

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:

Hello Chateau Park:

It really is quite like a park. Beautiful grounds, people walking their dogs and enjoying Agoura Hills. We have lived here since 1988, and I have had the privilege of serving on the CPHOA boards many times. There, of course, have been highs and lows along the way. Life is like that, isn't it? All in all, I think it's a great place to live. Just wanted to say HI, and welcome to all association members. I have met some of you and look forward to meeting more members and working together this year. Please note the information below and when you have comments and can not attend the monthly HOA board meetings, please see the following for any questions or concerns. Please email management or, the board at info@chateauparkhoa.org, you and you can also check the association website at www.chateauparkhoa.org

Enjoy our park. Chateau Park!

Tom Alleeson, CPHOA Board President

March Board Meeting Highlights:

The March Board meeting was well attended by homeowners who brought forward several thoughtful questions regarding the new water charges from California Submeters, Electronic bikes/scooters, Board meetings, trees, and previous newsletters.

Las Virgenes Municipal Water District:

As stated in the last newsletter, Las Virgenes Municipal Water District (LVMWD) charges the HOA a monthly fee on each water meter referred to as a "baseline rate." For reasons that are still under review, California Sub-Meters has stopped assessing these baseline fees to residents. These charges were always due, and as a result, they were being paid out of the HOA's operating budget. However, this should not have been the case, as water usage is billed directly to each resident. Since every meter is assessed the baseline rate, and it had previously been integrated into the resident water bills, the expense was unintentionally being absorbed by the HOA under the "Resident Water" category.

Reimbursement of Baseline Rate Fees:

Since the baseline fees were not collected from residents as intended, the Association's operating account was covering these costs even though they were not budgeted expenses. As a result, the funds used to pay these charges must be reimbursed to the Association.

Because the operating account was absorbing these costs, the monthly reserve contributions were not always made in full, as in some months the operating account balance was reduced due to the missing baseline fee income.

California Sub-Meters is now assessing reimbursement for previously uncollected baseline fees on residents' water bills so that these funds can be returned to the Association and reserves can be funded.

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Why was this not identified sooner?

In prior years, the CPA set up the accounting system so that water payments received were recorded as income, while the water bills paid to LVMWD were recorded as expenses. Although it was known that some accounts were past due, the extent of the discrepancy was not realized until the new Treasurer began reviewing the records this year.

As a result, the HOA has hired a CPA to perform a full audit of the Association's financial records for 2024 and 2025. Every homeowner will receive a copy of this audit report once it is completed. This report will be more detailed than the annual financial review typically provided to members. Since the Association has never previously conducted a formal audit, we do not yet know what the final report will conclude or how the findings will be presented. Once the audit is completed, homeowners are encouraged to direct any questions to Management so they can coordinate responses with the auditor.

Scooters / E-Bikes

The Association has received reports of individuals riding e-bikes and electronic scooters along the Windsong greenbelt. Please remind everyone in your household that using these devices on sidewalks is prohibited. This activity can be extremely dangerous for pedestrians. If individuals are identified and reported, fines may be issued.

Board Meetings (Zoom vs. In-Person)

During the meeting, some homeowners expressed a preference for in-person meetings rather than Zoom, or suggested that Board members appear on video rather than call in. At this time, in-person meetings are not practical for the Association. In the past, meetings have had to be adjourned due to disruptions, requiring rescheduling and potentially incurring additional costs. In addition, the HOA does not have a meeting facility, such as a clubhouse, and would need to rent a location for each meeting. The Board is working to minimize expenses whenever possible, and holding meetings remotely is one way to do so. Additionally, prior to the pandemic when meetings were held in person, only a small number of homeowners typically attended. Since meetings have been held remotely, participation has increased significantly.

Tree Trimming in Backyards

There appears to have been some miscommunication regarding backyard tree maintenance. The Board would never use HOA funds to trim or remove trees located in private backyards. The Board is currently obtaining bids from vendors to trim backyard trees to secure a potentially lower rate for homeowners interested in having their trees trimmed. Each homeowner would still be responsible for their own costs and may choose any vendor they prefer. The Board is simply gathering pricing information as a courtesy to homeowners, not as an obligation, and the HOA will not be paying for the work.

A similar approach may be used for services such as staining or painting stamped concrete and servicing rain gutters or downspouts. The Board will not use HOA funds to pay for items that are the responsibility of individual homeowners.

Your Board of Directors

Tom Alleeson • Josh Rouse • Gary Mason • Tony Martinich • Marcus Lewis  **NEXT BOARD MEETING**

An open forum will be held at the beginning and end of the meeting. **Date:** April 13, 2026 **Time:** 5:00 PM

Location: Zoom – Agenda will be posted on www.chateauparkhoa.org