

January
- March
2019

CRESTVIEW CHATEAUX

The Newsletter of the Crestview Chateaux Home Owners Association
CrestviewChateaux.com

Our Community Manager:

Heywood Management
42 S. Hamilton Place, Suite 101
Gilbert, AZ 85223
480-820-1519

Chad Cheff, Property Manager
Chad@heywoodmanagement.com
Assistant:
Leah@heywoodmanagement.com

~ Coming Soon - Another Critical Meeting! ~

- Can we talk? No, not about that. We need to converse about roofs. "Roofs?" You might ask. "Why?"
- Roofs, like a buildings' foundation, can last a long time. But while a foundation, with proper installation & good fortune, might be sound for more than 100 years, roofs are typically only designed to last 20 years or so. Even during that time, roofs require ongoing upkeep to keep their integrity sound.

Regular Board Meetings are typically (not always) held at 5:30 on the 3rd Thursday of most every month. Details are posted at our message board & our community website as to location, changes, etc. See our website or message board on the north side of the pool area for past month's meeting minutes, financials, etc. Some exceptions are that we usually have no meetings in July nor in December.

YOUR BOARD OF DIRECTORS

J.R. Rutherford - President
jrhoa@cox.net
Sara Patterson - Vice President
spatterson56@cox.net
- Connie Gartner - Treasurer
connieg2@cox.net
Jim Zirbes - Webmaster
Jim.zirbes@gmail.com
Trish Rutherford - Member at Large



Board Meetings are open to ALL OWNERS & their duly appointed representatives!

Details of upcoming meeting locations are always posted on message board.

(Please submit your ideas & comments to Chad, our property manager @ Heywood if you are unable to attend a board meeting)

- Don't let the look of a tile roof fool you. While it is true that the tile itself is harder than an asphalt or wood shingle, it is only one part of a roof, understanding that parts of our roofs in some cases are flat with no tile on top that portion of the surface.
- In other words, save for the very thin tar paper (that boils like bacon in a frying pan, everyday, over and over, each summer), plywood, & your interior ceiling drywall, that's all you have standing between you & roof leaks that can cause us major costs & hassles.
- Now in saying that, our current monthly assessment has not included enough to cover major replacement
- The Crestview Chateaux community is a better place for those who cordially participate in the processes and give valuable input we can act upon regarding what we should do about our roof situation.
- **Please enjoy us for a civil and thoughtful discussion about the roofs and the action our owners who have closely examined the issue feel we should act on to ensure ongoing cost efficiency.**
- **Hope to see you there at our poolside area for this event on Thursday, April 4th at 6 pm.**

Re: Vehicles Parked Here

To maintain a proper environment, we contract with a company who checks our parking areas from time-to-time looking for vehicles that are not as they should be. Some of these may have expired license tags, appear to be abandoned or otherwise. We never intentionally would have a vehicle towed away by them that is operational, belongs to a resident (or guest) and otherwise is properly here.

Be certain to contact our property manager to alert them about any vehicle you know of that should or should not be left on our premises!

We have been experimenting with different forms of lighting in the complex, so if you see outdoor light fixtures that are swapped out quickly, know it is so we can determine what is the best kind

Condo Owners - Did You Know That...

When you own your condo & rent it out, you should provide your Resident(s), a(n):

- Copy of Crestview Chateaux CC&Rs
- Copy of the most recent Crestview Chateaux Rules & Regulations
- Past Issues of these Newsletters
- Assigned Parking Space Number
- Pool key
- Mail box key

Do everyone a favor and report any common area problems/issues you notice to our management company: Leah via phone at 480-820-1519 &/or leah@heywoodmanagement.com

Our Cluster Mailboxes...

- As these are approximately 35 years of age, they are getting tired & aren't as safe as they could be, we ask you contact the USPS & ask them to replace
- The more of our residents they hear from, the more likely it is they will do this on our behalf!

Call the Cops...

- If you see something a little "off" contact the Chandler Police Department at the non-emergency # 480-782-4130. Better to do so and it is nothing to worry about than to ignore something that may be
- Our HOA Board President JR (thank you JR!) even had magnets made with that information on for you &/or put that phone # in your smart phone now!

We Humbly Request Your Assistance With This Issue That is Happening:

It is being seen that several households are not
1) keeping their dogs on a leash at all times, &/or,
2) not cleaning up their dog waste again. **ALL OF US NEED TO DO BOTH WITHOUT FAIL!**

While it can be dogs of all sizes, we seem to finding more dog poo (yuck!) that is mostly from smaller dogs. But, as is true of all animals, just because a dog is smaller doesn't mean that it is any less of a health threat to other animals & humans, especially children and the aged.

That and it is simply disgusting to find dog excrement littered all over our rocks and grass. We sincerely praise those who do the responsible thing all of the time & keep the dogs in their care **ON THEIR LEASH** and provide for the immediate sanitary



The Crestview Chateaux Newsletter welcomes your contributions. Please send your ideas to Jim Zirbes at jim.zirbes@gmail.com

This Newsletter is sent by email to all Association unit owners.

If you are renting out an unit you own in our community, forward this newsletter to your tenants so they can know this information too!

Visit us online at www.CrestviewChataeux.com