

May - August
2023

CRESTVIEW CHATEAUX

The Newsletter of the Crestview Chateaux Home Owners Association
CrestviewChateaux.com

Our Professional Community Manager:

Sentry Management
4605 E. Elwood St. Ste. 100
Phoenix, AZ 85040
480-345-0046

Stephanie Valdivia, Community Manager
communitycare@sentrymgt.com



Regular HOA Board Meetings are typically (not always) held at 5:30 on the third Thursday of most every month.

We usually do not have meetings in the months of July or December.

Details such as the Meeting Agenda & location are posted on our website.

The website has a wealth of information including meeting minutes, financials, etc.

YOUR BOARD OF DIRECTORS

- * Chris Mohme - President
cmohme@cox.net
- * Jim Zirbes - Vice President
jim.zirbes@gmail.com
- * Connie Gartner - Treasurer
connieg2@cox.net
- * Angie Graeber - Secretary
Calihanna@yahoo.com
- * Anthony Greco - Member at Large
anthony.x.greco@gmail.com

Board Meetings are open to ALL OWNERS & their duly appointed representatives!

Please submit any ideas & comments to one of our property team members at Sentry Community Association Management, especially if you are unable to attend a board meeting to express items of concern in-person.

DON'T BE A DRIP!

Rivalling 2020, the Summer of 2023 has been a **L-O-O-O-N-G H-O-T** one! Uhg!

At Crestview Chateaux we, like most at most people's residences elsewhere, see our water bill go up quite a bit each and every Summer. Usually it is an amount that we amply budget for & expect.

This year though, it has increased in ways that we can not explain away with saying it is higher bills only from rate increases from the City of Chandler, nor more residents, or from leaks we have been able to discover.

We are using so much more water that it really is not incrementally more, but seems to almost border on exponentially so.

Our hypothesis is that it is coming - in full or in large part - from internal usage - not grounds watering. **Since we cannot be inside each unit to look to discover the source, we are counting on you to help!**

To reduce your & our water expense, PLEASE—do yourself & all of us a favor: report any common area leaks ASAP, check your tub/showers, sinks and toilets for leaks. If they are not all water-tight when off, please fix or replace the any and all deficient plumbing fixtures NOW!

CAN YOU BELIEVE IT?

- It's about that time of the year again. "What time?" you may ask. CHIMNEY CLEANING time, of course!
- **We get it; when it is this hot out, about the last thing most of us think is "Let's throw some logs on & light up a fire." BUT just like you want to schedule your Winter heater check up months before it's chilly or AC tune-up before the first 100-degree day each new year, NOW is the time to contact your chimney sweep!**
- **We've had fires here resulting in damage to the units & neighboring spaces. If your unit has a fireplace & accident occurs, if your insurance company says you were negligent because of lack of upkeep on that, you may be held financially liable!!!**

Unit Owners - Does This Apply to You?

*When rent your condo you must complete & submit a tenant registration form to Sentry so your account can be updated with that information &/or if you have others living in unit, **you are required to provide them:***

- The most recent Crestview Chateaux "Rules & Regulations"
- The Assigned Parking Space #
- Pool & (if applicable) mail box key



Everyone's Busy BUT - Please - You May Try & Like!

At least one of your Board of Director members has stated they are not intending to run again for our 2024 group of unit owners such as yourself. **This could be your turn!**

Please reflect on doing your part at a new level. We know you care about our little community and want the best for it. Please be willing to share your good ideas and be able to have a seat at the table and be in the room when critical choices are made impacting each and every owner here!

You may let the Board know of your intention to run at anytime. **You can nominate yourself or another unit owner here who can spare a little time & help when our community manager mails the Board Nomination Form.**

Please, it doesn't take that much time & if you have a kind heart, are willing to share your excellent ideas, have good people skills, excellent attention to detail & are willing to assist to address our shared concerns, then now is your opportunity to contribute in this way.

MARK YOUR CALENDAR - INFO & FUN!

On Saturday, October 14th, 2023 right here at our own Crestview Chateaux, it is our intention to have a **VERY SPECIAL EVENT - it's called Chandler G.A.I.N.** & is planned to last at least two hours & fall somewhere between 3-8 pm. This should be a blast with a clever theme, food, entertainment and activities! **Maybe the best part is that it is going to be FREE to attend.** Bring a friend, family member (heck - invite several), etc.

G.A.I.N. (Getting Arizona Involved in Neighborhoods), is actually party of a statewide annual event supported by our own Chandler Police Dept., who should be here to let you know how you can avoid property theft, etc. & encourages us to become engaged with their local communities through better safety and celebration. **See you there!**

The Crestview Chateaux Newsletter welcomes your contributions.

Please send your ideas to Jim Zirbes at jim.zirbes@gmail.com

This Newsletter is sent by email to all Association unit owners.

If you're renting out a unit you own here, PLEASE forward this newsletter on to your tenants so they can know this information.