

Community website:
chateauinthepines.com

Use this site to:

- contact your Board
- find meeting info and community guidance
- learn about maintenance projects to keep your home in tip-top shape
- learn about community functions and the Board of Directors
- [YouTube Channel](#)

Community Association Management,
321-777-0402.

Reach out to CAM for:

- help setting up your portal
- issues with payments and dues
- filling out ARCs for exterior maintenance projects (roof, shakes, fence, balconies, etc.)
- questions about violation letters
- **NOTE: beginning in 2026, CAM will NO LONGER process checks for dues payment.** ALL OWNERS will be required to electronically submit their payments. If you have not yet done so, be proactive and set up your portal and payments as soon as possible.

2025 Board of Directors

Debra Marshall, President
Jesse Biron, Vice President
Stephen Campbell, Treasurer
Jeni McCarthy, Director
Vacancy: 1

2025 Meeting Schedule:

June 17, Sept 16
Oct 21, Nov 18
Dec 16 (Annual, Budget, Organizational)

All meetings: 5:30 PM, poolside



**The Case of the
Messy Gum Chewer**

We seem to have a gum lover among us!

In the past few weeks, we’ve picked up countless gum wrappers on common grounds. On one day alone, we picked up no less than a half dozen wrappers thrown along our streets. Can you imagine six pieces of gum at once?!

Are you the culprit? If so, please consider either taking your wrappers with you or just placing them in the dumpsters. If you have a child who likes to chew gum, please speak with them about properly disposing of their wrappers.

**Thank you to our wonderful
neighbors and vendors:**

- **Gary L.**, Thank you for the grass seed pilot project. Even though it didn’t “take,” it was a good idea 😊
- **Brett @ BB Trees**, for your help this year. The new fence, dumpster surround, lattice repairs, and privacy wall look wonderful!
- **Rob @ Hunter Landscaping**, the grounds are looking great!
- **Brian M. and Ellen R.**, your landscaping is appreciated. Thank you for planting the trees by your place.
- **Dave W.**, for the donated items for pool area landscaping.
- **... and to everyone attending our Board meetings**, a big thank you. We’ve gotten some great ideas and we’ve been putting some of them into action. There will be more to come!



A man went to a costume party carrying a woman on his back. Someone asks, “what are you supposed to be?” He replies, “a turtle.” Which brings up another question, “What’s on your back?”

“That’s Michelle.” 😊 😊

Legal News

We have cleared some longstanding legal issues this year and our attorney continues to aggressively handle delinquencies as well as exterior violations.

Unfortunately, when we must involve our attorney, it costs ALL OWNERS a significant amount of money. We budgeted \$3,000.00 this year for legal matters and have already worked through most of this amount. Hopefully, we have a mild hurricane season, and the board can shift around some of the budget to cover legal expenses through the end of the year. Some things for you to consider:

- When the Board (via CAM) sends you a letter to make repairs to your unit, it costs the association FIVE DOLLARS per letter.
- When owners ignore the letters we send, the matter is forwarded to our attorney, who charges THREE HUNDRED DOLLARS per letter.

We are bound by our covenant to send maintenance violations to our attorney when owners ignore our requests. Costs for the attorney are borne by ALL owners, even if matters only apply to a single owner who has ignored our requests. Eight demand letters have been sent by our attorney so far this year, for a total of \$2,400.00. We are averaging two new demand letters a month. This means that, by the end of the year, another \$4,200.00 will be needed for this expense.

If you have an exterior maintenance matter and receive a letter from the Board/CAM, please attend to it as soon as possible! If you have extenuating circumstances, reach out to the property manager, who will work with you. The worst thing to do is ignore the Board/CAM's letters as when you do, you place burdens on the budget that we all must bear. At worst, this could end up as an item for special assessment (if we run through funding and can't find the money elsewhere in our budget).

One related thing: our insurer has relayed to the Board that they are impressed with the amount of work we were able to accomplish last year to get roofing matters cleared up, as well as staying on top of exterior violations and working on some longstanding common area issues. All of this helped to reduce our premium. They've also indicated that, provided we have a mild hurricane season AND stay on the same track for repairs and maintenance that we've established, we might see an additional reduction next year. This is not a given, but as owners, we do have some influence over this expense. Keeping your property in good shape is a big help!

Jesse Biron, Vice President **Food for Thought**

Recently, we've had owners complaining about squirrels and raccoons in the Mansard roofing of their units. With just a quick look at the rooflines of some of the units, you can see where squirrels have started to gnaw through the wood to gain access. Here are some things to consider:

If your Mansard is aging or in bad shape, it's easier for squirrels to chew through the wood. Likewise, if you are missing shakes or have gaps in your fascia, it's an easier path for animals to access the space between your exterior walls and your Mansard.

