



Chantarelle News

Sonoma, California

Chantarelle
Homeowners'
Association

August 2018

Volume 29 #8

AUGUST

There are no holidays to report this month but our Annual Barbeque takes place on Saturday, August 4th. Also our lovely pool is open and a great place to cool off during the hot weather. Everyone have a very happy month!

TGIF PARTY

There will be no TGIF in August because of the Annual Poolside Barbeque on Saturday August 4th.

PRESIDENT'S REMARKS

I was remiss in the last newsletter in not thanking the Social Committee for an outstanding Jazz concert. It was a wonderful afternoon! Many thanks to Gail Dodgshon and the social committee for putting on the event. Our special thanks go to the anonymous benefactor who paid for the band and of course John and the band for the splendid music.

I would also like to thank Ron Yamato and Mike Dietrick for the replacement of the low voltage path lights at the clubhouse paths. Very classy lights that replaced the old rotted wood posts and will save us money.

Attached to the newsletter are the new ACC forms for any work you may wish to have done to the front of your house

including painting. New ACC rules were approved at the last Board meeting and are also attached. Please read them and place them with the other rules. We are asking that the ACC request be submitted 30 days in advance to work out any issues prior to your contractor starting work.

We still need to re-person the ACC (Architectural Control Committee) and are looking for volunteers for these three positions. Let me know if you would like to serve.

I am looking forward to our annual Barbeque this coming Saturday Aug 4th and hope that many of you have also turned in your reservation form! If you have not done so and wish to attend please contact Russelle Johnson right away as we are in the last minutes of food planning! We will not be holding our usual "First Friday" on the 3rd since the BBQ is the next day.

~ Steve Rogers

LANDSCAPING NOTES

Hello Neighbors and hello Summer!! As the days get warmer and windier we are seeing some brown areas in our lawns, but remember they will green up with the coming of Fall and cooler temps. We are watering nightly but still only one cycle and that seems to be doing the job. Shrubs up near

garages, especially those that are newer might need additional water as the shrubs are only going on 3 nights a week, but we are keeping an eye on them.

Our Waldron crew is busy with their pre-planned pruning so soon everything will look neat and trimmed. As you may have noticed, Ryan with Art and Science Tree Service was here for three days to do some much needed tree work. Ben and I spent time going around the community having Ryan evaluate our trees and addressing those that needed work. Some neighbors had requested work on their trees and I hope that we were able to meet their requests. If there are those of you who have additional requests please let of us know and we will add you to our list for the next session. Our trees are a big part of the beauty of Chantarelle and we are working hard to maintain them in their best possible condition.

As always, the irrigation system is an on-going issue. We have had some small problems as well as a big main line break along S Temelec Cir. We thank Juvanel, Waldron's irrigation specialist, for his hard work and prompt response to our problem.

Please be aware that if you see water in the gutter either in front

or near your home and it is running down the street, it is by all chances coming from a drain line in a homeowner's backyard. All the homes have drain lines in the rear yards that drain to the front gutter. The holes in the sidewalk are where the lines drain out. So keep an eye on these. Recently I noted water draining down the gutter and followed it to the source and it turned out to be a dripping hose or irrigation leak in the homeowners backyard. We notified the homeowner and repairs were made. This water is part of your home water and not the HOA well irrigation. So please beware so you are not surprised by a big water bill. As always, Ben and I are available either by phone or email so please don't hesitate to contact us if you have questions or problems. We look forward to seeing you at our summer BBQ.

