

Chateau Park Homeowners Association

Why was this not identified sooner?

In prior years, the CPA set up the accounting system so that water payments received were recorded as income, while the water bills paid to LVMWD were recorded as expenses. Although it was known that some accounts were past due, the extent of the discrepancy was not realized until the new Treasurer began reviewing the records this year.

As a result, the HOA has hired a CPA to perform a full audit of the Association's financial records for 2024 and 2025. Every homeowner will receive a copy of this audit report once it is completed. This report will be more detailed than the annual financial review typically provided to members. Since the Association has never previously conducted a formal audit, we do not yet know what the final report will conclude or how the findings will be presented. Once the audit is completed, homeowners are encouraged to direct any questions to Management so they can coordinate responses with the auditor.

Scooters / E-Bikes

The Association has received reports of individuals riding e-bikes and electronic scooters along the Windsong greenbelt. Please remind everyone in your household that using these devices on sidewalks is prohibited. This activity can be extremely dangerous for pedestrians. If individuals are identified and reported, fines may be issued.

Board Meetings (Zoom vs. In-Person)

During the meeting, some homeowners expressed a preference for in-person meetings rather than Zoom, or suggested that Board members appear on video rather than call in. At this time, in-person meetings are not practical for the Association. In the past, meetings have had to be adjourned due to disruptions, requiring rescheduling and potentially incurring additional costs. In addition, the HOA does not have a meeting facility, such as a clubhouse, and would need to rent a location for each meeting. The Board is working to minimize expenses whenever possible, and holding meetings remotely is one way to do so. Additionally, prior to the pandemic when meetings were held in person, only a small number of homeowners typically attended. Since meetings have been held remotely, participation has increased significantly.

Tree Trimming in Backyards

There appears to have been some miscommunication regarding backyard tree maintenance. The Board would never use HOA funds to trim or remove trees located in private backyards. The Board is currently obtaining bids from vendors to trim backyard trees to secure a potentially lower rate for homeowners interested in having their trees trimmed. Each homeowner would still be responsible for their own costs and may choose any vendor they prefer. The Board is simply gathering pricing information as a courtesy to homeowners, not as an obligation, and the HOA will not be paying for the work.

A similar approach may be used for services such as staining or painting stamped concrete and servicing rain gutters or downspouts. The Board will not use HOA funds to pay for items that are the responsibility of individual homeowners.

Your Board of Directors

Tom Alleeson • Josh Rouse • Gary Mason • Tony Martinich • Marcus Lewis 📞 **NEXT BOARD MEETING**

An open forum will be held at the beginning and end of the meeting. **Date:** April 13, 2026 **Time:** 5:00 PM

Location: Zoom – Agenda will be posted on www.chateauparkhoa.org