

# CHATEAU MEADOWS HOMEOWNERS' ASSOCIATION 2023 NEWSLETTER

## BOARD SETS 2023 ANNUAL HOMEOWNER DUES

The Board of Directors has set the 2023 HOA Regular Annual Dues and notice was announced at the Annual General Meeting that this year's dues are \$100. There will not be an early pay discount offered this year due to rising expenses incurred by the Association.

**Disclaimer:** Annual Dues are \$100; Transfer Fees are \$300. Dues are considered late if not paid by July 1, 2023 and will result in late fees and 18% interest until paid.

### HIGHLIGHTS

- Annual HOA Dues
- Board Listing
- Reminders of CCR's
  - **Exception Request Form**
- Webpage updates
  - **[www.chateaumeadows.com](http://www.chateaumeadows.com)**

### REMINDER OF CCR'S

The CCR's (found on the webpage) stipulate the need to maintain yards in an esthetic manner, along with home exteriors, fences, etc. and are in place to protect everyone's home values.

The Board took action to consider the placement of utility or camper trailers and boats upon the driveway of a property or on a gravel or paved parking extension adjacent to a driveway. The Board is aware there is a lack of available commercial storage areas and is aligning with the City of Meridian Code. For those wishing to store these accessory vehicles within their property, an **Exception to CCRs form** (on webpage) must be submitted, accompanied with a sketch of where on the property item will be stored, for Board approval to place accessory vehicles upon a property. Please note these items must not impede into the space of the sidewalk.

Areas of concern with violations of the CCR's include trash cans being left in view, fences in a state of disrepair, inoperable yard lights, and trees/shrubs encroaching on sidewalks. Please place trash cans either behind a fence or screen partition or alongside the garage so they are not easily seen from public view and trim your trees and shrubs adjacent to sidewalks to a clearance height of 7 feet. See diagram on next page.

The purpose of the CCR's are to maintain a nice neighborhood and to protect the investments people have made in purchasing their homes. If you have a rental home in the subdivision, please remind tenants they are responsible for following the CCR's as well. Let's work together to keep our neighborhood looking nice! If recurring violations of similar nature happen, Administrative Fees (\$10) will be assessed on the property account for subsequent notifications after the 2<sup>nd</sup> Notice of Violation letter.

### WEBPAGE UPDATES

The HOA's webpage has a fresh, new look! Check it out at [www.chateaumeadows.com](http://www.chateaumeadows.com). Please let us know if there is something you feel needs to be added as an improvement.

If you need to contact someone about:

- your account
- questions about CCR's
- have a concern addressed
- submit an Architectural Review Committee (ACC) or form for property improvements
- submit an Exception to CCR form for approval
- property transfers
- general questions

Contact Us @

**PPMS, LLC**

1875 E. Meadow Wood St,  
Meridian, ID 83646

208-284-6041

[ppms\\_llc@hotmail.com](mailto:ppms_llc@hotmail.com)

## BOARD OF DIRECTORS

Ken Moore, President

Renee Swanson, Board Member

Chris Easley, Treasurer

Donald Swanson, Board Member

Wendy Rutherford, Secretary

## Important Dates to Remember:

**June 10, 2023 – Annual Neighborhood Garage Sale**

Please reference the webpage or Facebook for additional updates and events.

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## Gentle Reminders:

- Please be prompt when eradicating weeds when they appear in your yard so they don't spread to others' yards.
- Billbug season is coming up soon, so be sure to treat lawns to prevent yellowing.
- Please make sure trash cans are placed out of public view.
- Please clean up after your pets.

**Chateau Meadow Homeowners Association**

**Approved 2023 Budget**

				Actual			
Income				2023 Approved Budget	1/1 -12/31/2022	1/1 - 12/31/2021	1/1 - 12/31/2020
Income							
	4000	Dues		\$22,600.00	\$15,850.00	\$17,660.39	\$17,175.84
	4010	Interest Income		\$100.00	\$150.56	\$167.60	\$594.10
	4020	Transfer fees		\$300.00	\$3,300.00	\$2,700.00	\$3,750.00
	4030	Special Assessments		\$0.00	\$0.00	\$0.00	\$0.00
	4040	Late fees		\$0.00	\$301.36	\$40.12	\$305.00
	4050	Other Income		\$0.00	\$0.00	\$0.00	-\$210.51
<b>Total Income</b>				<b>\$23,000.00</b>	<b>\$19,601.92</b>	<b>\$20,568.11</b>	<b>\$21,614.43</b>
Expense							
Landscape							
	5000	Contract		\$5,520.00	\$5,815.76	\$5,192.00	\$5,121.33
	5010	Maint & Repairs		\$3,000.00	\$1,143.99	\$900.00	\$350.00
	5015	Improvements		\$1,000.00	\$0.00	\$0.00	\$0.00
	5020	Flower Maint.		\$0.00	\$0.00	\$0.00	\$0.00
	5100	Sprinkler Maint.		\$600.00	\$505.33	\$148.00	\$803.00
Total Landscape				\$10,120.00	\$7,465.08	\$6,240.00	\$6,274.33
Taxes							
	5700	Income Taxes		\$150.00	\$60.00	\$132.00	\$192.00
	5710	Property Taxes		\$0.00	\$0.00	\$0.00	\$0.00
Total Taxes				\$150.00	\$60.00	\$132.00	\$192.00
Utilities							
	5060	Water		\$2,000.00	\$1,965.90	\$2,178.46	\$2,349.66
	5065	Electricity		\$75.00	\$66.53	\$62.85	\$60.34
Total Utilities				\$2,075.00	\$2,032.43	\$2,241.31	\$2,410.00
	5200	Street Sweeping		\$0.00	\$0.00	\$0.00	\$0.00
	5300	Snow Removal		\$200.00	\$0.00	\$90.00	\$0.00

5500	Association	\$6,000.00	\$6,000.00	\$4,225.00	\$4,020.00
5600	Insurance	\$1,100.00	\$1,050.00	\$1,300.40	\$1,499.00
5650	Legal & Professional Fees	\$200.00	\$0.00	\$478.50	\$380.00
5810	Postage, Copies, Supplies	\$700.00	\$744.36	\$517.94	\$457.96
5850	Bank Charges	\$0.00	\$0.00	\$31.79	\$0.00
5899	Miscellaneous	\$200.00	\$174.04	\$1,072.81	\$942.14
Administrative Expense Expenses		\$8,400.00	\$7,968.40	\$7,716.44	\$7,299.10
<b>Total Expense</b>		<b>\$20,745.00</b>	<b>\$17,525.91</b>	<b>\$16,329.75</b>	<b>\$16,175.43</b>
<b>Net Ordinance Income</b>		<b>\$2,255.00</b>	<b>\$2,076.01</b>	<b>\$4,238.36</b>	<b>\$5,439.00</b>