If **you are FEEDING wild animals**, you're attracting them to the neighborhood. Feeding birds will attract more squirrels and will bring on more raccoons and so on. We have also had sightings of armadillos lately (which are known to carry leprosy).

Finally, if you DO have an issue with animals getting in your Mansard from someone else's roofline or shakes, this is an owner-to-owner issue, and you must resolve it with them. While the Board does send violation notices in cases of deteriorating shakes, you'll need to work with adjoining owners to resolve the problem they are creating for you.

Stephen Campbell, Treasurer **Hurricane Season**

As we start hurricane season, look around your home and consider items that could present a problem in the event of a hurricane. Think about how you'll secure items, what you might need to bring indoors, and where you'll put items that could become projectiles.

Remember also to set up your hurricane preparedness kit and think about how you'll ride out any potential storms.

Let's all hope that we have smooth sailing for the next several months and that we can breathe a sigh of relief come November!

Waste Matters!

You've probably noticed that we have a new corral for the front dumpster. This seems to be at least solving some of our problems with trash being left around that area.

We considered adding a concrete and stucco surround, but it was cost prohibitive, so while our fencing contractor was on-site for our entry fence replacement, he was able to add the dumpster surround. The cost was a fraction of a concrete and stucco corral.

We also scheduled pressure washing and painting of the dumpster corral on our east side. The dumpster was recently replaced and hopefully the new style will help keep raccoons at bay. The new gray paint was selected to keep down the appearance of dirt.

Keeping all common areas free of debris and trash is one small way to help keep dues down. Please do your part by maintaining our new dumpster surrounds and other common areas by keeping them free of waste and debris.

Jeni McCarthy, Director **What is a Lien?**

Liens are legally binding actions, and they will require you to work with our attorney. A lien allows a lien holder (a bank, the association, etc.) to take possession of your unit or to force its sale for unpaid debts. The Board cannot waive or suspend dues for you. Once a lien is placed, you'll work directly with the association attorney to resolve your case.

Ignoring a lien will not make it go away. If you find yourself in arrears, it is to your advantage to clear up any issues as soon as you can. Once your account is more than 30 days in arrears, the lien process is started. Note that YOU will be responsible for any late fees, attorney fees, or accrued interest that are charged for this action.

What is a Demand Letter?

If you've been reading my articles, you know I'm focused on compliance and matters related to Covenant violations. I'd like to focus on demand letters this time.

Your Board does a monthly neighborhood walk as required by our Covenant. They list all exterior violations, then CAM sends letters to owners, at a cost to the association of \$5 per letter, asking you to fix the noted issues. We generally spend between \$150-\$200 on mailing violation letters monthly.

We send a series of monthly letters, usually three, before we decide if violations must go to the attorney. Involving the attorney is not taken lightly as the cost per letter jumps from \$5 to \$300. Our Covenant states we should send matters to the attorney once the third month passes, however this would mean thousands of dollars in attorney fees that we'd all have to pay. We do not recoup this expense from violating owners (such as with liens). Every time we involve the attorney for demand letters, there are increased costs for all owners.

Living in a deed restricted community has both benefits and drawbacks. You get to enjoy the pool in the summer months, without ever lifting a finger to clean it. You have neatly mowed common areas every week. But you DO need to focus on keeping your home up to the standards as outlined in our governing documents. There is a give and take. We are all in this together, and as we continue to fine tune, we all reap the rewards of our efforts.

CAM Corner, Lief Johnson, CAM **Updating our Covenant**

Our association attorney has pointed out to us that our Covenant, at 20+ years of age, is sorely in need of work. Some of the language is now in violation of new State statutes, and some is obsolete. It's common practice to update these documents from time to time, and it makes sense for us to do so now.

Our biggest hurdle will be getting signatures/votes. Our Covenant is unusual in that instead of having one Covenant for the association, each of our 15 buildings has its own identical Covenant (the only difference is the address on each legal document). The attorney has suggested that we consolidate to one Covenant for the association (we already have just one Article of Incorporation, one set of Bylaws, and one set of Rules and Regulations). This makes sense.

Along with consolidation we'll have an electronic document moving forward (right now, it's so old, it can't be converted to an electronic format).

Tackling this requires a community vote and we have a 75% threshold. We will be having an aggressive campaign on site to get the votes of all owners, and if you're off-site, you'll be asked to fill out and return your vote. We may reach out via email, phone or USPS to encourage you to help us get enough votes to move this project forward.