Enjoy our beautiful weather,
~ Ben Jones (415-939-8955)
benjaminjnes1@verizon.net
~ Debbie Yamato. (415-696-2424)
javagirl0547@yahoo.cpm

FINANCIAL OUTLOOK – LOOKING FORWARD TO BETTER RETURNS

In July the Board completed the changeover of HOA reserve funds from low-earning accounts (mainly money market accounts) to higher earning certificates of deposit. The difference in earnings will be quite significant. In 2017 the HOA earned about \$420 in interest after bank fees. After researching local banks and the best CD rates available (within certain parameters, such as

FDIC coverage and availability of promotional rates), the finance committee chose a package of CDs that is expected to earn about \$6200 on the same amount of money after a full year. After backing out anticipated federal and state income tax, the HOA should still net about \$4400 more than it would have had the funds remained in the previous accounts. The CDs are spread over three time periods – 13, 15 and 24 months. The 15-month CD is a “flex-CD”, which provides some flexibility over the use of the funds without incurring any penalties. This arrangement should provide the HOA with decent returns without locking us in to long-term instruments, which would be detrimental should interest rates rise over the next year or two.

MAINTENANCE COMMITTEE – LED LIGHTS ARE COMING

In July the board approved the expenditure of \$3643 to convert the exterior common area lights in the pool and clubhouse areas to LED fixtures. Sonoma County is offering a rebate on the LED conversion, so we are expecting to receive about \$1490 back after the job is completed. Not only does this save us money on the installation, but the payback period in the energy we will save is about 1 year. In other words, we should get back the net installation cost in electricity savings within the first year. And, since LED bulbs are long lasting, we can expect the savings to compound over the coming years.

SAFETY AND WELFARE

Watch this space for more information about our SCOPE presentation coming in November.

BRIDGE PLAYERS

Want to play bridge? Join the women's bridge group. We play on Wednesdays at the clubhouse, starting at Noon and serve refreshments and coffee or tea. We would like to add substitutes or full time players. Call Phyllis Manning 935-7301, or Terrie Zall 343-1027.

SUNSHINE COMMITTEE

If you know of anyone at Chantarelle who is sick or if you have new neighbors, please let Willy Hoekstra or Ann Young know so that she can contact them. Willy's phone number is 996-0661. Ann's number is 938-2582.

**CLUBHOUSE
RESERVATIONS**

To reserve the clubhouse for an event, please call Linda Jackson at 415-987-0021.

NEWSLETTER

Please submit items for the newsletter to John Dodgshon, 933-8395, or email him at: *John_Dodgshon@hotmail.com*. Our thanks to Cecilia Angel for her continued dedication to delivering the newsletter.

CHANTARELLE WEBSITE

Our website can be accessed at *www.chantarelle.org*. It contains copies of important documents, including: CC&Rs, Rules, minutes of HOA Meetings, Please submit items for the Chantarelle Website to Mary Howland, 650-468-1119 or email her at: *char797@aol.com*.

MANAGEMENT COMPANY

Strong Property Management
PO Box 1368, Sonoma, 95476
Paul Strong 933-9151
Email: paul@strongmgt.com
24 hour Emergency Number:
1-800-359-2362.

BOARD OF DIRECTORS

Steve Rogers, President
771-9290
Mike Dietrick, Vice-President
757-375-8793
Ron Yamato, Treasurer
415-305-1400
Roger Young, Secretary
938-2582
Pat Chace, Director
935-7301

CHANTARELLE WEEKLY CALENDAR

Monday	Tuesday	Wednesday	Thursday	Friday
Pool Exercises 11 am		Pool Exercises 11 am	Mah Jongg 10am	Pool Exercises 11 am
Art Club 1pm		Bridge 12 noon		

AUGUST 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4 Annual Poolside Barbeque 5pm
5	6	7 Bunco 1-4pm	8	9	10	11
12	13	14 MexicanTrain Dominos 12:30-4pm	15	16	17	18
19	20	21	22	23	24	25
26	27	28 MexicanTrain Dominos 12:30-4pm	29	30 Rummikub 1:30pm	31	

Waldron Landscaping is now here on Monday & Tuesday 1-4pm and Thursday & Friday 8am until 1pm.
Garbage, recycling & garden trash pickup is on Mondays.

