



Chatham Court



February & March 2015



"If an invoice is due in 30 days, we pay it in 60 days. If it's due in 60 days, we pay it in 90 days. If it's due in 90 days, then they probably don't need the money anyway."

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

Statistical information is based on financial reports provided to the board by Barri Sibbald, CPA. It is intended to be as accurate as possible within the limitations of financial information available to the board.

Chatham Court: Funded by Residents

Chatham Court has one way to pay its bills. Dues.

Taxes do not pay for electricity for our streetlights or front gate. Taxes do not pay to repair leaks, cracks in the street, or to

replace aging structures such as our old message board or the motor for the front gate (due for repairs).

Taxes do not pay to clean our streets or water our landscape. When a resident does not pay dues, the cost isn't shifted to a government tab. It comes from neighbors' pockets.

When a resident falls six months behind on dues, a fair policy is to lien. When a resident falls a year or more behind on dues, a fair policy is to foreclose. A fair policy does not allow some residents to habitually run a tab

while others pay dues every month.

An HOA board is responsible to oversee many things in a community like ours. None is as important as collecting dues and paying community bills. When a

resident falls behind too far on dues and does not make a payment plan to correct that problem, the board has a fiduciary duty to proceed

with liens or foreclosures.

Correcting this problem can benefit every single one of us. Not only is it fair, it is also much cheaper not to pay 12% compounding annual interest and a \$10 late charge every month. Liens add more than \$500 to a bill, and foreclosure costs can add thousands.

Check the new statistics section each month for progress.

A new statistics section has been added to the newsletter. This is *your* community and *your* information.

Dues Statistics as of December 2014

Caught Up	53
Two to Five Months Behind	5
Six Months or More Behind	6
Lots With Liens	2
Lots With Payment Plans	2
Lots in Foreclosure	0

Garage Sale Planned for mid-May

Email roknrobin61@sbcglobal.net if you are interested.

Recent & Coming Soon

1. Chatham Court is in the process of replacing our old message board. The parts have arrived and the board is taking bids for installation.

2. The board is taking bids for repair of the cracks in the street. This will not be

mere resurfacing, as has been done before in the community.

3. Bids to repair rusted sections of the front gate are coming in. Sprinklers that caused the rust will need to be adjusted, going forward.

4. Phone books are still in process for mailing. Submissions for information for the 2016 phone book can be made anytime.

5. A new statistics section in newsletters will be updated as time allows.

Please remember that board members, architectural committee members—and others who donate time to community management and provide services like our new phone book—are unpaid volunteers. Getting things done relies heavily on the free labor of residents. This is how we keep dues low. If you see a problem that isn't being dealt with, please donate your time to help correct it. Contact a board member and ask how you can be involved in implementing your priorities.

For board meeting questions:
Contact Shirley Kohl
Mobile: 661-992-3581

6078 Mirkwood Ct.
Palmdale CA 93551
Third Wednesday at 7:30 PM
March 18, 2015

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: Walter Solo

OTHER

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

Chatham Court has opened a credit line of \$10,000 with a \$1,000 limit on each card. Card holders are Shirley Kohl and Bill Fedorko. A credit card is currently required to be on file for DoorKing and Bluehost. DoorKing costs \$3 a month and Bluehost costs \$12 a month. It is inappropriate to ask residents to keep personal cards on file for community bills.



Walter & Michelle Solo

Chatham Court Files an 1120 H Form With THE IRS

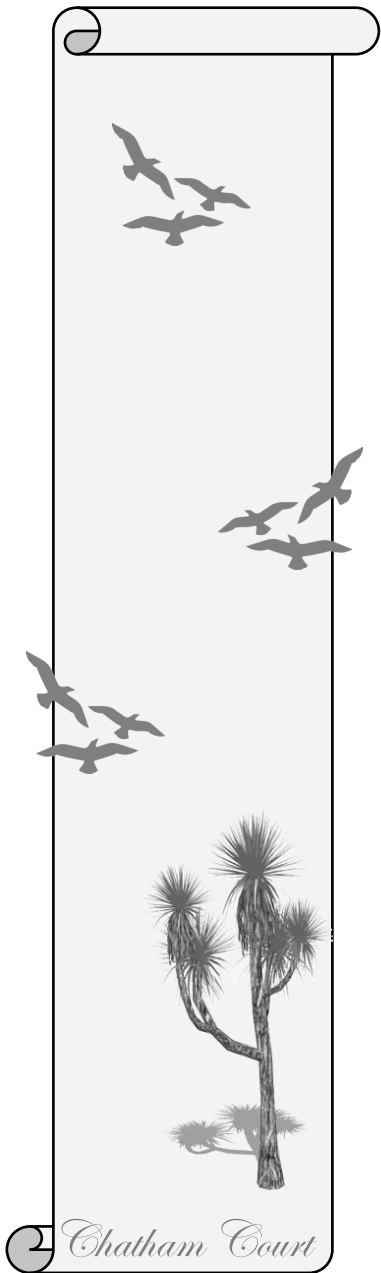
<http://chathamcourtav.com/>



Business Entity Information
Chatham Court Homeowners Association
C1454935
Filed January 25, 1989



Property Manager, 661-265-1031



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