



# Chantarelle Gazette

Chantarelle Homeowners' Association Newsletter

October 2023 – Issue 34.10

## EDITOR'S COLUMN - VALERIE CAMARDA WELCOME TO FALL



**I want to thank those of you who called, sent emails and stopped your car while I was walking my dogs to tell me how much you enjoyed last month's newsletter.** I appreciate your feedback and hope I continue to warrant your praise.

As a marketing and PR professional, I have to communicate persuasively for all kinds of products and services. If it's for a product, I like to use the product personally to make it easier to write about. If it's a service, then I like to experience it. It certainly helps when I love the product or service. In the case of Chantarelle, I'm convinced my husband and I made the right choice, so it's easy for me to write about my experiences living here. This is certainly one writing assignment I thoroughly enjoy doing.

My underlying goal for our newsletter is enhancing communication and improving community relations. We're all a little different and have to find common ground to better understand one another. In marketing my first step is always to do market research about my target audience. As it happens, I received some feedback from one of our residents requesting that I do some market research about the residents here. She wanted to know

demographic and interest information. Would you be willing to participate in a short survey? If so, let me know.

In the November issue for the *Getting to Know* column I would like to interview a veteran. Let me know if you're interested in participating in a short interview.

If you didn't attend our annual barbecue, you missed a really good party! I think we might have broken some attendance records! It was great getting together and catching up! Take a look at the photos on the page just before the calendar and you'll see a very happy crowd. Kudos to Lois Rogers and her volunteers for organizing it and making some delicious food.

--Valerie Camarda

## PRESIDENT'S REMARKS

**During the last Board of Directors meeting the Pool Closing date was discussed.** We agreed last year that the official date for pool closing would be September 30th, but if the weather was due to be hot in October, we would leave the pool heater on until at least October 15<sup>th</sup>. This year's decision was further clouded by our solar system being offline due to leaks. It costs around \$500 per month to operate the pool and without solar it is around \$200 more. **There is a segment of pool users that want the pool open in October and for now we will plan on that.**

This decision however will be dependent on the weather and if it does in fact turn colder, we will possibly change the turn-off date.

Shelley Lawrence has done an outstanding job curating displays of art in the clubhouse. It has been very nice to see our talented artists showcase some of their works and it has made the Clubhouse seem more alive and vibrant. Shelley has decided that she needs to step down from heading up this position, so, at this time we do not have anyone to monitor the

displays. We welcome a volunteer that would like to step into this roll, please do let me know if you are interested. Until we have someone taking over this job, we ask that you do not hang any new pictures in the Clubhouse.

We also have a position open in landscaping, if you are interested, please contact Tom Flinn.

--Steve Rogers

### TREASURER'S REPORT

Through the end of August 2023

**There were no reserve expenses in August, and the reserve fund is still in good shape at \$524,000. This month one Poppy Bank CD matured, but the bank was still offering good rates, so the CD was renewed for 12 months at an APR of 5%.**

Like last month, we were under budget in most of our expense categories but were over budget by about \$13,379 in our landscape budget. Last month we voted to retain Waldron as our landscape contractor with its reduced maintenance contract of \$8,240 per month, which will save the HOA about \$1,700 per month. This will help reduce the overage somewhat by the end of the year, but we will still probably end the year at about \$7,000 over budget in the landscape category. In total, we are about \$8,171 over budget for all expenses through the end of August. With the new and lower landscape maintenance expense mentioned above, however, we should have a chance of reducing the overage somewhat by the end of the year, barring unforeseen circumstances. However, we still will keep budget frugality in mind for the rest of the year.

Our operating cash stands at about \$34,339. Subtracting the current liabilities leaves us with ready cash of about \$12,489. Hopefully, with the steady influx of HOA dues in conjunction with a stringent focus on expenses, this will be enough to tide us over for the year.

There were two delinquent accounts at the end of August for a total of \$2,782, both of which are the same two homeowners who have been

delinquent the last several months. One is making payments in good faith, but the other has not reacted favorably even after continued contacts from Strong Management. In the most recent meeting, the board voted to begin the disciplinary process to collect the arrears from the latter owner.

--Ron Yamato

### LANDSCAPE COMMITTEE REPORT



**What's new in Landscaping.** We are continuing watering at least 3 times a week. Please check your lawns, the only way to be sure everyone is being watered is to check. Watering is done late in the evening through the early morning. I had Waldron reset the clocks and the sprinklers, so everyone gets equal water for their lawn. Please email me if there is something wrong with your water so I can fix it. I also had the lawns treated for weeds and nearby weeds growing in the dirt and rocks along the sidewalk. We will continue to weed and feed as necessary. Check your grass, I see weeds dying all over the neighborhood, which is a good thing.

