

California Chateau Homeowners Association

Palmdale, California

Website: www.CaliforniaChateau.net

Gate Entry Code/ Website User ID: 1900

Gate Exit Code/ Website Password: 1812

Board of Directors

Randy Aldridge, President	943-0380	randya@ap-prod.com
Robert Yegehiaian, VP	943-6479	rvegehiaian@gmail.com
Todd Cetti, Secretary	722-7202	todd.c.cetti@jpl.nasa.gov
Don Sessions, Treasurer	722-4814	dmgfcc@verizon.net
Gary Slayton, Director	722-5995	gary.iori@verizon.net

Architectural Committee

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

January 2008 Newsletter

Board Members in Attendance – A board meeting was held January 17, 2008 and was attended by Randy Aldridge, Gary Slayton, Todd Cetti, Robert Yegehiaian, and Don Sessions.

Annual Election – Call for Candidates – There are three positions open on the board; those of Todd Cetti, Don Sessions, and Carie Burckle. The board voted to appoint Gary Slayton for the remainder of Carie's term when she left the board late last year. Todd, Don, and Gary have agreed to continue for two more years in their current roles on the board; however as a HOA we are required to open the opportunity for other candidates to come forward if they are interested in replacing any of these board members. The only requirement is that you be a property owner within California Chateau and that you be in good standing on your dues. If you are interested, please contact Randy Aldridge at 943-0380 and let him know prior to 2/22/08, which is our next board meeting. The board would appreciate if any new candidates could provide a single page introduction of their self and explain why they would like to be a board member. This statement could then be mailed out with our next newsletter and would give all of our property owners some information to help in the voting process. Our annual election will be held at the board meeting on March 21, 2008 assuming any new candidates come forward.

Reader Board Update – Property owners, if your name and phone number is not in the reader board or if your info has changed, please e-mail Robert Yegehiaian at the e-mail address above and include your name, address and phone number for the change. Robert Yegehiaian has agreed to update the information.

Time to Take Down Those Christmas Lights – The board would like to request that all Christmas lights be taken down at this time. If lights are left up past the end of February, fines will be imposed.

Lights at the Front Gate – Once again, the board would like to thank to Keith and Linda Brooker for being supportive and active volunteers in our community and hanging up the Christmas lights at our front gate in December. Also, we would like to provide a special thanks to Cynthia and Courtney Breeher for helping!

Dog Walking - Cleaning Up After Your Pets – Although we all agree it should not be necessary for the board to discuss this in the newsletter, we still have property owners walking their dogs and allowing them to do their business on other people's lawns. Pet owners, please carry plastic bags with you on dog walks and clean up after your pets. Beginning immediately, anyone spotted walking dogs without a plastic bag in hand will result in that property owner being fined \$50 per occurrence, or \$100 per occurrence if they don't clean up after the dog.

Architectural Approvals for the Month: - NONE

Note: Please remember that all improvements, including painting, 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.

New Property Owners: We apologize for the delay in this information as these records come to us from the escrow companies through the HOA CPA. The board would like to welcome the following new property owners to California Chateau. Welcome to the neighborhood!

- **David and Holly Jennings – Moved in 9/07 - Lot # 94 – 5608 Gardendale Lane**
- **Cecil and Deanna Swetland – Moved in 11/07 – Lot # 38 – 41043 Heights Drive**
- **Juan and Juana Pena – Moved in 11/07 – Lot # 41 – 41108 Heights Drive**

General Violations and Actions by Board :

- **Lot #63 - Jerry Gregoire/ Maria Amirbehboody – 5706 Northridge Drive –** Since April 2007 the board has imposed a \$300 per month fine for repeated parking violations. The resident promised the board that he would expand the driveway to solve the parking issue, promised to restore the landscaping, and agreed to discontinue parking on the street by June 2007. The board agreed to waive all fines if the property owner met these promises. The board President allowed significant leeway on the rolling completion dates based on continued promises by the property owner. At the January 2008 board meeting, we agreed that enough time had been extended to this property owner, and since none of the extensive fines have been paid we agreed to turn the property over to CLS to file appropriate lien and foreclosure paperwork. We appreciate the neighboring property owner's patience and tolerance of this problem property. The board has really gone overboard in working with the property occupant to try to resolve this, all to no avail.
- **Lot #105 – Tenant in Property – Owned by Gordon Chun and Teresita Reyes – Crest Drive –** The board has imposed a \$300 fine on the owners of this property for allowing their tenant continued parking of a Rooster Rooter Plumbing van in the driveway.
- **Lot #98 – Gary Karon – 41109 Summitview Lane –** HOA dues have not been paid on this property since July 2007. This property has been turned over to CLS to file appropriate lien and foreclosure paperwork.

Next Board Meeting – The next board meeting will be held on February 22, 2008 at 7:00PM at the home of Todd Cetti, 41139 Estates Lane