



# Chatham Court Newsletter



May & June 2015

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



## Statistics for Dues April 2015

Caught Up	62
Two to Five Months Behind	2
Six Months or More Behind	0
Liens	0
Foreclosure	0
Missing Info	2
Lots 46 , 59	

The two missing lots in the report are not behind.

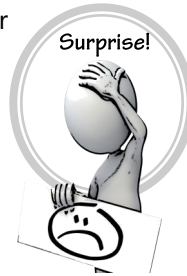
**SPEED  
LIMIT  
20**  
CHATHAM COURT HOA

## DEMAND FOR 80% CUTS—PLUS! BY A.V. CUSTOMERS AFTER JUNE 1ST

*Report by Shirley Kohl*

How many of us were already worried about reducing our water use by thirty percent after Governor Brown recently called for mandatory restrictions? Just wait. It gets worse.

By now, you may have heard about the surprise hearing for the LACWD phased water conservation plan for our district on Tuesday, May 26, at the Lancaster city library. It isn't surprising if you were one of many residents caught by surprise and unable to arrange to attend this hearing.



The notice arrived in Friday's mail, just as a three-day weekend began. The meeting date was set for the day after the holiday ended, with no mention of the hearing on the LACWD webpage. The announced start time was incorrect, too, even though LACWD is given the schedule for Board of Supervisor meetings far in advance.

Fortunately, the AV Press ran a front page article correcting LACWD errors and publicizing this extremely important meeting. At the meeting, residents waited for hours to get to Agenda Item 2. Around 2:53 pm, residents began to speak. For everyone I asked, this was their first time attending any hearing. Residents all had

target reductions of more than the state-required targets of either 32% or 36%. LACWD listed both percentages on our notifications. It doesn't really matter, though, because so many residents are being asked to cut water use by more than either of those figures, drastic as they already may be. We are being asked, along with many, many others in our area, to cut our water use by 40%-80%. One resident of a nearby community is expected to cut his use by 87%.

To paraphrase, a water district spokesman told Mayor Antonovich that hardly any users were being asked to cut more than the required percentage from their water use. Only the worst water wasters, he said, would have those higher targets. One resident with more than seven family members asked for the district's help in knowing how to cut to target levels with so many in his family. The target allocation, in some months, can be even less than normal indoor use, let alone outdoor use.

Testimony of residents, contradicting water department spokesmen, pointed out that the water district plan was flawed. Finally, the Mayor instructed water officials to come back for another hearing at 9:30 am on Tuesday, June 2, to answer objections raised by AV residents.

# NO SPEEDING PLEASE

Text or Call 661-992-3581 : Complaints, Questions, Comments  
Or Email [ChathamCourtAV@gmail.com](mailto:ChathamCourtAV@gmail.com)

## NEXT BOARD MEETING

6078 Mirkwood Ct.  
Palmdale CA 93551  
Third Wednesday at 7:30 PM  
June 17, 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.

Steven Derryberry, Esq.



#### Business Entity Information

Chatham Court Homeowners Association  
C1454935  
Filed January 25, 1989

MANAGEMENT WORKS  
REALTY, INC

# WE HAVE HIRED A LAWYER

Chatham Court residents have done a wonderful job of bringing dues current. No resident has a lien, and no resident is close to foreclosure.

We do still have some chronic and severe compliance issues with basic maintenance of front landscape. Chatham Court does not require even a single blade of grass, but we do require landscape that meets our standards. With our new Xeriscape policy, we are in complete compliance with the law. The missing piece in our enforcement, which has greatly improved over this time last year, is legal action.

We sent out two certified letters this month offering a pre-fine hearing for the most serious two yards in our community. We also began the first step in taking more drastic legal action. This may be the first time our HOA has asked the courts to enforce our CC&Rs.

On some issues, our community needs more than fines. We need court action when a home is so unattractive, for so long, that it hurts the price when neighbors decide to sell their home.

Our lawyer is Steven Derryberry, Esq. The legal process can be lengthy, but we will keep everyone

updated as things develop. The hope is that the minimal action we have already taken will be sufficient. Please rest assured, however. The Chatham Court board may go to extremes to work with residents to bring homes into compliance, but if that fails for long enough, we will eventually ask for help from a higher power. That means going to court.

**Questions? Email  
[chathamcourtav@gmail.com](mailto:chathamcourtav@gmail.com) or  
ask a board member for more  
information.**

**Property Manager, Management Works, 661-265-1031**