**We are planning to renew the first of five lawns as promised in May.** We waited for cooler weather and getting the sprinklers ready and now we should have the first one done by mid-October. More on that in the November update.

We just received funding to remove 5 dying birch trees. They'll be done by mid-October. I

also negotiated a free tree stump removal as part of the tree package, so one stump will go too. We will need to continue removing all the diseased and dying birch trees in 2024.

Waldron will be pruning the bushes more frequently than before so as to not promote bare spots. They will also keep hedges under the window frame of the garage window. This is to have consistency and clean lines across the neighborhood. You can have taller plants around the window as long as the window is left clear.

I have been asked for new plants and unfortunately the answer is the same, no budget until 2024. I had to do some work on the front of my own home, rotted wood. This resulted in some new plants for my front yard. I want everyone to know that I am paying for all this work. Waldron has never done planting in my yard. Even when I moved in 4 years ago, Debbie provided 4 plants, but my landscaper planted and did the irrigation. I tell you this because if you want some new plants, once approved, you can pay for them and install them. We have such a small budget after the Waldron contract is paid, discretionary spending isn't great. It's why I try and make the budget go farther, negotiate more for the same money and don't assume we can't get a better price. I negotiated a lower price with a competitor, so Waldron reduced their price to match it. It saved the HOA \$20,000. I will continue to look for a better value in everything we do.

We keep a list of people who have taken over the maintenance of their front shrubs from Waldron. I take care of my own because I wasn't happy with the pruning done before. If you wish to do the same, please let me know. You will need to have a landscaper keep your front yard neatly pruned. I am working with Waldron every week on what the priority is so that we are using their time well. One week, Monday and Tuesday they mow the lawns and the next week they prune and weed. My goal is to be able to use Waldron for my pruning, that

is why I am working so diligently on improving their skills.

Terri Barnett has decided to leave the landscape committee, so if anyone is interested in joining me on the committee, please let me know.

Trying to get a green thumb!

--Tom Flinn

415-621-7572 thomasflinn@gmail.com

## SAFETY & WELFARE

### SOME ADVICE AND WARNINGS FROM FDIC

**If you use social media, many security experts advise against posting the names, addresses, birthdates, and daily activities of relatives because those can be used by a thief.**

Grandparent scams are on the rise. This type of scam involves con artists who look for personal information on the internet that they can use to call or email an elderly person and pretend to be a relative in distress — such as a grandchild being injured, in jail, or lost in a foreign country — and needing money sent fast. For more on these types of scams visit FDIC Consumer News: Beware, It's a Scam!

**<https://www.fdic.gov/resources/consumers/consumer-news/2020-10.html> be aware of scams involving reverse mortgages.**

These loans enable homeowners aged 62 or older to borrow money from the equity in their homes. However, reverse mortgages can be complex products with a variety of risks and costs. Numerous schemes by unscrupulous individuals using deceptive offers and high-pressure tactics to steer senior citizens into using the funds from a reverse mortgage for inappropriate or costly loans or investments have been reported. For guidance on the responsible use of a reverse mortgage, including how to locate a lender or an approved housing counselor, visit the U.S. Department of Housing and Urban Development Home Equity Conversion Mortgages for Seniors

[https://www.hud.gov/program\\_offices/housing/sfh/hecm/hecmhome](https://www.hud.gov/program_offices/housing/sfh/hecm/hecmhome).

**Choose an advisor carefully.** If you are considering hiring a new broker, attorney, accountant, or other professional, even someone recommended by a friend or relative, it is best to independently investigate that person's background and reputation before investing money or paying for services. For example, you can confirm that this person is properly registered or licensed and has a clean record with regulators and other consumers. When in doubt about how to research this information, ask your state Attorney General's office or local consumer protection agency for guidance. <https://oag.ca.gov>.

**Review your credit report.** One way to monitor your finances is to order your free annual credit report. Check to make sure all the information on your credit report is accurate and complete. Check for the inquiries from companies you do not recognize; report to the credit-reporting agency if you see anything suspicious.

Credit agencies are required to provide you with a free report once a year, upon request. The big three agencies are Equifax, Experian and TransUnion. You might want to check a different one every four months to spread it throughout the year, say January, May and September.

**Early notice:** Daylight Saving Time ends Sunday, November 5<sup>th</sup> at 2 a.m. Don't forget to "fall back." Set your clocks back one hour before you retire on Saturday night, November 4<sup>th</sup>.

**Help needed:** We're still hoping that one or more persons will take over the "emergency prep" tasks of the SAFETY/WELFARE Committee. Let me or the Board know if you are interested.

Enjoy this wonderful autumn weather.

--Peggy Owens, Coordinator

SAFETY/WELFARE Committee

[powens2@juno.com](mailto:powens2@juno.com)

## WELCOME COMMITTEE

**No new neighbors to greet this month.**

Please contact one of us if you know of new Chantarelle neighbors.

--Russelle Johnson - 707-935-8658

[rxrjohnson@yahoo.com](mailto:rxrjohnson@yahoo.com)

--Peggy Owens - 707-343-7087

[powens2@juno.com](mailto:powens2@juno.com)

--Shelley Lawrence - 951-202-0459

[pashelaw@gmail.com](mailto:pashelaw@gmail.com)

--Debby Bonamassa - 315-725-8047

[debbonamassa@yahoo.com](mailto:debbonamassa@yahoo.com)

## CHANTARELLE SOCIAL NEWS



What a spectacular day our BBQ turned out to be!! Not only was the weather just perfect, but our turnout of 67 guests, some brand new neighbors, all made for a very delightful late afternoon event. As I mentioned before, these large gatherings could not happen without the fantastic volunteers who stepped up to help out, and I would like to acknowledge some of them. (And please forgive me if I missed a few of you, you are all my heroes!!) First off is my thanks to my right hand lady, Gail Dodgshon, who keeps me on track once reservations are turned in, by putting everything in writing on a spread sheet. A huge help! Next up is the set-up crew getting tables out, washed off (awesome new neighbor Nancy Ferritti!!), tablecloths and assorted decorations set out. My heap of thanks to Steve R., Randy H., Len B., Mike Mecham (what a helper he was!), Shelley L. and Kathy M. wrapping silverware, great work. Behind the scenes in the kitchen doing food prep were Loretta Hibbard, and Nancy F. cutting up onions, tomatoes, etc., a really spectacular job with filling the trays.

Sharon Barncord was a big help moving the food lines along, and I cannot of course forget our super BBQers, Randy H., Steve O'Neill, and Len B.!!!! Thank you guys!! We couldn't do this without you. I absolutely do not want to leave out two of our most terrific worker bees, Debbie and Ron Yamato. Both of them did an outstanding job both before the event began with set up, but also probably the yuckiest job after the BBQ was over, and that is managing a large amount of the cleanup, garbage, dishes, etc.!! (Also my heroes!)

To everyone who made and contributed salads and cookies we ALL express our gratitude to you, your help with the yummy food was so VERY appreciated.

Next up is our October First Friday coming up on October 6th from 5:30 to 7:30.

Hope you can come so I'm not left sitting all alone!

I also have tentatively reserved a date with caterers for our Annual Holiday Party on Friday December 8th, for those who like to pencil in the date on the calendar. More info coming further down the road.

In the meantime, Happy Halloween!

--Lois Rogers, Social Chair

### ART CLUB – OCTOBER EXHIBITION

Theme: **Birds and more**

Featured Artists: Will be on the bulletin board.

Please stop by the Clubhouse to enjoy our neighbor's beautiful creations.

--Mike Hashii-- Acting Art Club Steward

### BOOK CLUB NEWS

*A reader lives a thousand lives before he dies.*

*The man who does not read lives only one.*

We had ten people attend our first meeting last month! We decided to change our monthly

meeting to the **third Tuesday of the month from 4:00-5:30**. We are compiling a list of our favorite books and Monthly Hosts and will assign the first book at our next meeting, October 17. We all agreed it will be a fun, no-pressure group and we welcome any other neighbors who are interested!

Please feel free to call Marybeth (940-290-4757) or Barbara (415-377-8712) if you have any questions.

--Mary Beth Jacobsen

### PET'S CORNER

#### Communicating With Your Pets

If you're a pet owner you know it takes a great deal of patience, perseverance and love to get your pet trained to do what you want them to do. Simple commands like sit, come, stop, heel all might seem easy enough to teach your dog, right? Well, at least not in my case with my two Shih Tzus. I had done some research and learned that the breed was considered highly intelligent. Quite honestly, I wasn't seeing evidence of that. One, or both of the dogs have christened every carpet in my home. I blamed it on myself because it seemed my timing and communication with the dogs was off. I was waiting too long to take them out for their walk. I'd been looking for a signal from them that they wanted to go out for a walk. I think I figured it out now. Thank goodness for Resolve! (If you're a pet owner you know what that is.)

One day as I was walking the dogs I met one of Willy's friends who has a little white dog. My dogs eagerly greeted her as she petted them and spoke to them in Dutch. She explained that she was Dutch as was Willy. Later that day as I was reading on my bed, one of the dogs jumped on the bed and cuddled up to me. Sweet, but I don't want the dogs on my bed. I told her to get off several times to no avail. I tried gently pushing her off with my foot. She wouldn't budge. Then it dawned on me,

remembering my encounter with Willy's friend, try speaking to them in Dutch. I quickly pulled out my phone and punched in "Get off the bed" and got the translation in Dutch, "Ga uit bed". I said it and she immediately got off the bed! Gee whiz, now I have to learn Dutch!

