



# Chantarelle News

Sonoma, California

Chantarelle  
Homeowners'  
Association

July 2019

Volume 30 #6

## JULY

July 4th is probably the most important holiday that our Nation has. It gives us a chance to remember and give thanks to those brave visionaries who founded this great country more than 240 years ago. Everyone enjoy the holiday and have a happy month!

## HOA MEETING

The next HOA Meeting is scheduled for Tuesday, July 16, in the clubhouse commencing at 3pm. All members are encouraged to attend and participate in the open forum, which allows members to voice concerns and bring matters to the board's attention.

## PRESIDENT'S REMARKS

We all owe a big thank you to Dale Lucas, Mike Dietrick, and Ron Yamato for repairing the bench by the pool and reconfiguring to make it higher! Their work saved the HOA over \$3,000. They will stain the bench after the new wood dries some. When you see them please offer your appreciation!

**VOMWD Rebates:** Some of you have received rebates from VOMWD for the backflow installation. I have been critical of VOMWD management requiring the type of backflow that was installed, but the installation crews did a great job and very efficiently.

Because of the good job we will receive a rebate of \$282.55. If you are an active customer this will show up as a credit on your next bill. VOMWD did a credit instead of checks to keep the costs down.

**Art Show:** I am sorry to have missed the art show this year as I heard it was a very good display of our talented artists' work. Congratulations to all the artists in our community.

**Fine Policy:** In this newsletter you will note a new Fine policy in regards to HOA infractions. We hope to never have to use fines but sometimes that is the only way to get someone's attention.

Happy 4th of July, I hope you all enjoy the holiday and set off a fire cracker for me. (just kidding). ~ Steve

## LANDSCAPING NOTES

### Backflow Preventers:

We have finished the first phase of the project, the two cul-de-sacs. We picked them because they are somewhat more difficult than the other areas and will give us an idea of the cost. They turned out well, the plants look good and are healthy and will grow to soften the looks of the backflow preventers. We used small bark mulch instead of stones because of the cost but it looks good.

**Watering:** The summer

schedule of daily watering of the grass and three days a week of the shrubs continues.

We think we have fixed the leaks in the system, but if you notice water where it shouldn't be, let us know. Also, if you notice water in the gutters in front of your house, it may be from your own irrigation or outside faucets. It is worth checking out as it could be your water and your bill.

**Planting:** We have no plans or budget for any more planting until the fall. If you have requests for fall planting, please let us know so we can plan our next project.

Have a great summer and enjoy the 4th of July.

~ Ben Jones (415-939-8955)  
benjaminjnes1@verizon.net

~ Debbie Yamato. (415-696-2424)

javagirl0547@yahoo.cpm

## CLUBHOUSE REPAIR AND PAINTING SCHEDULE

The pieces are now starting to come together regarding all the planned work we are having done to the clubhouse and pool area. Here's how it looks at this point, which could change, so we urge all of our residents to be flexible in support of these efforts.

### 19-30 August

Our contractor will be repairing all of the rotten wood, primarily on the exterior but also the

interior door leading out of the kitchen area.

### **Mid-Late September**

Our painter has tentatively put us on his schedule for mid-late September to paint the clubhouse interior and exterior which could happen earlier or later. We won't be able to schedule any events in September so we can react to a potential shift in the painting schedule. The pool area pergola, grill fencing, and entrance gate will be included in the painting scope of work. Also, we need time to prep the interior of the clubhouse a few days before the painters begin their work.

### **Early to Mid-October**

The new shutters will be installed right after the painters are done but we currently don't have the exact dates. The new interior shutters will be ordered in late July/early August to allow eight weeks for production, delivery, and installation (we will not be re-hanging the old blinds once the interior painting is complete).

**In summary:** the clubhouse work will occur from mid-August to mid-October so we can't schedule any events during this period. Please be aware of any unsafe conditions that may arise in and around the clubhouse due to the various contractor's activities such as slippery surfaces, ladders, scaffolding, trip hazards, tools, equipment etc., not to mention loud noises.

