

CHAPARRAL TERRACE HOMEOWNERS ASSOCIATION
AUGUST / SEPTEMBER 2018 – NEWSLETTER

POOL CLOSURE UPDATE

National Construction was awarded the contract to plaster the pool and spa including tile replacement, deck repair and new pool equipment. The Board understands everyone's frustration, but the repairs were not planned for. A resident put his foot through a large bubble in the plaster causing a huge liability to the Association.

NO OVERNIGHT PARKING ON THE STREETS

The Board continues to receive complaints regarding overnight parking on the streets. Vehicles cannot be parked on the streets between the hours of 11:00 p.m. and 6:00 a.m. Vehicles will be tagged and towed for removal after 48 hours' notice. Once a vehicle is tagged it does not have to be tagged again for the Board to tow the vehicle off the property.

BOARD MEETING DATES AND TIMES

The next scheduled Board of Directors Meeting is September 14, 2018 at 10:00 a.m. The Annual Meeting of the Members has been scheduled for October 26, 2018 at 4:00 p.m. The meetings are held at the clubhouse.

FISCAL YEAR CHANGED TO CALENDAR YEAR

The Board filed a notice with the Internal Revenue Service to change the tax year from September 30th to December 31st. Therefore, our office has included coupons for the remainder of the year.

PROPERTY IMPROVEMENTS

Several homes throughout the neighborhood are in need of exterior maintenance such as stucco and wood trim painting, removal of dead or dying vegetation, palm tree trimming and replacement of broken windows. Please make every effort to take care of the external maintenance of your home.

FINE POLICY

Due to recent developments in HOA enforcement and fining, Associations must create and send to all Owners a schedule of fines (Fine Policy) prior to imposing a fine. The Board is working with the management company to create this policy. The Board will be adopting the policy at the September meeting. Once approved, the policy will be mailed to the Owners.

CDM Management

CDM Management has an office in Fort Mohave, Arizona. The office is not staffed. It is used for meetings only. The Laughlin office hours are 8:00 a.m. to 4:00 p.m. Monday through Friday.