

Chateau Park Homeowners Association

**Chateau Park HOA Newsletter - Keeping Our Community Informed & Connected
March 2026 Edition**

Here is the latest update for the Chateau Park HOA:

Water Bills

While we await the results of the audit by Newman and Associates CPA's (each owner will have access to this audit when issued), we wanted to give you an update related to California Sub Meters and the Las Virgenes Municipal Water District.

Up until around 1986, the developer of the complex had been paying the water. This means that a family of four with a pool was paying the same amount as a family of one. In 1987, when a new Board was elected and took full control back from the developer, individual water meters were installed to prevent residents of one paying the same amount as residents of two or more. Each owner would be responsible for their own water instead of the Association.

During our recent investigations, we discovered that California Sub Meters had not been collecting baseline water fees from residents, and the Association was instead paying them. This had been occurring since 1995. That means all management companies, accountants, and Boards did not catch this mistake until now! The total amount paid by the Association on behalf of individual residents exceeds \$500,000. This means that the Association has been subsidizing every resident's water bill since 1995.

You will notice on your most recent water bill an increase of \$32.27, which is the current baseline fee charged by Las Virgenes Municipal Water District that California Sub Meters was not previously collecting. The Association is no longer paying this baseline fee. However, this only covers the current baseline and not the past baseline charges paid by the Association. With this in mind, Cal sub meters will be adding another \$32.27 baseline recovery fee in the next water billing, which will then allow us to put an additional \$6,400 per month back into the reserves.

While the option to litigate against California Sub Meters exists, the fact that the monies paid by the Association were actually used to subsidize each owner equally instead of deposited into reserves means the money was not lost, but used to subsidize each owner's water bill equally related to the baseline fee.

In summary, the \$32.27 increase currently being charged for water and the \$32.27 that will be charged for water are monies each and every owner was responsible for paying but was paid by the Association instead!

Elections

The annual election was held on February 25th. Elections are handled by an independent election firm by state law. The Association, Board or Management have nothing to do with ballots, collecting ballots, counting ballots or anything else related to annual elections. 32 owners submitted ballots (not enough for a quorum), which means your current Board will continue. Five owners showed up at the annual meeting; this was not a board meeting but an annual meeting. Two owners (one that ran for the Board) insinuated that the Election Firm threw away ballots and complained about putting their information on the outside ballot envelope. All policies and procedures used during elections are in accordance with state law and the Association's governing documents. Even with government elections and absentee ballots, you have to sign the exterior envelope and

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include your name and address. This is the same process! The accusations made were ludicrous and have no basis or merit. No ballots have ever been discarded, and all ballots received are collected and counted by the Inspector of Elections. THE ASSOCIATION HAS NOTHING TO DO WITH THE ELECTION.


Legal

The \$8,000 lawsuit filed against the Association “by another person who ran for the Board” was moved in court by this owner to the end of March because they did not trust the judge, and they filed a motion to have him removed from the case. The owner is suing to have each of you pay their dues for the last 2 years. This is against state law and is wasting thousands more dollars on legal and other fees.

We encourage you to attend Board meetings, ask questions, and stay informed.

Your Board of Directors

Gary Mason • Sherry Lynne • Tom Alleeson • Tony Martinich • Marcus Lewis

 **NEXT BOARD MEETING** An open forum will be held at the beginning and end of the meeting
Date: March 11, 2026 **Time:** 5:00 PM **Location:** Zoom – Agenda will be posted on
www.chateauparkhoa.org