

Chateau Dijon News

Chateau Dijon Townhomes Owners Association



A Message from the Board of Directors

The Board would like to welcome Kathleen Kraemer to the Board. We are elated that she has volunteered to serve our community and is a valued member of our team.

The final window phase was approved during our last Board meeting. Guido has been measuring windows and installation will start in early Fall 2025. The Board has transferred \$200,000 from the Operating account to the Reserve account for this project.

The Board is actively looking for a member of our community to serve as Treasurer. This position is vital to our ongoing success, financial diligence, and effective oversight. Dolores is available to assist during the transition. The board qualifications are: Record owner and a resident in good standing. Please reach out to the Board at Board@chateau-dijon.com if you are interested in serving.

The budget process is underway. We are gathering data, setting goals and priorities, forecasting costs for our day-to-day expenses, and determining the necessary contributions to the reserve fund, using the reserve study as a guide. A Board Budget workshop will be held in September to finalize the Budget. Owners will receive the approved budget during the September Board meeting.

Thank you for reading this newsletter.

Your support and participation in our community are appreciated.
Thank you for being a good neighbor.

The Board of Directors



Laura Schneider, Board President



Dr. Seabrook Jones, Vice President



Dolores Villarreal, Treasurer



Trisha Cowley, Secretary



Kathleen Kramer, Member at Large

From the Office

Dear Chateau Dijon Community,

*I hope this message finds you well. We are thrilled
to bring you this summer's edition.
Let's dive in!*

- 🗑️ Trash & Recycle Pick Up is Monday, Wednesday and Friday.
- 🗑️ Our pools are open. Chemical treatments are currently Monday and Friday afternoon.
- 🗑️ Please continue to place your work orders online – find out more with this newsletter.
- 🗑️ Office Closure: June 19 – Juneteenth.
- 🗑️ Office Closure: July 4 – Independence Day.
- 🗑️ Stay safe during the Texas heat. Take a look at our heat safety tips with this newsletter.
- 🗑️ Don't forget to schedule your AC vendor for summer maintenance. We added some tips with this newsletter.

*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



Meet the Team:
Jorge Gonzalez
Maintenance
Juan Alejandro
Maintenance Supervisor
Margie Ochoa
Housekeeping
Simone Perry
Association Manager
Natalie Salazar
Bookkeeping
Joel St.Pierre
Landscaping

Chateau Dijon Projects:

The Board of Directors and Team of Chateau Dijon are working hard on maintaining and updating our amenities:

- Google Fiber Internet: The installation of Google Fiber on the property has been completed. We are awaiting more information as to when the main box is installed and our signal can be tied to the main line. We will keep you updated.
- Window Replacement Phase 2: The Association together with vendor Guido Windows will be replacing the remaining original throughout the property. The replacement is scheduled for fall and the office will send out more information regarding this project to the units involved.
- Termite Inspection and Treatment: The yearly termite inspection and treatment has been completed. No issues were reported.
- 7707 Courtyard Upgrade: Our landscaper Joel will upgrade the 7707 courtyard by the elevator. Stay tuned for a great makeover.
- Asphalt Repair: The Association completed asphalt repairs throughout the property. Maintenance will continue to patch minor areas.
- Column and Siding Repair: The Association completed much needed column and siding repairs.



Important Dates & Information:

- The next scheduled water shut off dates are 6/25, 7/9, 7/23, 8/13 and 8/27, between 10AM and 2PM. If you have a plumber scheduled, please inform the office.
- 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.
- The next common area pest control dates are 6/25, 7/9, 7/23, 8/13 and 8/27.
- 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.



Pool Rules:

Sec. 3.9. SWIMMING POOLS. Use of the swimming pools is subject to the following swimming pool rules:

- (a) Pools may be used every day from 7:00 a.m. to 10:00 p.m.
- (b) PERSONS USING THE POOLS DO SO AT THEIR OWN RISK

There is no lifeguard! Unit Owners and residents are responsible for the safety of their guests.
- (c) Only Owners, residents and guests may use the pool areas.

