



Homeowners' Association News

August 2010

Thank you for electing the new Board to represent you in the never ending effort to make Chatelaine the very best community living in Greenville. The new Board has been in session six weeks and has had its first formal Board meeting on 7/27/10. A large number of topics and issues important to all residents were covered such as; Board structure, committee assignments, finances, roads, collections policy and many others. It is the plan of the Board to keep residents informed by using a variety of media such as this newsletter, general activity announcements and special mailings that address specific issues.

Chatelaine residents appreciate all of the hours that both the Board and Committee members have and will contribute in the future. Remember they are all volunteer residents supporting our community. A special thanks to Patti Case for her regal design of the Chatelaine Entrance signs. Meet your new Board and Committees:

Chatelaine Board

Ken Daly President
Ben Ingram V. President
Phil Case Secretary
Peggy Nelson Treasurer
Bob Freitag Director

Irrigation:

Larry Swan
Ben Ingram
Ken Daly

Architectural Review:

Donna Solpa
Jim Pope
Patti Case
Ken Daly, Tech Adv.

Communication:

Peggy Nelson
Patti Case
Marilyn Daly

Covenants:

Phil Case
Walter Gerus
Ben Ingram
Ken Daly

Road Project-Technical:

Walter Gerus
Larry Swan
Ben Ingram
Ken Daly

Road Project-Finance:

Jim Cassell
Phil Case
Ken Daly
Debra Bracken

ROADS: During the annual meeting it was suggested that it may be possible to turn the road over to the County for future maintenance. A request was issued to the County for an inspection and a report. Parallel to the receipt of the County report a road committee was formed; members are Ben Ingram, Larry Swan, Walter Gerus, and Ken Daly, engineers all. The committee was tasked with two questions, (A.) What is the feasibility and cost of turning Chatelaine streets over to County responsibility? (B.) Confirm costs for road surface replacement.

(A.) The Committee concluded that the transfer of the road to County inventory is not cost effective or practical. The full report is available upon request, highlights are:

1. The cost to meet County specification would increase the road project cost by \$150K to \$300K.
2. Street transfer would require unanimous consent by residents to deed, (not an easement) over to the County 7 ft to 15 ft of their front lawn and driveway as street right-of-way.
3. All traffic islands would require storm drainage. (\$30k- \$50K)
4. Front entrance pillars would be removed to comply with entry / exit code requirements.
5. A sub base of 4 to 8 inches of gravel under asphalt would be required where none exists today. (\$30K-\$60K).

(B) A review of the bids confirmed the cost at \$116K. The scope of the work was modified to include the addition of a drain at the fountain and 4 inches of sub base material at the entrance (both chronic problem areas). A preferred contractor has been selected and references confirmed.

The Road Committee will work with the Contractor and Engineering Consultant to develop a traffic flow plan, logistics, and timetable for the project. A pre-construction meeting will be held with the residents to discuss all phases of the road work.

A special account separate from operating funds has been set up to accumulate road funds. As of this date 65% of the residents have mailed in their assessment payment selections, of this group 81% have pre-paid their assessment and the balance have optioned for term payments. Please note that the finance option is a securitized term loan and a title lien will be filed on your property until the loan is satisfied. A certified letter will be sent to residents who have not responded to the initial selection request. If you do not like the idea of the HOA having a debt service, show your community support by pre-paying the assessment.

ARC: Congratulations to Lorraine Henderson on her deck improvement. The Board approved the recommendation from (ARC) for the removal of her old deck and the construction of a new 13 x 20 deck. All new proposals should be submitted to N&H for ARC review.

COMMUNICATIONS: The 2011-2012 Chatelaine Directory is being updated and is expected to be distributed by September 1st. Please respond to the information request

that has been circulated recently. **If correspondence does not get to Peggy Nelson before publication, only the residents name and address will appear in the directory.**

IRRIGATION: A new committee has been developed to study the irrigation issue in the community. The scope of their assignment will be: (1) document the complete irrigation system (2) determine the adequacy and equity of service and (3) establish future maintenance costs and possible cost reduction possibilities. Committee will present progress reports and recommendations at Board meetings.

LANDSCAPING: The landscaper will fertilize the first week in September then over seed and aerate two weeks later. Once aeration is completed lawns will not be cut for two to three weeks to allow seed germination. During the germination dwell period community bush and shrub trimming will be completed.

FOUNTAIN: The repair of the fountain is now completed. The pool at the base of the fountain required relining to eliminate a number of leaks. This repair is projected to last six to seven years.

FINANCE: The Board is in the process of reviewing all financial policies and procedures. The results of the review and recommendations will be presented at the next annual HOA meeting currently scheduled for January 2011.

BOARD MEETINGS: The schedule for Board meetings will be available at N&H and residents are welcome to attend. Since the meeting follows a timed agenda, it is requested that residents not disturb the proceedings. Any resident can address the Board during the "Open Forum" period of the meeting. Simply send a written request stating the topic for discussion three days in advance of the Board meeting to N&H and you will be provided time on the agenda. In the event that a sensitive topic is to be discussed, non board members will be requested to vacate the meeting to preserve confidentiality.

THORNBLADE CLUB NEWS: The golf course renovation is well underway and the Club has **CLOSED the course and cart paths from dawn to dusk to all area residents.** The entire course is a construction zone with heavy equipment moving about at all times. Safety is everyone's main concern and your cooperation is appreciated. The greens will be seeded next week and the course is scheduled to reopen in early November.
