

Chateau Park Homeowners Association

WWW.CHATEAUPARKHOA.ORG

February 2020 - Greetings Fellow Homeowners! Here is an update on what is going on at Chateau Park:

Newsletter: With the additional Association revenues we will be able to provide a quarterly newsletter via mail as well as on the internet (many of you seem to like it in print) and we will still save about \$1600.

Tree Maintenance - We have entered into a tree maintenance agreement that covers all trees in all common areas within the complex. It is a 3 year agreement that covers almost 700 trees.

Landscaping - The Board of Directors try to take the needs of every homeowner into consideration when making Landscaping Decisions. During the drought- water costs and maintenance became cost prohibitive and the Board went to a recommended dry scape program to offset water restrictions etc. Landscaping was based on existing water systems, ability to adjust systems, meter hookups, and cost/benefit analysis from both the Water District and our Landscapers. The ground covering bark being used to reduce weeds and protect the plants while they grow is the same covering used throughout Agoura Hills and its Park System. We also received numerous complaints related to recycled water hitting parked cars in guest parking (which wasted a lot of water).

We have also been addressing broken water pipe issues, wiring issues and pressure issues.

The Board of Directors cannot and will not provide one service to one homeowner that we are not willing to provide to all homeowners. The Board acts in the best interests of the entire Association while also taking into consideration the majority needs of its members. If you want to actively participate in the decision making process “join one of our neighborhood committees”. We have a Landscape Committee, Arch Committee, Neighborhood Watch, and a Social Committee.

Las Virgenes Municipal Water District - The Board has retained consultants to develop a plan to be approved by LVMWD to mitigate the fluctuating water pressure in Chateau Park. Many of you have experienced the inconvenience caused by fluctuating water pressure, not to mention the cost to the Association and individual members. We have procedures in place to address water pipe breakage issues and we try to make repairs as quickly as possible taking costs into consideration. If you experience a mainline pipe break in your cul de sac, we will need to shut off the water. We then dispatch a crew to temporarily hook up hoses for potable water. We then schedule a leak detection company to isolate leak (when necessary) and then have our plumbing company make the necessary repairs. Depending on the circumstance, this process can take several days to a couple of weeks. Everything depends on availability of personnel and level of repair. The Board at no time delays authorization of repairs, and the Board uses the same repair procedures for all homeowners to control costs.

Property Values - The Board's primary responsibility is to maintain the integrity of the Association and increase property values. The first phases of this complex were built in 1981. With this in mind we have still managed to increase property values by almost 300% and maintain Association dues at one of the lowest rates in the Tri County Area.

Safety - Please leave your porch light on at night for enhanced safety. The patrol company does drive through the complex twice/day but they are monitoring parking and looking for suspicious activity in the Common Areas.

Parking - The Association hires a third party to patrol the area for parking violations. It is imperative that you and your guests refrain from parking in the stamped concrete area. This is considered a fire zone and rules are strictly enforced by the patrol company. Vehicles found parking in this area WILL BE TOWED and possibly fined by the HOA. Please make sure you park in your garage or in an appropriate spot.

Pool - Pool time will be here in no time. The pool is under renovation, which includes a new roof, repairing and remodeling the inside, cameras to detect those who enter and exit the pool area and restrooms, and new concrete walkway around the pool. The pool will be heated Memorial Weekend and cleaning is increased during the heated times and peak usages.

Tennis Court – Please make sure you do not lean or move the tennis court net. As a reminder, the tennis court is for tennis playing only.

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Insurance - Each homeowner should be maintaining their own insurance. The Associations Insurance is for catastrophic events like fires, earthquake etc. it is not for homeowners who do not maintain their own insurance to use as “a deep pocket benefit”. An individual homeowner claim submitted to our insurance company costs every owner by way of increased insurance premiums. We have amazing insurance coverage which will serve us well in the event of a fire or earthquake. The Association maintains a \$25,000 per occurrence deductible so that individuals will maintain their own insurance and not use the Associations insurance for their individual needs. The Association is not responsible for structural issues related to your unit. This is a PUD, which means you own your unit from slab to roof with you having only a common interest with your neighbor related to common walls and roof line.

Painting - The Board plans to paint the trim, stucco and stamped concrete next time the reserve study recommends the painting of the Stucco. The Painters we have previously used did an excellent job and we hope their bid will be competitive next time around. During the last painting we provided samples of the paint colors being considered for all homeowners to take a look at and decide what color they wanted for their 4 or 5 plex. We plan to do the same thing next time.

Signs - Now that the mailboxes and address signs have been completed we are working on consolidating all the obligatory signs (parking, recycled water, neighborhood watch, etc into one aesthetically pleasing sign and post.). We will post a sample on our website when ready. We are also installing stop signs at both ends of Windsong. Please do not park your vehicle close to any corner on the public or private streets. Even though they are not painted red, there is supposed to be clearance at any corner, and on both public and private streets a vehicle can be ticketed or towed.

Collections - We have managed to reduce monies owed the Association to under \$5000. The Board offers any owner the opportunity for a payment plan when you fall on hard times if notified in advance. To avoid additional fees being placed on your account for non-payment and to avoid a lien being placed on your property, please contact management before we need to contact you.

Board Meetings – All Board agendas are posted on the Association website, www.chateauparkhoa.org. All decisions (excluding those allowed in Executive Session) are made in the open meetings. All owners are welcome to attend and express their concerns during the Open Forum Session.

Summary - In summary, the Board is in the process of completing a multi-year plan to maintain and update the major projects required for Chateau Park to provide its residents the health, safety and wonderful quality of life all of us expect and strive for.

Toward this continuing program the Board is in the process of moving its focus toward the details to fine tune the properties in the community. To begin this process, we have initiated a walk thru program with our management company who will check for detailed items that may require attention. We want to identify and address individual maintenance issues and have them rectified either by the owner or the HOA, whoever is responsible. As the saying goes, the devil is in the details.

Next Board of Directors - The next Board of Directors meeting will be held on March 2, 2020, 5:00 PM at Office Evolution, 30721 Russell Ranch Road #140, Westlake Village. There is always an Open Forum opportunity for owners to speak!

Sincerely,

**Your Board of Directors: Gary Mason, President and Webmaster ** Joshua Rouse, Vice President
** Sherry Lynne, Treasurer ** Tony Martinich, Secretary ** Tom Alleeson, Member at Large**