

# California Chateau Homeowners Association

Palmdale, California

website: [www.CaliforniaChateau.net](http://www.CaliforniaChateau.net)

## Board of Directors

Randy Aldridge, President: 943-0380 [realdridge@ashland.com](mailto:realdridge@ashland.com)  
Carie Burckle, Vice President 722-5995 [burcklefam5@aol.com](mailto:burcklefam5@aol.com)  
Todd Cetti, Secretary 722-7202 [todd.c.cetti@jpl.nasa.gov](mailto:todd.c.cetti@jpl.nasa.gov)  
Don Sessions, Treasurer 722-4814 [dmgfcc@verizon.net](mailto:dmgfcc@verizon.net)  
Robert Yegehiaian, Director 722-9384 [robertceo@payrollperfect.net](mailto:robertceo@payrollperfect.net)

## Architectural Committee

Phyllis Sweet 943-0966  
Shane Walter 943-9355  
Rich Hertle 722-3735

## Architectural Liaison/ Advisor to the Board

Gary Slayton 722-8014 [gary.w.slayton@citigroup.com](mailto:gary.w.slayton@citigroup.com)

Gate Entry Code & Website User ID: 1900  
Gate Exit Code & Website Password: 1812

## Newsletter – August 2005

**Board Members in Attendance** – Board members in attendance at the monthly meeting on 8/16 were Randy Aldridge, Don Sessions, Carie Burckle, and Todd Cetti. The meeting was called to order at 7:15 PM.

**Upcoming Annual Meeting and Christmas Party** – The board has chosen to schedule the next annual meeting and election to take place just prior to the Christmas Party this year. The reason for this is that we get a tremendous turn-out of property owners at the Christmas Party, but little to no attendance at the separately held annual meeting. This year we will hold the annual meeting and election one hour prior to the Christmas Party for those homeowners who would like to come and hold discussions with fellow property owners and board members. Voting will be held at the end of the annual meeting which will allow property owners arriving for the Christmas Party to stop in and vote before the party. We hope to get enough votes tallied this way so that a second meeting and mailing will not be necessary. This year we will actually include a proxy/absentee ballot with the November newsletter mailing to allow absentee property owners the opportunity to vote.

**Door Prizes for the Christmas Party** – If any property owners are interested in providing door prizes for the upcoming Christmas Party, please give Randy or Robert a call. Last year some property owners felt this should be opened for all property owners and business owners residing in California Chateau to participate in donating door prizes. The board is receptive to this and suggestions from all property owners are appreciated.

**Two Positions Will Open on Board of Directors** – At the end of this year, the two year term on the board of directors will expire for Todd Cetti and Don Sessions. Both individuals are considering returning as candidates again in the next election, however we would like to open this opportunity for other interested property owners to come forward and identify themselves as candidates for the upcoming election. For those who are interested, we will provide you with the opportunity to include a one page introduction and position statement to go out in an upcoming newsletter prior to the annual election. This will provide you with the opportunity to let other property owners know your desires for running for the board. This is open to any property owner and is quite a bit of fun, so please don't hesitate if you think you might be interested.

**Update of Gate Cameras and Recorders** – The new front gate camera and digital recording device is now up and running. The new cameras are providing clear, crisp pictures and offer a much improved view of the comings and goings at the gate. This will be a great safety enhancement for our community.

**Tree Trimming** – It has recently come to the board's attention that some property owners believe that the City of Palmdale is responsible for trimming and maintaining the street trees within California Chateau. This is not true. All front and side yard trees on your property are your responsibility to maintain and keep nicely trimmed and shaped. The City of Palmdale does not trim any trees on California Chateau property and the HOA only takes care of the trees on Avenue N and 55<sup>th</sup> West. If any of your trees are hanging into the street, or need to be trimmed please get them trimmed or have a professional take care of it. ***Please be careful!***

(Over)

**Latest on California Chateau Web Site** – Much thanks to Arley Clark, a California Chateau property owner like us, who is doing a great job as web master for the web site. Hopefully you have noticed the updated sales information section in our web site. Remember, the California Chateau website is located at [www.CaliforniaChateau.net](http://www.CaliforniaChateau.net). The restricted area can be accessed by entering *User ID: 1900* (our entry gate code) and the *Password: 1812* (exit gate code).

**Welcome New Residents** - Please *give a warm welcome* to our new property owners and neighbors:

- **Lot # 7 – Mike and Teri Baldwin**
- **Lot # 45 – Adam Brand and family**

**Architectural Approvals for Month:**

- **Lot # 69** – Pool, BBQ and spa - Approved
- **Lot # 31** – Front and rear yard landscape – Approved
- **Lot # 17** – Patio cover – Approved
- **Lot # 26** – Painting front of residence – Approved
- **Lot # 46** – Painting of residence – Disapproved – colors were not complimentary to other homes within the California Chateau community per the Architectural Standards

**Note:** *Please remember that all improvements need to be submitted on an Architectural Approval form (available on the website) for approval by the Architectural Committee prior to beginning any work on your property. The Architectural Committee has 45 days to approve or disapprove submitted plans but will try to turn them around within two weeks if possible. Work should not begin until approval is received. Contact Gary Slayton at 722-8014 for help if needed.*

**General Violations and Actions by Board:**

- **Lot # 73 – Final Notice and Implementation of Fines-** on-going resolution for non-completion of front yard landscaping. – Owner states will complete landscaping by ~~6/05~~ 8/05. Property owner has installed the garage window coverings – **Many thanks from the board!** .
- **Lot #122 – On-going \$10 Per Day Fine Continues** - Property Owner has failed repeated requests for submittal of plans for Architectural Approval of patio cover.
- **Lot # 10 – On-going - 60 Day Notice of Violation** – Exterior Maintenance and Repair (house needs painting)
- **Lot # 37 – On-going - 60 Day Notice of Violation** – Exterior Maintenance and Repair (backyard weeds, house needs painting) – **homeowner is in process of completing actions to resolve this complaint.**
- **Lot #63 – On-going – Legal Action** - The board has filed a legal suit in small claims court to collect past due assessments on this property.
- **Lot #122 – Closed – Parking/ Repeat Violation/ Final Notice** - Property owner has moved trailer offsite and is no longer parking in street – **Much thanks from the board!**

**Reminders** – The board would like to remind homeowners of a few of the most common oversights when living in California Chateau. For the majority who regularly support us in these areas – ***Thank you!***

- ***Please park vehicles off street.*** Parking is not allowed on the sides of homes. Trailers, boats and RV's are only allowed to remain for short periods of loading and unloading and must be stored off-site.
- ***Please place trashcans out of view from street and put them away promptly after trash pick-up.***
- ***Please clean up after your pets on walks.***

**Next Board Meeting** – The next board meeting will be held at the home of Todd and Dena Cetti, 41139 Estates Lane on Tuesday September 13<sup>th</sup> at 7:00PM. As always, all homeowners are welcome to attend.

***The California Chateau Board of Directors***