



# Chatham Court Newsletter



January & February 2016

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

## 2016 Meeting Dates

- 17 February 2016
- 16 March 2016
- 20 April 2016
- 18 May 2016
- 15 June 2016
- No Meeting in July
- 17 August 2016
- 21 September 2016
- 19 October 2016
- No Meeting in November
- 7 December 2016

## Special points of interest:

- ◆ Next meeting February 17, 2016
- ◆ Openings on Architectural Committee for 2016
- ◆ Suggestions for newsletter or website welcome
- ◆ We need phone book volunteers
- ◆ We could use one more board member who can attend most meetings.



# ANNUAL MEETING



Each year Chatham Court holds its annual meeting in January, and the board makes decisions that impact all residents. Even though the board makes these decisions on your behalf, this is your community, in the end. You need to know what is going on.

We said good bye to long time resident and board member Ron Krause, and we welcomed first time board member, Chris Struble, to replace Ron. If you get the chance, please thank Ron Krause for his service, and wish him well as he plans a move to be closer to his adult children.

Late in 2015, the board conducted a professional reserve study. This helps us to determine whether we are laying aside sufficient funds to cover ongoing and long term maintenance of our community. Conducting reserve studies periodically is a legal requirement for an HOA. The board does not plan to fund the replacement cost of the wall around the community or a complete rebuild of the streets. Funding these items would require doubling the dues, at least. If

there is no disaster, it is unlikely this kind of action will be required in our lifetimes.

The board decided that if we can set aside 30% of the dues for reserves this year, we will not need to raise dues. However much we fall short of 30% will be the amount we will raise dues next year. We feel this is a wise decision because long term repairs have all been recently completed as of December 2015. The only costs this year, therefore, should be operational, not capital replacement costs.

By the way, the community must pay its taxes using the IRS's new EFTPS system. Our CPA, Barri Sibbald, is working to make this happen. In other news, we have finished refurbishing all gate motors, and ongoing quarterly maintenance is on schedule. Our goal is zero failures for this important system of entry and exit.

The board is also looking into new security and video options for our front gate camera system. We will discuss options at our next meeting, 17 February, 2016. Making good choices requires considering multiple options. Please share any of your ideas on this or any other topic that relates to the community (661-992-3581, text, call).

Finally, we are looking for one more person to serve on the board, because although one board member graciously stays on the list, he is unable to attend meetings with consistency.

## CHATHAM PHONE BOOK

### VOLUNTEER OR VOLUNTEERS NEEDED

We need a volunteer or volunteers to check with residents about our opt in system of contact information for the phone book this year. We are waiting for a couple homes to sell that are on the market, and

then plan to republish our phone book. Please email [ChathamCourtAV@gmail.com](mailto:ChathamCourtAV@gmail.com), text, or call 661-992-3581 if you are willing to help.

Thanks!

## NEXT BOARD MEETING

6078 Mirkwood Ct.  
Palmdale CA 93551  
Third Wednesday at 7:30 PM  
February 17, 2016

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: Brittney Lewis  
Member: Chris Struble

### PROFESSIONAL EMPLOYEES

Accountant: Barri Sibbald  
Property Manager: Management Works Realty  
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.

# CRACKS IN THE STREET

We are still searching for an affordable solution to the cracks in the street. We do not need a complete resurface. We need asphalt/cement repair, only. We are not willing to pay hundreds of thousands for crack repair. Private citizens manage to repair their cement or backyard asphalt surfaces without paying this kind of money, and that's what we want to do for the cracks in our streets, as well. Please share any leads you have for us to pursue in this regard. Anyone we hire must carry their own insurance in case of injury, but other than that, we'll hire anyone willing to help us solve this problem.



Property Manager, Management Works, 661-265-1031