Your vote is essential. Without a 75% return in favor of updating, we cannot move forward. We have 90 days to secure votes, and we plan to begin this initiative in early July. Please be on the lookout for an email, letter or phone call from us as we get the process moving.

If you have any questions, please feel free to reach out to your Board or to contact me directly at lief@cammgt.com.

A Plea from Your Neighbors

We've had quite a few instances since the start of the year with (unfortunately) animal waste being left in grassy areas. We've had adults and children with dog feces on their shoes more than once. Your Board does not like writing about this sort of issue. It is a problem that seemed to be under control for a while and now has ratcheted back up again. Please, if you are a dog owner and you're not policing after your pet, we beg you to clean up after your dog! Dog waste carries all kinds of nasty parasites that can infect humans and other dogs who sniff around deposits. We all want to enjoy the neighborhood without having to dodge around "leftovers." The smell is also a problem. We've had some video sent in from owners who have cameras, but we'd like to ask whomever you are, you pick up after your pet before we must involve the attorney.

News You Can Use

POOL AND ROAD PROJECTS

We will be working with Chateau in the Pines 2 this year to do some beautification projects around the pool area. We will NOT be replacing the fence as we continue to have issues with people jumping the fence, damaging it and causing us to have to pay for repairs. If you do not have a pool key, reach out to CAM to get one. There is a replacement cost due to the costs of cutting new keys. If you are an owner, you are responsible for supplying a pool key to your tenants.

We are also soliciting donations for new plants and trees for the pool area. You can donate a tree, or some amount of cash to help us fill in around the pool. If you would like to donate a tree, please reach out to your Association Board President.

In late June/early July, we will be repairing the potholes on our roads and in our parking areas. Pay attention to any notices you receive which may ask you to park elsewhere when work is being done in your parking lot. We will re-stripe and number parking spaces. Our roads are scheduled to be completely milled and paved in about five years' time, and for now, we hope to do enough to "get by" to the big project down the road.

COLOR SCHEMES

Several years ago, we added a gray option for wood staining. You can see that color now on our dumpster surrounds. While it hasn't yet been used on any homes, it is approved as an option for staining all wood surfaces on your home (soffits, fences, balconies and any other wood trim). It's accompanied by a new stucco color that compliments the gray.

You're not required to change colors. But should you decide to switch to the new color scheme, there are a few things you need to consider:

1. You are REQUIRED to fill out an ARC prior to commencing with any exterior changes, modifications or updates.
2. ALL wood and stucco surfaces must be stained/painted in the new colors at the same time. There's no "phase in" for the new color scheme.
3. If you need further guidance, there's an updated document available on our website.

ACCOMPLISHMENTS and ITEMS OF INTEREST

- Light fixtures were replaced community wide, with no extra cost to you; this was an FPL project that the Board authorized. No more ORANGE lights. The new fixtures are soft white LEDs and we are seeing savings on our FPL bill.
- We no longer have contracted maintenance. We found that it was cost prohibitive and switched to on-demand service (for repairs and fixes); this should result in a few thousand dollars saved in 2025.
- We have hired a less expensive (by far) cleaning person for once-weekly service. The Board will monitor how this works; if we find that it is not effective, we'll consider a new plan. Please do your part by picking up after yourself at the pool and by keeping the cabana restrooms tidy.
- We terminated common area pest control. A few pest control companies we spoke to suggested that we cancel the contract and monitor for problems. If something crops up, we can arrange a one-time service. We're trying this to see how it goes. If you experience issues with ants, please let us know.
- We've gotten most of our roofs off the master insurer's radar. There are a few that must be replaced in 2025, and the Board has been proactive in alerting those owners.
- We've also done a few small common area projects (painting the dumpster surrounds, south retaining wall and front area lattice, filling some ground holes, etc.).

A lot of the Board's work last year was invisible, and was related to lingering legal and insurance matters, contracts and other necessary paperwork. We are better positioned this year, but there's still work to be done. We hope to further strengthen the association and continue to provide daily oversight alongside our professional property manager, CAM.

Debra Marshall, President President's Message

There's a lot here to digest so I'll make this brief. Please consider getting involved and coming to meetings. We have some momentum now and as an owner, it's a good thing when you can be in the loop. We try to keep the meetings brief, but attending meetings is the most important thing you can do to protect your investment in the community.

Reach out to me with questions on any community matters. We, your Board, are here to work for you.

Thank you for reading, and I hope to see you at our next meeting ☺

Debra