Guests must be accompanied an Owner or resident and children under twelve (12) years of age must be accompanied by an adult at all times.
- (d) Only plastic containers are permitted in the pool areas.
- (e) Swimwear must be customary and appropriate.
- (f) Pets are not permitted in the pool areas.
- (g) Loud noise, running, horseplay, or other nuisances causing activities are not permitted in the pool areas.
- (h) Trash must be placed in the trash receptacles.
- (i) Pool safety equipment may be used only in cases of emergency.
- (j) Smoking is prohibited in the Common Element amenities, including the swimming pools, tennis courts, and dog run, as well as the immediate adjoining areas.
- (k) For safety, paddleboards, surfboards, and other similar objects are not permitted in the pool areas. Inflatable floats or foam fun noodles are acceptable.

Chateau Dijon Work Order System

Submitting A Work Order

Chateau-Dijon Townhomes Request Portal

Please take a moment to fill out the request form with as much detail as possible. This will help us address your needs swiftly and efficiently.

Instructions:

Request Details

Upload **images** or **files** by drag and drop or [click to upload](#)

Title *

Short description

Description *

Provide more details about the issue

Location *

Q Start Typing

Contact Information

Receive Notifications on Updates

First Name *

First Name

Last Name *

Last Name

Phone

+1

Email *

Email

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*

Here's how to place a work order online:

<https://chateau-dijon.com/work-order.html>

1. Click the yellow "Submit a Work Order" button below.
2. Fill out the required fields and submit the form.
3. We will notify you when the work order is accepted and completed.

STAY SAFE THIS SUMMER

EXTREME HEAT SAFETY TIPS

STAY INDOORS

During extreme heat, stay indoors in an air conditioned space as much as possible.



If outside, seek shade under a tree or umbrella.

Wear loose-fitting, lightweight, and light-colored clothing.

STAY HYDRATED



Drink water throughout the day. Don't wait for extreme thirst to drink.



TAKE PEOPLE AND PETS INSIDE

Never leave children, the elderly, or pets inside of parked vehicles. It only takes minutes to reach dangerous temperatures.

CHECK ON LOVED ONES

Check on family members and neighbors, especially if they are elderly. Bring outdoor pets inside.



KNOW THE SIGNS

Heat-related illnesses are preventable. Watch for symptoms and know what to do if experiencing them.



HOT WEATHER TIPS

1. NEVER LEAVE PETS IN HOT CARS
2. CARRY PLENTY OF WATER
3. TEST THE GROUND FOR TEMPERATURE
4. KNOW THE SIGNS OF OVERHEATING
5. LIMIT OUTDOOR EXERCISE

VISIT US AT [SAHUMANE.ORG](https://www.sahumane.org)





As air conditioners are running more due to the hot summer weather, there have been some instances of condensation backing up in the AC drain lines.

It is suggested owners pour some vinegar (at least one cup) down their AC drain line periodically to clean them out of any gunk that can obstruct the line, potentially causing a flood in your unit.

Pouring down vinegar does Not skip the regular visit and inspection provided by your AC vendor. Your AC should be professionally inspected and maintained at least once a year.

Please let the office know when your AC vendor will be on site. Your vendor will need to check in at the office and Maintenance will provide them with access to the roof.

8 Tips for Getting Your Air Conditioner Ready for Summer



Prioritize Safety



Set Your Thermostat to the Right Starting Temperature



Remove Obstructions



Clean/Replace Filters



Clean Ductwork



Clean Outdoor Unit



Check Drain Lines



Consider Upgrading



SAPD Officer M. Blanquiz serving our community



Crime Prevention Tips

- Regularly check your mailbox for mail and packages.
- Do Not keep any valuables in your vehicle regardless of small or big in size or value.
 - Always keep your vehicle locked and your alarm on.
- Remove any deliveries/packages from your front door or porch upon delivery.
 - Keep bicycles and motorcycles locked and chained properly.
 - Be aware of your surroundings.

If You See Something, Say Something! Contact 911 or non-emergency SAPD at 210-207-7273

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.

Important Phone Numbers:

Emergency: 911
Non-Emergency SAPD: 210-207-7273