ARCHITECTURAL CONTROL GUIDELINES (revised July 2018)

***DISCLAIMER per Section 7.5 of the Bylaws:** Architectural and painting decisions made in the past does not mean automatic approval in the future. Just because a particular structural alteration or color palette exists in the community does not set a precedence for future consideration.*

1. Additions, exterior changes or alterations to homes, fences, garage doors, paint, gates or roofs must be approved by the Architectural Control Committee (ACC) BEFORE work begins. Request forms for architectural alterations are available in the Clubhouse in the plastic holder, the Web site, or may be obtained from the Management Company. When completed, **these forms must be submitted to the ACC at least 30 days before the start of the project** to allow time for review and follow-up. Applications submitted less than 30 days before the start of your project may not be approved due to review and time constraints. The ACC will forward an approved copy to the Management Company.
2. Before making any improvements or alterations, an owner has the responsibility to make sure that all appropriate and relevant government laws and regulations will be observed in completion of the project. This may require inquiries to Sonoma County administrative offices.
3. Rear and side yard improvements below the top of an existing fence do not need ACC approval, but they may be subject to County codes. Improvements may not obstruct existing drainage patterns or prevent access to an adjacent house by maintenance workers.
4. Permission to paint the house is required from the ACC, and the ACC must be contacted to obtain the approved paint color charts. The proposed color palette cannot exceed two colors (i.e., one color for the walls and a different color for the trim). Front doors, however, may be painted a third, contrasting color.
5. A request form must be submitted that contains the requested changes and/or paint choices. Paint swatches painted on wood are especially helpful. Once the request form is submitted, a meeting with an ACC representative may be scheduled to review the color choices and/or drawings.
6. Roll-up garage doors with or without windows are permitted subject to ACC approval and must be painted the same color as the body or trim of the house within ninety (90) days of installation.
7. Gates which have been approved for Chantarelle are either:
 - a) Wrought iron gates similar to those already installed and painted black or the color of the house; or
 - b) Wooden gates of the same design, height, and material as the short fence between a garage and archway. Wooden gates may be painted the color of the house or left unpainted.
8. Archway lattice may be installed on each side of the archway that does not face the street. It may be left unpainted or painted the color of the house.
9. Permission to replace existing roofs is required from the ACC, and the ACC must be contacted to obtain the approved roofing material samples. The new roof must conform to new materials Class "A" ratings and applicable County regulations. When "patching" roofs, the repair must match the existing colors.



Chantarelle Homeowners Association

165 St. James Drive, Sonoma Ca 95476

APPLICATION FOR ARCHITECTURAL MODIFICATION, IMPROVEMENT OR PAINTING

- Submit three (3) copies of this application to the Architectural Control Committee (c/o Steve Rogers at 186 St. James Drive). (Confirm receipt of application with Steve either by email or phone call.)
- Applications must be submitted **AT LEAST 30 DAYS BEFORE THE START OF YOUR PROJECT.**
- Applications submitted less than 30 days before the start of your project may not be approved due to review and time constraints.
- After application is submitted, you may be contacted to schedule a meeting to discuss your project. For painting projects, you will have to meet with the ACC to obtain the approved color charts.

NAME: _____ PHONE: _____
(please print)

PROJECT ADDRESS: _____

DESCRIPTION OF PROJECT (attach additional information as needed, including plans, drawings, photos, sample materials, paint swatches, etc.)

Contractor/Painter Name: _____

Phone Number: _____ Contractor Lic. No.: _____
(if applicable)

I, the undersigned owner, agree to indemnify and hold harmless the Chantarelle Homeowners' Association against any expenses incurred in connection with constructing, maintaining, repairing or insuring the above-referenced improvements, and further agree that any expenses not so paid may be assessed against me. Additionally, I agree to assume the defense should any litigation or any other claim arise out of these proposed improvements.

Signed: _____ Date: _____

(Do not write below this line)

.....
Date Received: _____ Date of Meeting: _____

Date reviewed: _____ Date of Decision: _____

Approved Not Approved Signed: _____

Comments: