

THE NEIGHBORHOOD NEWS

CHAMBERLAIN ESTATES HOMEOWNERS ASSOCIATION

Fall 2024

Save the Date:

Annual HOA Meeting
October 22, 6:30pm
Tree City Church
3852 N Eagle Road
Rm 246



Meeting Agenda

- President's welcome
- Treasurer's report (1-1-2024 thru 08-31-2024) and Proposed FY 2025 Budget
- Annual Dues (assessment) - will increase to \$150 per year
- Election of Board of Directors for 2025
 - CURRENT BOARD OF DIRECTORS (not seeking re-election)
 - President – Janice Van Houten
 - Vice President – Open
 - Secretary/Treasurer – Renee Jenkins
 - Information Officer/Editor – Barbra Hendricks
- Property management company discussion/proposal
 - If a new Board of Directors is not elected, a property management company will be hired
 - A handout of what the Property Management Company does will be available at the meeting and a representative from the company will be on site to answer questions.
 - Q and A

If you are interested in seeking election on the HOA Board of Directors, send the current Board an email by October 15, 2024.

Little Free Library • *Take a book, leave a book!*

Drop by for a visit, on the corner of Cougar Creek Drive and Chianti Way.

We want to extend a special thank you to Sheila and Wes for all of their hard work in making the little library look so nice and giving us a permanent location for it to live.



Official notice to all residents:

This notification complies with state estoppel law.

Annual dues: \$150

Due date: March 31, 2025

Late fee: \$25, assessed April 1, 2025

Interest rate: 1.5% per month after due date

Filing charges for placing/removing liens: \$40

Attorney's fees: Homeowner pays, determined on cost of fine

Transfer fee: \$200 (payable at closing)

HOA cleanup of private property (should that be necessary):

Cost of product, labor cost, and fee of 10% for HOA arranging and supervising task(s). Based on each individual event.

Email: ChamberlainEstatesHOAMeridian@gmail.com



For annual dues please make checks payable to: Chamberlain Estates HOA

Mailing Address:

Chamberlain Estates HOA

PO Box 1221

Meridian, ID 83680-1221

If a property management company is hired, you will be notified of new payment options.

Trash Container Reminder

On collection days, the *City of Meridian* requests that trash containers are to be on the street with wheels against the curb. To keep our neighborhood neat, after pickup, the containers are to be stored in your garage or behind your fence, not visible from the street.

Light

UP THE NEIGHBORHOOD
WITH HOLIDAY CHEER!

A change of season is in the air and the holidays are right around the corner. It's almost time to begin decking out your property with beautiful lights and/or ornaments.

This year, *YOU GET TO BE THE JUDGE!* Please email the HOA with your choices (categories are below, one winner per category) between Friday, December 13 through Monday, December 16.

Have your lights on by 6pm!

Winners will receive a recognition sign in front of their home for the holiday season.

- WINTER WONDERLAND AWARD
- JINGLE BELL AWARD
- THE HOLIDAY AWARD
- THE GRISWOLD AWARD

Per CC&R's 4.1.11, lights and decorations can be on display November 25, 2024 through January 25, 2025 (weather permitting).

EMAIL: ChamberlainEstatesHOAMeridian@gmail.com