On the other hand, I communicate very well with my beautiful little parrot Enzo. Enzo is an Australian Barraband Superior Parrot that I've



had since he was 4 months old. He's 8 ½ now. Just by listening, Enzo learned to say

98 phrases! Two of my favorite phrases are, "I love you Mommy!" and "Don't poop on Mommy!" Once I read in my Parrot Parenting book that you could train your bird not to poop on you, I was on it! I trained him and for the most part, he doesn't poop on me. He comes when I call him and gets in the cage when I ask him to (most of the time).

Now I just have to worry about the dogs attacking Enzo. Thank goodness he's a fast flyer!

--Valerie Camarda

## OUT AND ABOUT

***What neighbors have been up to in and around Sonoma . . . .***



Debby and Len Bonamassa enjoying the second Tuesday concert at the Plaza Farmer's Market

--Valerie Camarda

## CONTRACTOR RECOMMENDATIONS

Check Chantarelle.org under Resources for recommendations from your neighbors - or contact Mary Howland, our Website Manager, via email for more information.

--Mary Howland

Char797@aol.com

## CLUBHOUSE NOTES

**All Chantarelle HOA members are welcome to join in fun activities with your neighbors.** If you have an interest in joining a Clubhouse activity, please contact the club coordinators for the groups with scheduled activities:

Water Aerobics/Flex Exercise

Peggy Owens – 707-343-7087

Bunco Babes

Russelle Johnson – 707-935-8658

Mexican Train Dominoes

Peggy Owens – 707-343-7087

Art Club

***Would you like to volunteer?***

Poker Night

Ron Yamato – 415-305-1400

Book Club

Marybeth Jacobsen - 949-290-4757

Barbara White - 415-377-8712.

The days and times for those groups with scheduled activities are located on the calendar at the back of this newsletter.

If you are interested in knowing more about starting a new club activity or renting the Clubhouse facility for your next family and friends' event, please contact Linda Jackson 415-987-0021 for more details.

### **BOARD OF DIRECTORS**

Steve Rogers, President

707-771-9290

Tom Flinn, Vice-President

415-621-7572

Ron Yamato, Treasurer

415-305-1400

Cindy Adamson, Secretary

707-931-8832

Pat Chace, Director

707-935-7301

### **MANAGEMENT COMPANY**

Strong Property Management

PO Box 1368, Sonoma, 95476

Paul Strong 707-933-9151

Email: paul@strongmgt.com

24 hour Emergency Number:

1-800-359-2362

### **CHANTARELLE GAZETTE STAFF**

Editor - Valerie Camarda

Proofreader – Linda Jackson

Art Director – Tom McKean



NEIGHBORS AND FRIENDS ENJOYING  
CHANTARELLE'S ANNUAL BBQ



A photograph of a window decorated for Halloween. The window has white horizontal blinds. On the windowsill, there are several pumpkins: a large orange pumpkin on the left, a small orange pumpkin in a blue ceramic holder, a carved jack-o'-lantern with a smiling face sitting on a small pile of brown tinsel, another small orange pumpkin in a blue ceramic holder, and a large orange pumpkin on the right. The word "Happy" is written in a large, orange, cursive font across the window. In the foreground, there are green bushes with small white flowers. The word "Halloween" is written in a large, black, cursive font across the bottom of the image.

Happy

Halloween

## POOL OPEN

If you are at the Clubhouse/pool and have children who are minors using the bathroom, please supervise them so that the bathroom remains clean.

### CHANTARELLE WEEKLY CALENDAR

Monday	Tuesday	Wednesday	Thursday	Friday
<b>Pool Aerobics 11:30</b>		<b>Pool Aerobics 11:30</b>		<b>Pool Aerobics 11:30</b>

### OCTOBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3 Bunco 1:00-4:00	4	5	6 First Friday 5:30-7:30	7
8	9 Columbus Day & Indigenous Peoples' Day	10 Mexican Train Dominoes 12:30-4:00	11	12	13	14
15	16	17 Book Club 4:00-5:30	18 Poker 6:30	19 Art Club 1:00-3:30	20	21
22	23	24 Mexican Train Dominoes 12:30-4:00	25	26	27	28 n
29	30	31 Halloween				

Waldron Landscaping is now here on Monday 9:00am-3:45pm, Tuesday 9:00am-3:45pm, and Friday 10:00am-3:45pm.

Garbage, recycling & garden trash pickup is on Monday.