

Reminder: Quarterly HOA dues of \$150 are due on October 1, 2021.

Completed Projects:

SIGNS

Both entrance signs have been freshly painted. New signs have been affixed to the gates. One sign informing drivers of the gate's operation, they open slowly and only one car at a time can go through. The other is a "No Soliciting" sign.

LOT CLEARING

The lot outside the North gate has been cleared, providing more visibility when pulling out onto Airman's Memorial. The half lot off of Chanan Drive has been cleared. It is the designated place for food trucks to park on the actual lot, not the street please.

STREET LIGHTING

We are waiting for Gulf Power to install streetlights; one at the North Gate and two along Chanan Drive where it is particularly dark.

GATE OPERATION UPDATE

What is an ARC Application?

An ARC (Architectural Review Committee) or sometimes called an ARB (Architectural Review Board) application is a Homeowner Association requirement when making changes to the outside of your home. There is a \$100 fee to be submitted with the ARC application.

You may group your projects into one ARC application with the \$100 fee so long as the project is completed within six-months.

Before spending money on outside improvements such as, storm doors, sheds, fences, pools, changes in paint color to doors and shutters, widening driveway, etc. Please submit your ARC application for approval.

Our current Covenants, Conditions & Restrictions (CC&R) documents prohibit sheds. The Board of Directors have decided to stay with this provision and not make exceptions to allow any more sheds until the CC&R's can be updated.

To update the CC&R's, the community must pass, by 2/3rd ownership, submitted vote. More on this later in the newsletter.

GATE NEWS

The South Gate (Shoal Dr. and Chanan Dr.) has had a lot of damage this season due to lightening. Parts have needed to be replaced due to this damage and while awaiting on the parts to arrive from Door King out of California, the broken gate remains open. We are trying to eliminate this by changing the connection from a hard line to a cellular modem. The North Gate (Airman's Memorial Rd) is on a cellular service and has less problems during these storms.

GATE CODE RESET

In order to ensure all expired gate codes are eliminated, there will be a complete reset of all the gate codes. Prior to this, each resident will receive a form to complete and provide to Panhandle Property Group a 4-digit code of their choosing. This will not affect the gate sticker pass on your windshield. Only the manual code.

Revising the Covenants, Conditions & Restrictions (CC&R's)

In the last newsletter the community was in the process of reviewing the CC&R's. A committee of volunteers reviewed this extensive document and made recommendations for changes. The Board of Directors reviewed each recommendation. One of the recommendations was to change the voting structure.

When the community was first created, the Chan family was the "Developer". When you read the CC&R's, you will see many references to the "rights of the developer". The Chan's sold off all their remaining interest in the community and dissolved the company that was referenced as "Developer". In February 2020 the community was turned over us, which collectively is the Homeowner's Association (HOA).

Now the HOA is bound by very restrictive language in our CC&R's originally designed in favor of the Developer. What may have given the Developer an advantage is now prohibitive for our community to pass any vote, no matter what it may be.

A proxy was mailed out to every homeowner and asked to vote "yes" to change the voting structure from the current restrictive requirement of receiving 2/3 of the entire Chanan Estates ownership before we can even count votes, to a majority vote. Also included in this proxy was to eliminate all verbiage related to "Developer" from the CC&R's as it no longer applies.

Some in the community expressed their skepticism about this change in the voting structure implying there was something sinister behind it. Some suggested we change it to 2/3 majority of the votes received and others suggested we start over and submit two separate proxies, one to eliminate the Developer language and the other to change the vote.

To send out a separate proxy requesting a vote to eliminate all language referring to "developer" in the CC&R's would be a waste of time and money because the requirement to first obtain 2/3 submitted vote from the total number of owners will still apply and we cannot achieve that requirement.

FINE COMMITTEE VOLUNTEERS

From time-to-time owners are issued a fine, most likely for non-compliance with the CC&R's after repeated attempts to request the owner correct the deficiency. Owners are afforded an opportunity to go before the Fine Committee and discuss the circumstances that initiated the fine.

If you would like to be on the Fine Committee, please let Jon McLeod of Panhandle Property Group know. It is not often that the fine committee is needed. In the past two years there has only been one Fine Committee meeting.

WELCOME COMMITTEE SOUGHT

Living close to so many military bases, Chanan Estates has a regular turnover.

It would be wonderful to have a handful of volunteers to welcome new residents into the neighborhood and provide information not only about our community but the surrounding area as well.

Anyone who is interested in heading up the Welcome Committee, please contact Jon McLeod at Panhandle Property Group.

COMMUNITY MEETING**WHERE:**

Live Oak Baptist Church
4565 Live Oak Church Rd,
Crestview, FL 32539

WHEN: Sept. 16, 2021 (Thursday)

TIME: 6:30 pm

SUBMIT YOUR QUESTIONS:

Please submit any questions to
chananestateshoa@gmail.com
ahead of the meeting.

MAILBOXES AND LAMP POSTS

Each homeowner is responsible for the maintenance and upkeep of their mailbox and lamp post. There are several needing repair/painting, and some require replacement. Contact the following company to replace your mailbox and/or lamp post.

Lykins-Signtek.com Call 239-594-8494 and ask for our Chanan Estate contact person, Matt. Be sure to let him know the mailbox must have the gold logo of Chanan Estates on it. The address is 5935 Taylor Rd, Naples, FL 34109. The cost for a mailbox is \$535.00 plus shipping.

PAINT FOR MAILBOXES AND LAMP POSTS

Brand: Sherwin-Williams

Color: Hunter Green

Type: Exterior Polyurethane Gloss

DEADLINE FOR PAINTING, REPAIRING and REPLACING MAILBOXES & LAMP POSTS.

A grace period until October 17th is being provided to those who need to paint, repair and/or replace their mailboxes and lamp posts. After this date, violation letter will be sent. If you are ordering a replacement and need more time, please let Jon at Panhandle Property Group know.

Panhandle Property Group, Inc.

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