

# Chateau Park Homeowners Association

Dear Fellow Owners,

A few owners still do not understand the role of Management, the Board of Directors, and what the Association is responsible for maintaining.

**MANAGEMENT/BOARD OF DIRECTORS:** Our management company has been hired to manage the Association. This means that they are to collect assessments, pay our vendors hired by the Board of Directors, and act as a liaison between the Board of Directors, the vendors, and the residents. Management does not make any decisions on their own or have a vote. They provide the information to the Board of Directors, who review and analyze the information and make a fiscally responsible decision that would not compromise the integrity of the community and its Members. There is no special treatment; what they do for one Member, they must do for all.

**No member of this Board has ever had anything to do with the developer other than sue them on behalf of the Association.** The President of our Association led the fight to sue The Developer of Chateau Park in 1987 and helped us get one of the largest settlements for owners in the tri-county area. Every single owner was required to approve that settlement, and the benefits we all enjoy today are in part thanks to that settlement! The Developer of Chateau Park passed away almost 30 years ago!

**GOVERNING DOCUMENTS:** The Governing Documents of the Association consist of such items including CC&Rs, ByLaws, and Rules and Regulations. The Board of Directors cannot vote for something that goes against these guidelines. In addition, Chateau Park HOA is a Planned Unit Development, not a condominium. Most items, therefore, are the responsibility of the Owner, not the Association. This includes the roof, walkways (stamped concrete and stairs), landscaping against the structure (excluding the sprinkler system), etc. The Association cannot pay for repairs to these items, even though they were planted, constructed, etc. by the developer.

We understand the frustration when Members ask for something that the Board either denies because it does not fall within the scope of responsibility of the Association or if it would go against the theory “what we do for one, we do for all.” However, the Board does listen to everyone and act upon each request in a reasonable manner.

We would love to take care of all roofs, gutters, termites, backyard drains/plumbing, repair all stamped concrete, give everyone new windows, give everyone new garage doors, give everyone new utility doors, give everyone new front doors, give everyone sliding glass doors, paint the inside of every unit and do everything else they do for Condominiums. **However, we are NOT a Condominium – we are a Planned Unit Development which means that the Member (Owner) is responsible for most of the repairs to the unit. This includes the walkways and landscaping leading from the concrete swale to your front door.**

**INSURANCE:** We were forced to raise dues for the last 2 years and include a special assessment because of insurance (which is out of our control). The combination of repair/replacement costs and State Mandates has forced insurers to leave our state and caused increases of almost 250%. Many Associations were forced to obtain State insurance policies. We were fortunate enough to obtain private insurance for savings in the hundreds of thousands of dollars. Even with these policies, insurance is ridiculously high. With a shift in the political and economic landscape in 2025, we hope to find reduced-cost insurance next year and subsequently reduce HOA dues closer to pre-insurance increase levels.

# Chateau Park Homeowners Association

The Board of Directors follows and implements all policies and procedures to mitigate any liability to the Association and its Members. Do not let anyone tell you otherwise! If you are provided with information from a Member, we encourage you to contact Management to find out the facts, as the information may be false or just the opinion of that resident. There are currently no owners in the Association (other than Board Members) participating in the decision-making process or having day-to-day operational information related to Chateau Park other than the Board of Directors/Management. No owner has volunteered for any of our committees; no owner has attended a Board meeting more than once or twice in the last couple of years.

We are Members just like you. We pay the dues and special assessments for insurance just like you. We take care of our own roofs, stamped concrete, and backyards just like you. The only difference between you and your fellow Board members is that we spend hundreds of hours volunteering with no compensation trying to make Chateau Park a great place to live within our budget and **ONLY DOING FOR ONE OWNER WHAT WE ARE WILLING TO DO FOR ALL OWNERS.**

**MEETINGS:** The Board of Directors normally meets every other month on the third Monday at 5 PM via Zoom. The agenda is always posted on [www.chateauparkhoa.org](http://www.chateauparkhoa.org). We encourage you to attend as there is an Open Forum at the beginning and end of the meeting where you will have time to voice your concerns. After the Open Forum, the Board of Directors conducts their business, where the Owners can listen to the meeting. Please note that we allow each owner time to share their concerns during the Open Forum without interruption. We carefully listen to everything said, we review any requests including visiting the location for any issue in question, and if it is something we are willing to do for all owners, we will approve the request.

**EXCITING NEWS:** The pickleball courts have been installed, and the tennis court has been resurfaced. We hope you are taking advantage of these two great amenities. If you decide to sell your home, please ensure your realtor includes night-lit pickleball courts and tennis court as well as Chateau Park HOA having one of the lowest dues for services provided in the tri county area.

We passed our insurance inspection with flying colors. We only needed to add a fire extinguisher in the pool area. Please keep your barbecues away from the buildings, please make sure you do not use your garage for storage and can fit one car in your garage.

**REMINDERS:** Please do not leave your vehicle unattended in any portion of the stamped concrete - it is a fire lane. Please make sure you pick up after your dog and take advantage of our doggie stations and please do not leave furniture outside with "for free" notes.

If you have misplaced your refrigerator magnate, which contains the 24-hour emergency number for management and other valuable info, let Cheryl know, and she will send you another. Please leave your porch light on at night (crooks do not like that).

Lastly, please get involved and join one of our committees: Architectural, Neighborhood Watch, Landscaping, or Social. If there is another committee of interest to owners - we can create it. We also have a neighbor helping neighbor and Meals on Wheels programs we can direct you to.

Wishing you and yours the happiest of holidays and a very healthy and prosperous New Year.

Your Board of Directors

Gary Mason \* Sherry Lynne \* Tom Alleeson \* Tony Martinich \* Josh Rouse