

Madison Chase HOA Newsletter



What's New in Our Neighborhood – November Edition

As the leaves begin to turn and the weather cools, the board has been busy addressing several important updates within our community. Here's a look at what's happening around Madison Chase this month.

Parking and Safety

Overall parking conditions across the community remain stable. Three parking spaces are being reinstated and should be available for use by mid-next week. The driveway repainting project, which was delayed due to rain, will be rescheduled soon.

Beginning October 9, Big Daddy Towing will begin monitoring vehicles entering the community to help ensure accountability and consistent enforcement of parking rules. As a reminder, each unit is permitted two resident vehicles and two visitor passes. Visitors staying overnight must be registered after 8:00 p.m.

The board is also forming a Parking Committee to assist with policy enforcement and to recommend improvements for the future. Additionally, all community lighting has now been fully updated, improving both visibility and safety throughout Madison Chase.

Budget and Bylaws

The board has retained Susan Tarley, Esq. to update the community's bylaws and ensure they reflect current standards and best practices.

To maintain the quality of services, community upkeep, and future improvements, the monthly assessment will adjust to \$200.00 beginning

January 1, 2026. This proactive change helps keep our HOA financially strong and positioned for continued success.

Several cost-saving measures have already been implemented, including reduced termite control expenses, the removal of pest control from the HOA budget, and the elimination of printed payment coupons—now available directly through Bev's office.

Property Maintenance

Maintenance on several buildings is scheduled to begin on October 20, with interior work to follow once exterior repairs are complete. After this phase, contractor pricing will be reassessed to ensure costs remain competitive.

Tree maintenance remains a top priority, with an estimate under review and additional quotes to be obtained before approval.

Community Engagement

Residents are encouraged to visit the new Madison Chase HOA website for regular updates, contact information, and event details.

Looking ahead, the community will host a Neighborhood Junk Haul Event in November, offering residents a convenient way to declutter and prepare for the holiday season while connecting with neighbors.

As we enjoy the fall season, we appreciate everyone's efforts to keep Madison Chase looking its best and thriving together.

- *Message from
The Board*

MEET THE BOARD - SPOTLIGHT

SARAH VANDEVEER

TREASURER

Hello! I'm Sarah VanDeveer, and I currently serve as the Treasurer. I joined the board to help maintain the financial and physical wellbeing of our wonderful community. I've lived here for two years with my three cats and my dog, and I truly enjoy being part of this neighborhood.

~ Sarah VanDeveer

Contact Corner:

HOA Board:

President	Julie Crist	julie@thecristteam.com
Vice President	Shemetrius Davis	(email address coming soon)
Secretary	Sherrell Clark	madisonchasehoasecretary@gmail.com
Treasurer	Sarah Vandever	treasurer.madisonchase@gmail.com
Member at Large	Roy Zalameda	royzverizon@gmail.com

CPVA Management Team

Community Association Manager	Bev Frantz	bfrantz@cpvamanagement.com
Community Administrator	Alyssa 'Aly' Melencion	amelencion@cpvamanagement.com

Community Accountant

Certified Public Accountant (CPA)	Ashley White	ashley@ajwhiteandassoc.com
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LANDSCAPING SCHEDULE UPDATE

Barlow's Landscaping will be onsite every other Monday or Tuesday beginning November 10 and continuing through the end of the year, weather permitting.

Upcoming scheduled dates:

- November 10-11
- November 24-25
- December 8-9
- December 22-23

~ Barlow Landscaping

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@Madison Chase Homeowners Association



www.madisonchasehoa.com



Thank you for reading!
