

# California Chateau Homeowners Association

Palmdale, California

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

Gate Entry Code/ Website User ID: 1900

Gate Exit Code/ Website Password: 1812

## Board of Directors

Randy Aldridge, President:	943-0380	<a href="mailto:randya@ap-prod.com">randya@ap-prod.com</a>
Robert Yegehiaian, Vice Pres.	722-9384	<a href="mailto:robertceo@payrollperfect.net">robertceo@payrollperfect.net</a>
Todd Cetti, Secretary	722-7202	<a href="mailto:todd.c.cetti@jpl.nasa.gov">todd.c.cetti@jpl.nasa.gov</a>
Don Sessions, Treasurer	722-4814	<a href="mailto:dmgfcc@verizon.net">dmgfcc@verizon.net</a>
Carie Burckle, Director	722-5995	<a href="mailto:burcklefam5@aol.com">burcklefam5@aol.com</a>

## Architectural Committee

Gary Slayton (Chair)	722-8014
Phyllis Sweet	943-0966
Rich Hertle	722-3735
Shane Walter	943-9355

**Board Members in Attendance** – Board members in attendance at the monthly meeting on 3/13 were Randy Aldridge, Don Sessions, Carie Burckle, Robert Yegehiaian and Todd Cetti. Gary Slayton, Architectural Committee Chair, also attended.

**Spring Garage Sale – Mark Your Calendars** – The annual Spring Garage Sale has been planned for Saturday, April 22, 2006. The gate will open at 7:00AM. This is an opportunity to clean out those garages and attics and sell your stuff. We usually have a pretty good turn out at these events, so now is the time to start getting ready!

## **Architectural Approvals for Month:**

- **Lot #33 Barjam, 41135 Heights - Swimming Pool and landscaping approved.**

**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 #63 Gregoire, 5706 Northridge – Property Lien Filed** - The board completed a small claims court action to collect past due assessments and fines on this property for non-payment of HOA dues. Owner was subpoenaed but did not show at hearing. Judge has allowed for collection of HOA dues and fines associated with this legal suit. The HOA lawyer is to provide a demand letter to the current escrow company and funds will be paid through escrow upon the refinance of the property, which is in process.
- **Lot #122 Marmon, 41150 Summitview – Property Lien Filed** - On-going resolution for patio cover architectural non-compliance (resolved), front door painting (resolved), shed stored in side yard visible from street (continuing), basket ball hoop left in driveway 24/7, and parking issues. This property owner is moving out of California Chateau and final settlement of past due fines is in negotiation with the board. A lien has been placed on this property.

**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!*

- *No parking on streets, or on the sides of homes.*
- *Trailers, boats, ski-doo's, and RV's are not allowed, except for short periods of loading and unloading. These types of vehicles must be stored off-site.*
- *Trashcans must be kept out of view from street and put away promptly after trash pick-up.*
- *Clean up after your pets on walks.*

**Next Board Meeting** – The next board meeting will be held on April 17th at 7:30P.M at the home of Todd Cetti, 41139 Estates Lane.