**Regular weekly events:** As far as these go, we may be able to allow them to continue for the most part but will obviously have to cancel some of them

when the time comes that the repair/painting work may preclude meeting in the normal manner. We will work with Linda Jackson to notify these groups in as timely a manner as possible of the exact dates that are problematic and conflict with the work.

We realize that this work will cause some inconvenience for our residents. Our desire is to properly care for the clubhouse by ensuring it is well maintained and enhances the property values here in Chantarelle.

### **REMINDER TO OBTAIN ARCHITECTURAL CONTROL COMMITTEE APPROVAL**

Exterior changes to homes, windows, fences, garage doors, paint colors, gates or roofs must be approved by the Architectural Control Committee (ACC) BEFORE work begins. Request forms are available in the clubhouse, online at [Chantarelle.org](http://Chantarelle.org), from ACC committee members and from Strong Management. Completed 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. When projects involve common area fences shared by both the homeowner and the HOA, additional procedures mentioned in the March 2012 "Report on Common Area Fences" must be followed, including obtaining multiple bids. An additional item has been added to the ACC approval process regarding the display of flags. The American Stars and Stripes, individual state flags, and seasonal/holiday flags may in

most cases be flown without permission. Permission to fly other flags must be requested from the ACC. Adhering to ACC rules will ensure the continued coherence and beauty of the Chantarelle community, while at the same time maintaining the quality of life and desirability of residing here.

### **SAFETY & WELFARE**

#### **Emergency Preparedness:**

You recently received a brochure from PG&E regarding preparing for wildfire season. If you haven't already done so, I encourage you to read their suggestions and information. Planning ahead is always a great idea!

You will also find updated information on our web site. Go to [www.chantarelle.org](http://www.chantarelle.org) and check out the Safety and Welfare information in the News section.

Mary Howland regularly updates information on our web site. Check it out, and thank you, Mary!

#### **Scams:**

Unfortunately, scams targeting seniors continue, so perhaps it's time to review some old chestnuts. Quite recently, our neighbor received the "Grandma" scam call, where the caller impersonates a grandchild and claims to need money to get out of trouble. Just a reminder to be aware of this type of deception. If in doubt, hang up and contact your family.

And again, be reminded that Social Security and the IRS will contact you **via mail** if it becomes necessary. They will not call, so do not give any

personal information over the phone.

I've also received what looked like authentic emails from Amazon and credit card companies.

These scam emails ask you to update password, etc. Don't do it. Mark the email as "junk" and contact your credit card company using the phone number on your card, or log in to Amazon if you have a question about your account.

#### **Emergency Email Group:**

If you would like to be added to our emergency email contact group, send me a message at powens2@juno.com. If you're not sure if you're on the list, send me a message, anyway. Occasionally I send out information that may be of value to our community at large.

#### **Condolences:**

On a sad note, we send out our condolences to Ann and Roger Young, on the passing of their beautiful dog, Bella.

~ *Peggy Owens,*  
*Safety/Welfare coordinator*

#### **POOL NOTES**

Hello Chantarelle swimmers and sun worshipers. Well the summer heat is here, and the pool is in good shape and ready for everyone's enjoyment. A couple of quick notes. We have recently repaired and reconfigured the pool benches on the south patio. They have been raised for better comfort. And, speaking of comfort, I would like to remind everyone that as more residents are using the pool, it is important that everyone look out for each other. Please remind our

younger guests that there is no running and no jumping into the pool, such as cannonballs. We want everyone to have a safe and pleasant time at our neighborhood pool. If anyone has any questions or suggestions about the pool and pool area, they can always contact me via email or phone. See you in the water!!

~ *Dale Lucas (815-8400)*  
*dllucas@barharborfoods.com*

#### **FROM GENE DOUGHERTY, MARIANNE MABIN & GINGER**

Dear Friends and Neighbors, We are looking for a new house to rent as of August 1<sup>st</sup>. Our landlady has decided to sell her house for her retirement needs. We've been here for 10 years and Wow, this is a change! We are looking to rent a 2+ to 3+ bedroom house ideally here in Chantarelle or in one of our sister neighborhoods nearby (putting us still near quick access to Stage Gulch road.) We will need room for 3-4 adults and of course a good space for Ginger. If you know of anything available, please either call, text or email Marianne at (707) 299-8729 or [mmabin@comcast.net](mailto:mmabin@comcast.net).

