

# Chateau Park Homeowners Association

The Association has received numerous inquiries from owners about a letter circulated by Jennifer Miller, Paul Cross, and Diane McCowan. We thought it important to address the content of that letter.

1. **Financial Transparency:** Each Owner is provided a budget for the following year and a year-to-date accounting of what was spent during the current year. In addition, a financial review, which is prepared by an independent third party (CPA), is provided to each Owner for the entire fiscal year. Each Owner can request certain accounting records for review. The Board follows the annual reserve recommendations for complex maintenance (provided by an independent Reserve Study firm).

Any increase in dues for 2025 was previously explained to every owner in the complex, and a financial packet was delivered to every owner in November. The primary increase in dues this year and last year was the direct result of significant insurance costs due to many insurance companies pulling out of the State of California and major insurance increases and replacement costs throughout the State of California. These increases had absolutely nothing to do with the management or operations of Chateau Park. They have affected most of the Association's in the State of California

Our management company, landscape company, and other vendors have delayed raising their fees for the last several years (even though their costs, just like everyone else, went up significantly). Even with their comparatively small increase- they still provide us with services that we would not be able to obtain anywhere else without paying much more for equivalent services. We have and continue obtaining bids from other vendors to ensure we get the best value and services for the money spent.

2. **SAFETY ISSUES - THERE ARE NO FIRE THREATS, SAFETY ISSUES OR LIABILITY ISSUES RELATED TO CHATEAU PARK HOA. CHATEAU PARK RECENTLY PASSED A DETAILED INSPECTION BY OUR NEW INSURANCE COMPANY BEFORE THEY WOULD INSURE US. EVEN BEING A 40 YEAR OLD COMPLEX- THE BUILDINGS AND COMPLEX ARE WELL MAINTAINED.** The only request made by the Insurance Inspector was to place a fire extinguisher in the pool area, which was completed accordingly.
3. **LIABILITY ISSUES-** The only potential financial liability was when an owner demanded that the Board spend approximately \$5,000 to put a 3-foot picket fence on the greenbelt next to her home because a motorbike drove through Chateau Park a couple of times and went on the greenbelt next to her house. **She told the Board that if we did not put in the picket fence, she would contact our insurance carrier because "they might want to know how dangerous Chateau Park is"**. The request was denied, and no action was taken.
4. **Management Walk-throughs –** Management is on-site regularly and performs duties as required by the Board. As Management is not required to be on-site all the time, they

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rely on the residents to contact them regarding day-to-day issues in the community. In addition, members of the Board walk the complex regularly. Our manager is a certified community association manager and acts according to the Board's direction. Monitoring parking is not part of their duties.

5. Rules – All rules of the Association have been either drafted by or approved by the Association's attorney. This ensures that they are all legal and within the means of adoption by the Board.
6. Meetings – In speaking with multiple homeowner associations, they also meet via Zoom. This is the new norm, making it easy for everyone to participate. When the Board had in-person meetings, there were zero to a handful of people showing up. We received complaints asking why we did not perform our meetings by Zoom. Zoom meetings allow Board Members and owners to attend meetings anywhere worldwide.
7. Communications- Every owner in the Association has a 24-hour emergency number to contact management and an email address to contact management and the Board, and all owners' needs are met on a timely basis. There is also a Board/Management contact link on the Association Website at [www.chateauparkhoa.org](http://www.chateauparkhoa.org), which many of you use. Management has provided every owner with a refrigerator magnet that contains emergency and contact information.
8. Weed Abatement – Chateau Park has been inspected multiple times for fire abatement recommendations and has complied with all recommendations. Please note that they were recommendations and not mandatory. The Board takes any potential hazards very seriously and they are addressed immediately.

The Board will not spend one dollar on one owner, which we are not willing to spend on all owners.

~~Property values in Chateau Park have continued to increase yearly because the dues are low, and the property is maintained. Any insinuation to the contrary is fallacious.~~

**Our Association is fiscally sound, there are no outstanding safety or liability issues, and the statements used by Jennifer Miller, Paul Cross, and Diane McCowan do not accurately reflect the state of the Chateau Park HOA.**

Merry Christmas, Happy Hanukkah, Happy Holiday, and a very happy, healthy and prosperous New Year for us all.

Gary Mason- President  
Tony Martinich- Vice President  
Josh Rouse - Member at Large

Sherry Lynn- Treasurer  
Tom Alleeson - Secretary