

Chateau Dijon Townhomes



Chateau Dijon remains one of the most distinguished and desirable condo complexes in the area. Walk to the stores and restaurants. Enjoy beautiful landscaping, tennis courts, pools and get to know some of the best neighbors in town. In so many ways we make life not only a little easier but more livable.

Here are a few of many perks that are included in your HOA assessment:

➤ **ON-SITE MANAGEMENT, BOOKEEPER, COMMON AREA HOUSEKEEPER, & MAINTENANCE STAFF (MONDAY-FRIDAY)**

One maintenance staff member is on-call for after-hours emergency calls

➤ **GATED COMMUNITY**

➤ **FIRE PROTECTION SYSTEM**

Extinguishers and hoses throughout the complex are inspected yearly by a vendor
Fire alarm at 7709 inspected bi-yearly

➤ **FOUR (4) ELEVATORS**

➤ **TWO (2) POOLS**

Maintenance staff cleans and maintains each pool
Vendor service contract for chemical check

➤ **TENNIS & PICKLE BALL COURTS**

Maintained by the HOA

➤ **ROOF, GUTTERS, DOWNSPOUTS, DOORS, & WINDOWS**

HOA is responsible for upkeep and replacement

➤ **ELECTRICITY**

Commercial rate for units

Natural gas heating (during winter) is paid for by the HOA

➤ **WATER**

Water is paid in full by the HOA

High quality soft water treatment

Units do not have to purchase a water heater. Each building has its own water heaters purchased and maintained by the HOA

➤ **LANDSCAPING & FOUNTAIN**

All common area landscaping is the responsibility of the HOA

Fountain is cleaned, maintained and replaced by the HOA

Two (2) courtyards in 7707, lawn & picnic tables at entrance, large park with park benches provided for the community

➤ **TRASH PICK-UP**

Valet trash pick-up 3 days a week except weekends & holidays

➤ **DOG PARK & PARK**

Convenient doggy bags are provided at dog park

➤ **COMMON AREA MAILBOXES**

Mailboxes and mailbox keys are maintained by the HOA

➤ **SECURITY CAMERAS**

Thirty-eight (38) cameras throughout the complex with 24-hour recording
Coordinated SAPD patrols

➤ **PEST CONTROL**

Pest control company treats the common area bi-weekly
Reduced cost for private pest control spraying of unit if requested by owner
Yearly termite inspection and treatment

➤ **LAUNDRY FACILITIES**

Contract with CSC Service Works for inexpensive laundry facility use