

# 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 Yegehalian, VP	943-6479	<a href="mailto:ryegehalian@gmail.com">ryegehalian@gmail.com</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:dmgicc@verizon.net">dmgicc@verizon.net</a>
Gary Slayton, Director	722-5995	<a href="mailto:gary.lori@verizon.net">gary.lori@verizon.net</a>

## Architectural Committee

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

## February 2008 Newsletter

**Board Members in Attendance** – A board meeting was held February 21, 2008 and was attended by Randy Aldridge, Gary Slayton, Todd Cetti, Robert Yegehalian, and Don Sessions.

**Annual Election – Call for Candidates** – None of our property owners came forward to express interest in serving on the board. For this reason, no election will be held. Since no candidates came forward, the current board incumbents; Todd Cetti, Don Sessions, and Gary Slayton will continue in their roles serving on the board.

**Reader Board Update, 2<sup>nd</sup> Request** – Property owners, if your name and phone number are not in the reader board or if your info has changed, please e-mail Robert Yegehalian at the e-mail address above and include your name, address and phone number for the change. Robert Yegehalian has agreed to update the information.

**Dog Walking - Cleaning Up After Your Pets, 2<sup>nd</sup> Request** – 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.*

### **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 #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 March 20, 2008 at 7:00PM at the home of Randy Aldridge, 41143 Carmel Road