

California Chateau Homeowners Association

Palmdale, California

website: www.CaliforniaChateau.net

Board of Directors

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

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

Newsletter – April 2005

Board Members in Attendance – Board members in attendance at the monthly meeting on 5/17 were Randy Aldridge, Don Sessions, Robert Yegehiaian, Carie Burckle, and Todd Cetti. Gary Slayton also attended. The meeting was called to order at 7:05 PM.

Resignation of Robert Margherita – Robert has stepped down as a key member of our Architectural Committee. The board would like to thank Robert for his many years of faithful service to our community, and we wish him well in the future. Best wishes Robert and thanks for all you've done!

Main Gate Reader Board Updated – We have updated the main gate reader board with all current homeowners' names and correct numbers. Our goal is to make sure that the information on the reader board is kept current, so please advise us of any changes to your information contained in the data base (phone numbers, names, etc.) as necessary. If you have a concern regarding the reader board, please contact Randy Aldridge at 943-0380.

Latest on California Chateau Web Site – We are continuing the update of the California Chateau website located at www.CaliforniaChateau.net. Once completed, our website will contain the following updated information: CC&R's, Architectural Standards, Architectural Approval Form, latest newsletter, recent home sales information, upcoming events, and an electronic complaint submittal. Some of the information is contained in a restricted area on the website which is available only to property owners. The restricted area can be accessed by entering *User ID: 1900* (our entry gate code) and the *Password: 1812* (our exit gate code). Pictures and titles of the current board have been submitted and will be updated this month.

General Violations and Actions by Board:

- **Lot # 73** - This property has an on-going resolution for non-completion of front yard landscaping, non-completion of other projects on property (pilaster lights, window coverings) – property owner states will complete by 6/ 2006.
- **Lot # 105** - Property owner was contacted by board regarding trash cans being left in front of garage rather than placed out of view- property owner will correct the problem. Thank you.
- **Lot # 10** - Notice of Violation – Exterior Maintenance and Repair (house needs painting)
- **Lot # 37** - Notice of Violation – Exterior Maintenance and Repair (backyard weeds, house needs painting).
- **Lot #67** - Notice of Violation – Exterior Maintenance and Repair (weeds on front yard hill and general landscape maintenance)

Water Damage to Perimeter Wall – The heavy rains resulted in water damage in the form of undermining to the west perimeter wall of our community. The board is taking action to secure bids to repair the damage to the wall and surrounding area. We are also investigating the status on the painting of the wrought iron at the top of the perimeter wall which should have been completed when the wall was recently painted.

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Great Job on Landscaping Improvements! – The board thanks the many homeowners who have initiated improvement projects on their property this year. This is a great time of year for all of us to get outside and complete our landscaping projects, as well as the trimming of those front yard trees and shrubs, and general clean-up of our properties. The board appreciates all of our property owners taking the initiative in these areas as it benefits all of us by making our neighborhood beautiful, and a desirable one in which to live. Please keep up the good work.

Screening of Fences from Backyard View – For those property owners who would like added privacy for their backyard, or for potentially quieting their dogs from barking at passers-by, metal mesh screening of front yard wrought iron can be approved by our Architectural Committee. The metal screening is available at Home Depot and Lowe's, and can be attached to your wrought iron with sheet metal screws. Remember that any such screening must be painted to match your existing wrought iron fencing. Also, any new wrought iron that you install should match the existing wrought iron in our community in both style and color, and should be approved by the Architectural Committee prior to installation.

Quiet Enjoyment – Dog Barking – One of the great things about living in California Chateau is that our CC&R's provides each of us with the privilege of "quiet enjoyment" within our community. If we own dogs, our neighbors have the right to quiet enjoyment, and this means that we have a responsibility to do what is necessary to limit our dogs from barking, particularly in the early morning hours, and at night. We also need to limit loud engine noises, such as gardening equipment, during these hours and on Sunday. Thanks again to the many property owners who recognize the importance of this consideration for your neighbors.

Walking/ Cleaning Up After Our Pets – We all love to walk our dogs, but in doing so we also have a responsibility to clean up after our pets. As a consideration to your fellow property owners, please carry, or have your kids carry, the necessary items to clean up after your pets when on walks in our community. It's important, and your neighbors will appreciate it.

Please Keep Trash Cans Out of View – Thanks to the many homeowners who are complying in this area. As a reminder, our CC&R's require that trash cans be put away by Monday evening after trash pick-up, and they must be placed out of view from the street except when they are out for pick-up.

Progress on Parking – We truly appreciate the progress in this area as well. Most homeowners are helping out and getting their vehicles off the streets at night. Please remember and observe that parking on the streets and sides of homes in California Chateau is not allowed.

Architectural Approvals for Month:

- **Lot # 2** – Painting of stucco and trim – Approved
- **Lot # 46** – Decorative wall, concrete slab, patio cover, and removal of 5 trees – Approved
- **Lot # 66** – Rock pavers installation on driveway - Approved
- **Lot # 71** – Rear yard brickwork - Approved
- **Lot # 92** – Rear yard patio cover, slab, BBQ pit, rain gutter installation – Approved

Note: *There are currently a large number of property improvements underway. Please remember that all improvements need to be submitted on the Architectural Approval form (available on the website) for approval by the Architectural Committee. Please allow at least 2 weeks for approval. Contact Gary Slayton at 722-8014 for help if needed.*

Opening on Architectural Committee – With Robert Margherita's resignation there is now an opening on the Architectural Committee that we need to fill. If you are interested, please contact Randy Aldridge.

Next Board Meeting – The next board meeting will be held at the home of Robert Yegehiaian, 41135 Myrtle Ave., on Tuesday June 14th at 7:00PM. As always, all homeowners are welcome to attend.