



Chatham Court Newsletter



~ DUES ~

July & August 2015

\$60 PER MONTH ON THE 15TH

Statistics June

2015



Caught Up 53

Two to Five Months Behind 8

Six Months or More Behind 3

Liens 0

Payment Plans 0

Missing Info 0

Missing Aging Accounts	0
Deposits	\$3,275.00
Homeowners With a Credit	6
Interest Charged Correctly	Yes
Payments Applied Correctly	Yes
Operating Expenses	\$4,560.17

QUIET ENJOYMENT



HOAs differ from other neighborhoods. They have their own governing documents. All residents agree to abide by the rules in those documents when they buy their property. One of the primary governing documents is the CC&Rs, which stands for Covenants, Conditions, & Restrictions.

Chatham is currently in the process of rewriting the CC&Rs to make them more readable and to eliminate obsolete provisions

superseded by changes in state and federal law. Eventually all residents will be asked to 1) give input, and 2) give approval.

One provision of our CC&Rs that has not been superseded by changes in higher laws is Section 5.09, which deals with "Offensive & Obnoxious Activities." Obviously no resident of Chatham Court wants to be offensive or obnoxious, but at least twice in the last month noise has prevented someone from sleeping before work or from studying in peace when they needed to.

Loud drums or other musical instruments should only be played in a soundproofed room or garage. Loud parties are not permitted at any time unless all affected neighbors give their prior permission. The right to sleep, work, or study takes precedence over the right to have fun. In Chatham Court, we are accountable for how our behavior affects others who live close to us. Enforcement may include fines or other measures.

Section 5.09 OBNOXIOUS and OFFENSIVE ACTIVITIES: No obnoxious or offensive activity shall be carried out on, in or upon any Lot or any part of the Property or Project, nor shall anything be done therein which may be or may become an annoyance or nuisance to the neighborhood or which may in any way interfere with the quiet enjoyment of each of the Owners of his respective Lot, or which shall in any way increase the premium rate of insurance.

VARIANCE FORMS? NOT OPTIONAL

Did you notice that many lawns are yellowing or dead? It is true that the mandatory water restriction imposed by Governor Brown in an executive order earlier this year requires conservation.

However, Chatham Court also requires any resident who allows lawn to yellow or die to install xeriscape. The only ex-

ception to this policy is for those who fill out a variance form.

The variance form was sent out last month on the back of the newsletter. Walter Solo, our property manager, is sending out another copy to anyone with poorly maintained landscape who has not submitted a variance form or xeri-

scape plan. The next step is applying fines. This policy is fully compliant with mandatory water restrictions.

To residents who filled out and returned the form, thank you. To other residents, CCHOA rules will be enforced. Please submit your form or a xeriscape plan if your lawn is yellowing or dying.

NEXT BOARD MEETING

6078 Mirkwood Ct.
Palmdale CA 93551
Third Wednesday at 7:30 PM
August 19, 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
Steven Derryberry, Esq.
Los Angeles County Waterworks
Southern California Edison
Verizon California
DoorKing
Bluehost



Business Entity Information

Chatham Court Homeowners Association
C1454935
Filed January 25, 1989

MANAGEMENT WORKS
REALTY, INC

RESERVE STUDY

Chatham Court will soon be conducting a new reserve study. HOAs are required to do this periodically to determine how much the prorated cost of long term repairs will be. This study will determine, in a legal sense, whether our dues need to go up or not.

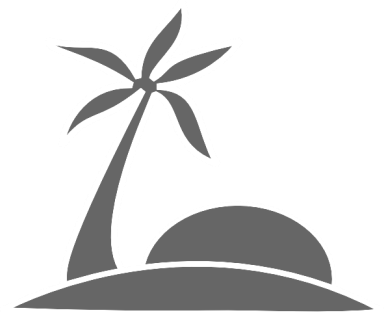
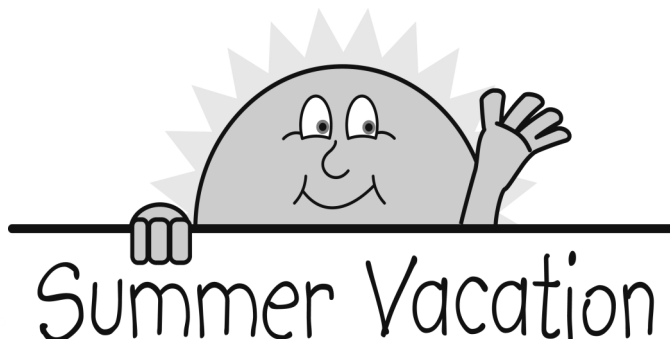
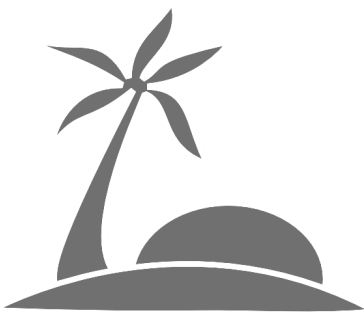
In the past, very high cost items, such as replacement of streets, were required to be funded in the reserve study. The law has changed so that anything with a life of more than thirty years does not need to be

funded in reserves. Besides streets, this includes replacement of the wall around the community. These two items will not be funded.

If items with more than thirty years' life had to be funded, dues would be raised an exorbitant amount. As it is, dues will probably stay the same. Stay tuned for more information as we move forward on this legally mandated project. If you have questions or concerns, please ask.

SUMMER VACATION

Please be aware that board members and architectural committee members often take vacations in the summer and can be out of contact. Please text 661-992-3581 or call our property manager at 661-265-1031 whenever you need to, but understand that response times may be slower than usual in the next month or so. Thank you!



Property Manager, Management Works, 661-265-1031