

***CHATEAU DIJON  
TOWNHOMES  
OWNERS'  
ASSOCIATION***

**YEAR IN REVIEW  
2024**





***LET'S TAKE A LOOK  
AT OUR  
ACCOMPLISHMENTS  
IN  
2024***



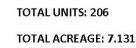


# ***FOUNTAIN RESTORE & REPAINTING***

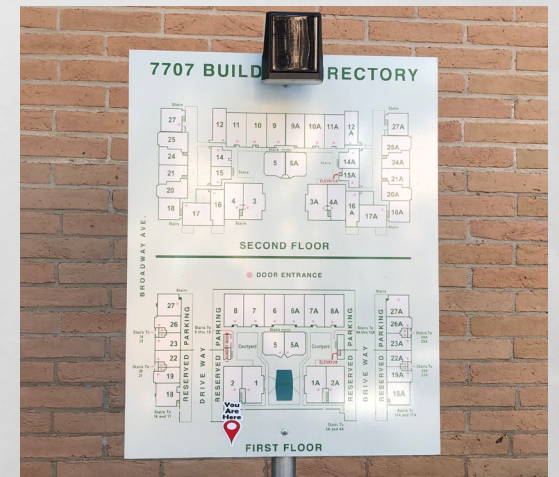




***NEW SIGNAGE THROUGHOUT THE  
PROPERTY & UPDATED PROPERTY MAP***



**CHATEAU DIJON TOWNHOMES**  
**Building 7709 (81 Units)**





***MAKING  
NEW  
FRIENDS...***





***NEW  
LANDSCAPING  
THROUGHOUT  
THE  
PROPERTY***





# ***NEWLY PLANTED TREES BY THE TENNIS COURT & NEW SHRUBS AT 7709 NORTH***





***THANK YOU TO  
OUR  
LANDSCAPE  
COMMITTEE  
FOR ALL THEIR  
DEDICATION  
AND WORK!***





**- NEW EMERGENCY  
POOL PHONES**

**- NEW LIFT  
STATION PANEL**

**- NEW WATER  
HEATERS FOR  
7709 & 7711**







# **FOUNDATION INSPECTIONS AT 7707 & PIER REPLACEMENT 7707 BROADWAY SIDE**





***CHECKING IN  
ON THE WORK  
PROGRESS...***

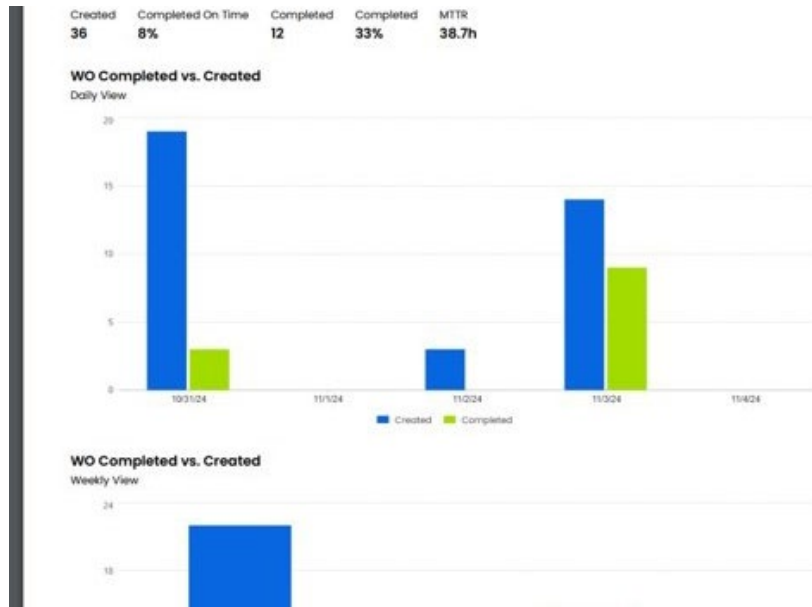




# 7709 RETAINING WALL REPLACEMENT







app.clickmaint.com/work-orders?search=aC

## Work Orders

aC

List Calendar

Filters 1 Status 7 Priority Category Assigned to Work Type Overdue & Due Today Assigned to Me

