

Chateau Dijon News

The Chateau Dijon Townhomes
Owners Association



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 Inform you when the new installation date is available.*
- *Tree Treatment: Davey Tree Expert visited the property to inspect and treat all trees in need of various treatment for bugs, fungus, and vitamin deficiencies.*

A lot is being accomplished this year and I look forward to seeing what the future holds and achieving our goals on property.

With Gratitude,
Simone Perry
Association Manager

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.



Chateau Dijon Townhomes HOA
Board of Directors:
Laura Schneider, President
Ramiro DeLeon, Vice President
Dolores Villarreal, Treasurer
Joanie Brooks, Secretary
Diane Parma, Member at Large

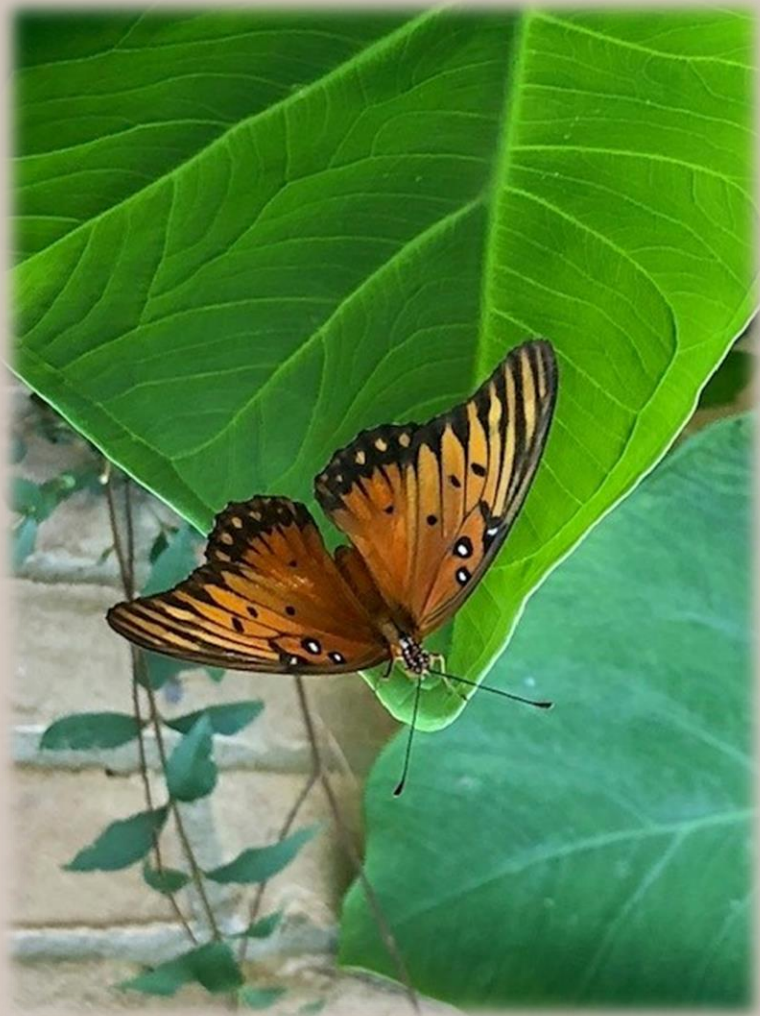


Upcoming Projects:

The Board of Directors and staff are working hard on maintaining and updating our amenities.

We are excited to:

- ***Railing Painting Project:*** We are going to have all handrails and railings professionally painted. **Start: November 4, 2024.**
- ***Trees Trimming:*** Davey Tree Expert will be trimming all trees throughout the property. We will inform regarding areas being closed off and parking availability. This tree trimming will help the trees grow healthy and keep us conform with safety and insurance regulations. **Work Schedule: November 20 -23, 2024.**
- ***Tennis Court Resurfacing:*** We are going to have our tennis court resurfaced and will add Pickle-Ball. **Start: November 2024.**
- ***Irrigation Replacement & Repair:*** We are going to have our drip irrigation replaced and our sprinkler irrigation repaired. **Start: October 28, 2024.**



DID YOU KNOW...:

Curious what's being delivered daily to your mailbox?

USPS offers Free 'Informed Delivery': You can sign up online <https://www.usps.com/manage/informed-delivery.htm>

CALLING ALL CANDIDATES!

Would you like to be an active part of our community?

The Chateau Dijon Annual Election for the Board will be held in January 2025.

Two Board positions, each with a term of two years, will be up for election.

Any owner interested in running for election in January should complete the candidacy form and return it to Management by 12:00 noon on Friday, November 29, 2024.

Candidate profiles are available via email or as a hardcopy here at the office.

DID YOU KNOW...:

Visit our website for our governing documents:

www.chateau-dijon.com



Power washed & Painted Fountain



SAPD Officer M. Blanquiz serving our Chateau Community



Crime Prevention Tips

With Holiday Season right around the corner the Association met with SAPD Officer M. Blanquiz for crime prevention tips.

1. Door Locks and Windows:

- a. Ensure that all doors are always secured with a dead bolt lock.
- b. Rear sliding doors are an easy point of entry. Many older sliding doors can be manipulated by intruders to be opened even with the door locked and latched. To secure these doors you will need to place a piece of wood or metal in the sliding track so the door cannot move or be opened. They also have metal brackets that can be secured onto the tracks so that the door will stay closed and secured.
- c. If you have a keypad or electronic lock on your front door, also ensure that it has locked properly before leaving. I have seen many times where that homeowner walks away from an unsecured front door because they activated the locking mechanism, but the door wasn't properly aligned, and the lock could not secure.

2. Package Delivery & Mail:

- a. Remove deliveries immediately upon receipt.
- b. Remove mail daily from your mailbox.

3. General Security:

- a. Be aware of surroundings and report suspicious individuals and vehicles to law enforcement.
- b. Make eye contact and walk with a confident attitude.
- c. Limit use of cellphone/texting while walking to and from parking garage.
- d. Notify maintenance of lights that are out, signage that needs replacing.
- e. Keep your vehicles always locked and remove valuables such as gate openers and phone chargers, bags, tools, and clothing.

Important Phone Numbers:

Emergency: 911

Non-Emergency SAPD: 210-207-7273

Important Dates & Information:

- The next Regular Board Meeting will be on October 28 at 6:30PM at the 7709 South Lobby.
- The agenda will be sent to all owners via email the day prior to the meeting.
- The next scheduled water shut off dates are October 9 & October 23, 2024, between 10AM and 2PM. If you have a plumber scheduled, please inform the office.
- The next common area pest control dates are October 9 & October 23, 2024.
- Common Area Laundry Rooms: Please do not put scent booster beads in the dryer. Those are only for washers. Please ensure to always turn the light off after using the common area laundry room. This saves energy and costs for electricity. It also helps keep rodents and insects out of the laundry rooms that are attracted to light.
- We offer Pest Control for your Unit: Beeline, the Associations pest control vendor, is treating the common areas every 2nd and 4th Wednesday of the month. You can call the office to schedule a treatment for the inside of your unit. The cost of \$27.06 will be billed to your account.
- Contractor/Vendor Hours:

Contractors and vendors may only perform work from 8:00 a.m. to 6 p.m. on Monday - Friday and 9:00 a.m. to 4:00 p.m. on Saturdays. No work may be performed on Sundays.

Meet the Team of Chateau Dijon



From left to right: Jorge Gonzalez – Maintenance; Juan Alejandro – Maintenance Supervisor; Margie Ochoa – Housekeeping; Simone Perry – Association Manager; Natalie Salazar – Bookkeeping; Joshua Quave – Maintenance