



# Dues & Taxes

~Dues~  
\$60 Per Month  
on the 15th

Chatham Court has one way to pay its bills. Your dues payments. Our plan for 2016 is to set aside 30% of payments for the reserve fund. Reserves are earmarked for long term replacements of capital infrastructures. That's a fancy way to say—we may need to fix lights, gates, and other things, every decade or so, in addition to paying the front gate watering bill, phone bill, Internet bill, employee wages, and similar operating expenses.

As of our annual meeting in January, the procedure for collecting dues in arrears is as follows. Once a resident falls six months behind on dues, we ask our CPA to run an account history (\$100 charge). We pay our CPA to send a certified letter about their upcoming lien before filing (\$45 charge). The certified letter reminds residents of their right to make a payment plan to catch up.

Currently, residents have thirty days to ask Chatham Court not to file a lien, by contacting me about the matter (661-992-3581).

After notification by certified letter, if the resident who is behind does not contact me within thirty days with a plan to catch up, the board may vote to ask our

lawyer to file a lien against their property. Lien charges from the lawyer cost about \$740, which is added to what the homeowner owes for the history and certified letter. If that same account remains in arrears for an entire year, the board ask a lawyer to take over our dues collection enforcement process; the process can result in a foreclosure sale.

Don't let this happen. Pay your dues, on time, each and every month. Communicate immediately if you run into a short term problem.

The board is here to serve you, because you are part of this community. Don't forget about your non-negotiable obligation to pay dues, as well.

The Chatham Court Home Owners Association Board is committed to enforcing collections of assessments in a fair, transparent, and legally defensible manner.

We are happy to give our fellow residents special consideration during temporary situations that may cause difficulty.

**If anyone has concerns about our process, please say so.**

It's that time again. Tax season. Text 992-3581, today, if you are behind on dues but you plan to do something about it with your tax refund. Or if you plan to catch up in some other way.

- ⇒ *The HOA bank balance is \$218,431.99*
- ⇒ *The operating fund portion is \$89,169.42*
- ⇒ *Our planned monthly addition to reserves is 30% of dues, which is \$1,152.00.*
- ⇒ *If we cannot add that amount to reserves, on average, dues will go up to rectify the situation (January 2017).*

## Dues Statistics as of January 2016

Caught Up	58/64
Two to Five Months Behind	5
Six Months or More Behind	1
Pending Liens	1
Missing Data	0
Total Lots Accounted For	64

## New Cameras Planned for Front Gate

# Please Welcome New Board Members



**The City of Palmdale Did a Great Job**  
fixing the storm drain to our south and making it safe.

We are still looking for someone to fill the cracks in our streets. Please contact our property manager (265-1031) with suggestions.

We are still looking for resident/s to help with verifying names and phone numbers for our next issue of our community phone book.

Who can help out?

*Chatham Court*

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

6078 Mirkwood Ct.  
Palmdale CA 93551  
Third Wednesday at 7:30 PM  
March 16, 2016

**Chatham Court Files an 1120 H Form  
With THE IRS**

<http://chathamcourtav.com/>

Please welcome your newest community representatives on the Chatham Court Board, as of February 2016.

Our first new member joined us in January of 2016—Chris Struble. Our second new member joined us in February 2016—Carlos Guerrero.

As volunteers, the board members work to manage the community with the help of paid professionals. These include our CPA, property manager, lawyer, and others. We contract for services with companies such as Doorking (call box), Verizon and LACWD for utilities and Internet. We hire gardeners, gate repair companies such as Sierra Door, and we hire other companies on your behalf to keep things running as well as possible.

In addition to the board, and providers of paid services, we should remember to thank our architectural committee members, as well as other volunteers: those who help with garage sales, the phone book, or anything else.

## BOARD MEMBERS

President: Shirley Kohl  
Vice President: pending  
Secretary: Bill Fedorko  
Member: Chris Struble  
Member: Brittany Lewis  
Member: Carlos Guerrero



## PROFESSIONAL EMPLOYEES

Accountant: Barri Sibbald  
Property Manager: Walter Solo  
Lawyer: Steven Derryberry, Esq.

## OTHER

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



Walter & Michelle Solo



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

**MANAGEMENT WORKS**  
REALTY, INC.

Property Manager, 661-265-1031