Title	Status	Priority	Created when	Category	Assigned to	Location
Pick up lumber from Home Depot	Open	None	11/04/2024 - 3:13 PM	General Maintenance	JA Juan Alejandro	
Vent is leaking by parked jeep from C1	In Progress	High	11/04/2024 - 8:53 AM	General Maintenance, PL...	JA Juan Alejandro	
Vent is leaking by parked jeep from C1	In Progress	High	11/04/2024 - 8:53 AM	General Maintenance, PL...	JA Juan Alejandro	
Remove the sock from the oak tree near 7711	Open	Low	11/04/2024 - 7:22 AM	General Maintenance		Building 7711
Replace A/C Air Filter - LOBBIES & OFFICE	In Progress	None	11/03/2024 - 8:00 AM	HVAC (Common Area)	JG Jorge Gonzalez	
Gutter Clean Out 7711	Open	Medium	11/01/2024 - 1:41 PM	General Maintenance	JG JA	
Gutter Clean Out 7711	Open	Medium	11/01/2024 - 1:41 PM	General Maintenance	JG JA	
Paint covered Parking areas by parking numbers	Open	Medium	11/01/2024 - 1:19 PM	Exterior Painting	JG JA	
Paint covered Parking areas by parking numbers	Open	Medium	11/01/2024 - 1:19 PM	Exterior Painting	JG JA	
Roofline painting inside courtyard 7707	Open	Medium	11/01/2024 - 1:18 PM	Exterior Painting	JG JA	
Roofline painting inside courtyard 7707	Open	Medium	11/01/2024 - 1:18 PM	Exterior Painting	JG JA	
C11 donated plant - needs to be picked up and re...	Open	Medium	11/01/2024 - 11:45 AM	Landscaping	JG Joel StPierre	

# NEW ONLINE WORKORDER SYSTEM






**IMPROVED  
SERVICE FOR  
OUR  
HOMEOWNERS:  
*SUBMIT  
WORKORDERS  
ONLINE VIA OUR  
WEBSITE***

html

Payroll GoDaddy Email Marketing Click Main Bexas public PDFfiller On-line P... Teamviewer MyAllSavers United... Employer eServices... Jive Billing



### SUBMIT A WORK ORDER

THE ASSOCIATION IS EXCITED TO SHARE OUR NEW ELECTRONIC WORK ORDER SYSTEM WITH YOU.

STARTING NOVEMBER 4, 2024, OWNERS WILL BE ABLE TO PLACE WORK ORDERS ONLINE!

THE WORK ORDERS ARE FOR REPAIRS AT YOUR UNIT AT COMMON AREAS/RESPONSIBILITIES SUCH AS :

- SCREEN REPAIR & REPLACEMENTS
- FRONT DOOR MAINTENANCE & REPAIR
- WINDOW MAINTENANCE & REPAIR
- GLASS SLIDING DOOR MAINTENANCE & REPAIR
- PATIO FENCE MAINTENANCE & REPAIR
- OUTSIDE SIDING MAINTENANCE & REPAIR

\*\*\*PLEASE CONTINUE TO CONTACT MAINTENANCE DIRECTLY AT 210-464-5434 IF YOU HAVE AN ACTIVE LEAK!  
WE WILL BE ABLE TO REACT QUICKLY AND AVOID POSSIBLE DAMAGE TO YOUR UNIT AND OTHER AREAS.\*\*\*



# OUR CHATEAU DIJON NEWSLETTERS TO KEEP YOU INFORMED

October 2024 Issue 2

## Chateau Dijon News

The Chateau Dijon Townhomes Owners Association



### A message from the Board of Directors

The Board is excited for the new fiscal year! We have been working tirelessly on the budget and it has been finalized and approved. Due to the changes and efficiencies that have been implemented throughout the year, we are pleased to announce there will be no increases in our assessments and we will continue with much needed updates to our amenities, buildings and grounds. The tennis court will be resurfaced and pickleball added, the irrigation system will be repaired, our magnificent trees will be trimmed, and we will continue with the replacements of the original windows. Window World is our vendor to implement this project and will decide which windows are in the worst condition and need to be replaced first. The Association will be updated once these projects start. The Board will transfer \$145,000 to the Reserve account for these projects.

Chateau Dijon will be implementing a new software system, where owners can go online and request their work orders directly, as well as review the status of their requests. This paperless system will manage requests, work orders, preventive maintenance and provide metrics for our progress throughout the year. We look forward to our next fiscal year, starting November 1, to begin these projects.

### From the Office: What's happening this Fall

Dear Chateau Dijon Community,

Thank you for the positive feedback regarding our first newsletter.

Staff are wrapping up the summer and we are looking forward to cooler days ahead.


- Pool Fall Schedule: Pool Cleaning on Monday, Wednesday & Friday.
- Trash & Recycle pick-up is currently on Monday, Wednesday & Friday.
- Pool chemical treatment will be once a week during fall and winter.
- Juan and his team power washed and painted the fountain.
- Google Fiber postponed the installation due to permit issues. We will



August 2024 Issue 1

## Chateau Dijon News


The Chateau Dijon Townhomes Owners Association



### A message from the Board of Directors

The Board is excited to start our Chateau Dijon Newsletter. We want to thank our team and all the volunteers that are assisting our community. The Board is working diligently on the budget, processes and procedures and meeting with team regularly. Our goal is to be model property with high standards and expectations.