Hopefully, we won't be saying goodbye, but will live nearby! Many thanks! Fondly, *Gene, Marianne and Ginger*

#### **HELLO NEW NEIGHBORS?**

My name is Tom Flinn and I would like to buy a home as close as possible to 1,900 square feet, three bedrooms. I know there are limits as to what is available in the area. What I can offer you is, YOU DO NOT NEED TO PAINT, STAGE,

REMODEL YOUR HOME. I plan on remodeling the kitchen and baths, so I'd rather buy it undone. I am not in a hurry, anytime Sept this year, next spring, etc, I'm flexible. Should you be working with a realtor, this is not a solicitation for your listing. My email is [thomasflinn@gmail.com](mailto:thomasflinn@gmail.com). Thanks! Tom a future neighbor.

#### **SUNSHINE COMMITTEE**

If you know of anyone at Chantarelle who is sick or if you have new neighbors, please let either 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.

#### **MANAGEMENT COMPANY**

Strong Property Management  
PO Box 1368, Sonoma, 95476  
Paul Strong 933-9151  
Email: [paul@strongmgt.com](mailto: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 11:30am		Pool Exercises 11:30am	Mah Jongg 10am	Pool Exercises 11:30am
Art Club 1:30pm		Bridge 12 noon		

## JULY 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2  Bunco 1-4pm	3	4  Independ- ence Day	5  TGIF 5:45pm	6
7	8	9  Mexican Train Dominos 12:30-4pm	10	11	12	13
14	15	16  HOA Meeting 3pm	17	18	19	20
21	22	23  Mexican Train Dominos 12:30-4pm	24	25	26	27
28	29	30	31			

Waldron Landscaping is now here on Monday 8am-1pm, Tuesday 8am-4pm, Thursday 1-4pm and Friday 8am-1pm.

Garbage, recycling & garden trash pickup is on Mondays.



# Chantarelle Homeowners Association

165 ST. JAMES DRIVE • SONOMA CA 95476

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June 2019  
Proposed Fine Structure

## ARCHITECTURAL VIOLATIONS

1<sup>st</sup> Violation... \$200

## OTHER CC&R/RULES VIOLATIONS

1 <sup>st</sup> Violation	Warning
2 <sup>nd</sup> Violation (same offense)...	\$100
3 <sup>rd</sup> Violation (same offense)...	\$200
Additional Violations (same offense)...	\$400

Continuing Violation... daily fines until cured

Suspension... common area privileges  
may be suspended

Assessment... may be levied to  
reimburse HOA expenses



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## BOARD OF DIRECTORS' MEETING AGENDA

**July 16, 2019**

**Chantarelle Clubhouse 3:00 p.m.**

### **New Homeowner Introductions**

**Open Forum for Members or Homeowner Correspondence (Homeowners: please state your name before speaking and limit your speaking time to 5 minutes). If additional time is required you may contact Strong Management's office 10 days prior to the next meeting to be placed on the next meeting agenda.**

- I. **Call to Order**
- II. Approval of Previous Board of Directors' Meeting Minutes
- III. Treasurer's Report/Finance Committee –  
Approve Financial Statement
- IV. Committee Reports
  - A. **ACC: Marty**
  - B. Pool: Dale
  - C. Clubhouse: Linda Jackson
  
  - D. **Landscape: Debbie/Ben**
  - E. Safety/Welfare: Peggy Owens
  - F. Social: Gail Dodgshon
  - G. Sunshine: Willy Hoekstra
- V. Old Business
  - A. Project List - discussion
  - B. Fine Policy- review/vote
  - C. AED Training – review/vote
- VI. New Business:
  - A. Backflow Testing – review/vote
- VII. Adjournment