

# California Chateau Homeowners Association

Palmdale, California

Gate Entry Code/ Website User ID: 1900

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

Gate Exit Code/ Website Password: 1812

## Board of Directors

## Architectural Committee

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)

Gary Slayton (Chair) 722-8014  
Phyllis Sweet 943-0966  
Rich Hertle 722-3735

## Newsletter – October 2005

**Board Members in Attendance** – Board members in attendance at the monthly meeting on 10/07 were Randy Aldridge, Don Sessions, Carie Burckle, Robert Yegehiaian and Todd Cetti. Gary Slayton, Architectural Committee Chair, also attended.

**Annual Christmas Party – Location Change** – The Annual Christmas Party and Election is still scheduled for 7:00PM on December 7, 2005, however we have moved the location to the Lilac Pavilion at the Antelope Valley Fairgrounds. At this location we will have more room and plan to have a DJ, dance floor, and a no-host bar for your enjoyment. It will no longer be necessary to limit the number of RSVP's by property owners to the first 250; however we still ask that only family members living within California Chateau be included in your headcount. If you wish to bring other guests, it may be possible if you pay for them. Please discuss this with Carie Burckle when you **RSVP by 11/20/05 at 722-5995**. We hope to see you there!

**Door Prizes for the Christmas Party** – For our property owners and families who have expressed interest in providing door prizes for the upcoming Christmas Party, please bring them with you to the Christmas Party and it will be part of the raffle. Families are welcome to create their own unique gift baskets that can be raffled to other families in the community as well. It's all in the name of fun! If you need more information on this please call Randy, Robert, or Carie at the above numbers.

**Two Positions Open on Board of Directors** – No new candidates have come forward to serve on the board of directors of California Chateau. Todd Cetti and Don Sessions, whose terms are up this year, have expressed their willingness to continue in their current roles on the board. We are still required to send out separate proxy ballots to allow homeowners, who will not attend the annual meeting and election, the opportunity to write-in candidates and to vote. We are also required to hold an annual meeting to allow property owners the chance to verbally nominate new candidates prior to the election. Our intent is to have the annual meeting at 6:30PM on December 7, 2005 in the Lilac Pavilion at the Fairgrounds. At adjournment of the Annual Meeting, we will reconvene for the Annual Christmas Party and Election at the same location at approximately 7:00PM. Please direct any questions to a board member.

**Christmas Decoration of Our Front Gate** – We will be decorating the front gate with our usual Christmas theme on Saturday, December 3rd, at 10:00AM. Please mark your calendar, come down and help out!

**Fall Yard Sale Cancelled** – The board voted and agreed to cancel the Fall Yard Sale this year. Turn out for these events have been decreasing according to some property owners. We will plan to have a Spring Yard Sale early next year. Sorry for this inconvenience to those who were planning on the yard sale.

**Mission Drive Party Violation** – As all too many property owners are aware, a loud party was held on Lot #50 on Mission Drive on October 1<sup>st</sup>. The occupants of this property chose to hand out hundreds of flyers that included our gate code, and chose not to provide any warning to neighbors or board members of the pending party, which was finally broken up by the Sheriff's Department around midnight. Many of the party-goers loitered, trespassed, and threw trash throughout our community. Some racial epithets and threats were

(Over)

directed by party-goers at some of our property owners who were just trying to get home. Please be advised that the board has levied significant fines and a lien against this property owner for a variety of violations, and we consider this behavior unacceptable in our community. The board agreed that we will not change the gate codes at this time, because to do so is a major disruption for our residents. We will continue to monitor this situation and change the codes if we deem it to be necessary. Please remember, if you plan to hold a party, let your neighbors and the board know and be considerate of fellow property owners. Gate codes should not be freely given out, or written on flyers. If you are having a party, contact a board member to lock the gate open to allow your party-goers access, assuming it is at a reasonable hour.

### **Architectural Approvals for Month:**

- **Lot # 18** – Exterior Painting of Trim - Approved
- **Lot # 72** – Installation of Rain Gutters – Approved
- **Lot # 96** – Room Addition at rear of home - Conditionally Approved (must have tile roof, be complimentary materials, and be painted to match existing structure).

**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 # 10 – Closed - 60 Day Notice of Violation** – Exterior Maintenance and Repair (house needs painting). *Property owner had the home painted – thanks much from the board!*
- **Lot # 37 – Closed - 60 Day Notice of Violation** – Exterior Maintenance and Repair (backyard weeds, house needs painting) – *Property owner has cleared weeds and painted the home – thanks much from the board!*
- **Lot #50 – Fines and Lien imposed for party on 10/01/05.**
- **Lot #63 – On-going – Legal Action** - The board has filed a legal suit in small claims court to collect past due assessments and fines on this property. Owner was subpoenaed but did not show at hearing. Judge has allowed for collection of HOA dues and fines associated with this legal suit, which the board plans to pursue.
- **Lot # 73 – Final Notice - Implementation of Fines (Temporarily Delayed on Agreement by Board)** - On-going resolution for non-completion of front and side yard landscaping. – *Owner has been in property for two years and still needs to complete front and side yard landscaping. Owner states will complete front and side yard landscaping by 6/05, 8/05, 10/05, 11/05 – board needs final commitment from property owner to complete this project..*
- **Lot #122 – 30 Day Notice-** Exterior Maintenance and Repair – *front doors need to be stained or painted, basketball hoop needs to be placed out of view when not in use, plans for patio cover need to be updated for tile trim and re-submitted to the Architectural Committee.*
- **Lot #141 – Courtesy Call** – Exterior Maintenance and Repair (front side yard is dead, landscaping needs general clean-up, and weeds in rear yard are visible from street). *Owner states that he will take care of it immediately.*

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

- *Please park vehicles off street.*
- *Please remember that parking is not allowed on the sides of homes.*
- *Please remember that trailers, boats, ski-doo's, 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 Robert Yegehiaian, 41135 Myrtle Street on Monday, November 7th at 7:00PM. As always, all homeowners are welcome to attend.

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