The Board of Directors



### From the Office: What's happening this summer

Dear Chateau Dijon Community,

Welcome to the first edition of our newsletter.

San Antonio is experiencing its' hot summers right now. Please ensure to stay hydrated and inside if needed to avoid the extreme heat. During the summer more residents are enjoying the pool:

- Our maintenance staff cleans the pools daily. The pool water is also tested twice a week by our vendor and, if needed, the pool chemicals are adjusted.
- Pool Chemical checks are on Monday afternoon and Friday morning

I am fortunate to work with our amazing team every day. Juan, Jorge, Joshua and Margie all do an amazing job of maintaining our seven-acre, park-like setting. To follow up with all work orders and landscaping tasks trash pick-up is currently 3 times a week - Monday, Wednesday and Friday.

The Board of Directors and staff are working hard on maintaining and updating our amenities. We are excited to:

*Chateau Dijon Townhomes HOA Board of Directors:*  
Laura Schneider, President  
Ranimo Delson, Vice President  
Dolores Villanval, Treasurer  
Joanie Brooks, Secretary  
Diane Parma, Member at Large



# MORE PROJECTS IN 2024







**RAILING RE-PAINTING THROUGHOUT  
THE PROPERTY**





# TENNIS COURT RESURFACING PROJECT

***BEFORE...***







# TENNIS COURT RESURFACING PROJECT

***...AFTER***  
★



# IRRIGATION REPAIR & REPLACEMENT





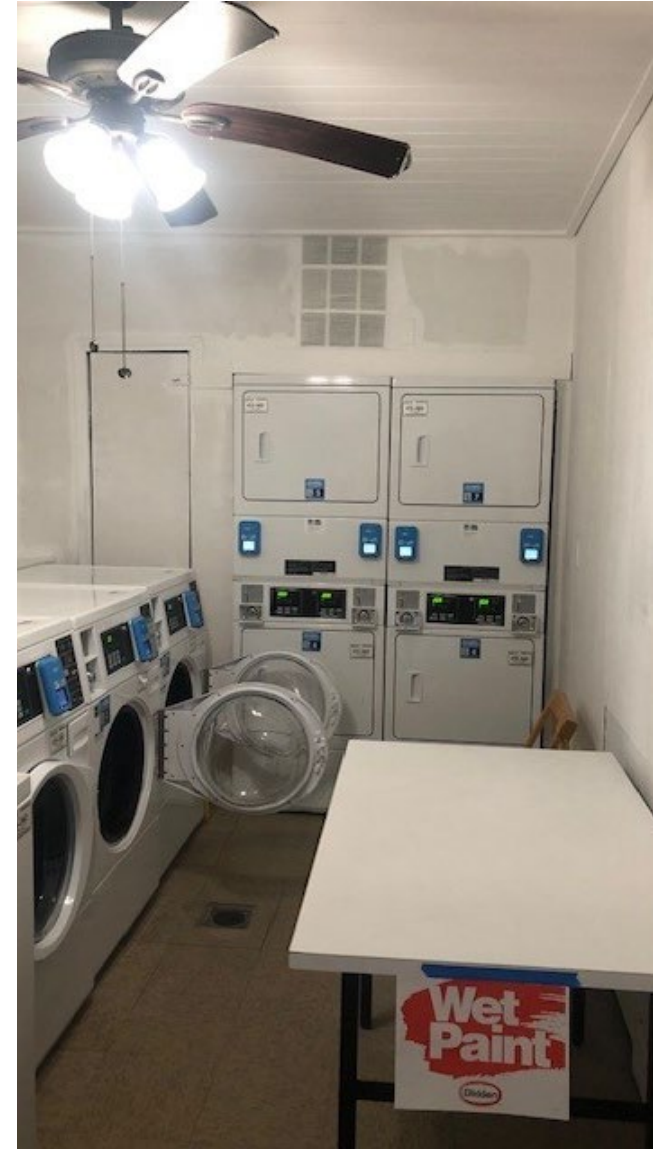
# TREE TRIMMING & PRUNING THROUGHOUT THE PROPERTY





# LAUNDRY ROOM REMODELING 7707 & 7711

***-NEW PAINT  
-NEW CEILING,  
PANELS & FANS***





# 24 FT TUNNEL MAIN DRAIN LINE REPAIR AT 7707 (ORIGINAL LINE REPLACED)



**AFTER**



**BEFORE**



**BEFORE**



**AFTER**



# **YOUR BOARD OF DIRECTORS**

## ***CHATEAU DIJON TOWNHOMES***





**THANK YOU TO THE  
TEAM OF**

***CHATEAU DIJON  
TOWNHOMES***





**THANK  
YOU**

