Berle**

insured.

If any resident wishes to see or obtain a copy of Chatham Court's insurance policy, please contact 661-992-3581.

✓ *Chatham is Insured*

### Liens

Liens add more than \$500 to a resident's bill. Residents who fall more than \$360 behind on dues without making special arrangements with the board may be liened to maintain fairness for residents who do pay their dues.

### Foreclosure

Foreclosure proceedings can take place once a resident has not paid dues for more than a year and owes more than \$1800 in dues. This can add thousands of dollars to what is due. A resident may lose a home as a result of foreclosure proceedings. Once a foreclosure is initiated, payment in full of all monies owed, including legal fees for the process, can stop the foreclosure.

Please do not wait for a lien or foreclosure to address late dues!

Once the process begins, extra charges cannot be undone.

### Special points of interest:

- ◆ Next meeting January 22, 2015
- ◆ Opportunity to serve on Architectural Committee is open for 2015
- ◆ Suggestions for newsletter or website are welcome
- ◆ Dues are \$60 a Month

## NEXT BOARD MEETING

6078 Mirkwood Ct.  
Palmdale CA 93551  
Fourth Thursday at 7:30 PM  
January 22, 2015

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



Many residents report high pressure problems with their water pressure regulators. Regulators can fail to reduce pressure between supply from mains and homes. A street pressure fluctuating from 90-120 psi could damage a home's piping system. Please check your water pressure, as multiple homeowners report this problem. Regulators should not be buried beneath the soil.

## CURRENT BOARD MEMBERS

President: Bill Fedorko  
Vice President: Dante Simi  
Secretary: Shirley Kohl  
Member: Ron Krause  
Member: Rosemary Hull

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## PROFESSIONAL EMPLOYEES

**Accountant:** Barri Sibbald, CPA

**Property Manager:** Walter Solo,  
*Management Works Realty*



### Business Entity Information

Chatham Court Homeowners Association  
C1454935  
Filed January 25, 1989

MANAGEMENT WORKS  
REALTY, INC

ANNUAL MEETING  
JANUARY 22, 2015

### 2015 Meeting Dates

18 February 2015

18 March 2015

15 April 2015

20 May 2015

17 June 2015

22 July 2015

*We Will Meet on the  
Third Wednesday of  
Each Month After  
February 2015*

19 August 2015

18 May 2015

23 September 2015

21 October 2015

18 November 2015

Board meetings have been moved to the third Wednesday of each month after the January 22 annual meeting. Several residents have expressed willingness to serve the community as new board members this year. Anyone interested in filling an open position should text or call 661-992-3581.

Please let your board members know that you appreciate their uncompensated time investment, this year! Without their voluntary work, Chatham Court could not legally make contracts, repairs, or otherwise manage the community. The board is required to field a quorum of residents at meetings to conduct business.

**Property Manager, Management Works: 661-235-1031**