



# Chateau Woods Newsletter

## Spring 2019

### 2019 Annual Meeting

The Annual Meeting of the Chateau Woods Property Owners' Association (CWPOA) was held on February 23 at the Dyer-Schererville Public Library. Minutes from the meeting are available on our website and Facebook page. The following residents were elected to new 3-year terms on the Board of Directors: Monica Zanco, Joe Pomilia and Ed Hebda.

The first meeting of 2019 of the Board of Directors was held on March 20. During this meeting, officers for the 2019/2020 year were elected. A roster of all current Board Members and officers is shown below.

#### Board of Directors

- |   |   |
|---|---|
| - Ed Hebda<br>President<br>90 Ridgewood Lane<br>865-6922      | - Cathy Tencza<br>Vice President<br>160 Schmidt Drive<br>864-9451 |
| - Rich Borgetti<br>Treasurer<br>80 Ridgewood Lane<br>322-8020 | - Steve Kuehner<br>Secretary<br>130 Chateau Drive<br>865-3038     |
| - Tammy Fuss<br>50 Ridgewood Lane<br>322-2997                 | - Flo Anderson<br>171 Ridgewood Lane<br>865-6120                  |
| - Bill Smykowski<br>2691 Forest Park Dr.<br>730-4346          | - Joe Pomilia<br>2680 Forest Park Dr.<br>(708) 426-3108           |
| - Monica Zanco<br>2740 Forest Park Dr.<br>(708) 921-4317      |   |

### CHATEAU WOODS CONTACT INFORMATION

- **E-Mail:** [ChateauWoodsDyer@gmail.com](mailto:ChateauWoodsDyer@gmail.com)  
If you are not already receiving CWPOA broadcast emails, please provide your email address.
- **Website:** [www.ChateauWoodsDyer.com](http://www.ChateauWoodsDyer.com)
- **Facebook:** Join us on Facebook. Members can search for our Facebook page by entering **Chateau Woods Subdivision Dyer** in the Search field.
- **Board Members:** If you have comments or concerns about the subdivision, send us an email or telephone any of the Board Members.
- **Chateau Woods Detention Pond:** Call Dyer Public Works at 865-4222. The detention pond is owned and maintained by the Town of Dyer.
- **Forest Preserve:** - To report disturbances or problems in the Plum Creek Forest Preserve, call the Cook County Forest Preserve Police at (708) 771-1000 (24-hours a day).

#### Reminders –

Please be mindful of the following subdivision rules:

- All garbage and recycle containers must be stored so that they are not visible from the street.
- RVs, campers, boats, trailers, and certain commercial vehicles cannot be stored or parked within the subdivision, except in a homeowner's garage or for short periods of time to load, unload or maintain the vehicle. See page 3 for more information.

A complete list of the subdivision rules is available online or by contacting any Board Member.



Mark  
Your  
Calendars!

Here are some important dates to mark on your calendar -

May 11 9:00 a.m.	Clean-up day at the pool. Come help get the pool ready for summer fun! (Foul-weather make-up date is May 18).
May 25 11:00 a.m.	Opening Day at the pool. (Weather permitting).
June 8 8:00 a.m. to 2 p.m.	Chateau Woods Garage Sale
July or August Saturday	Annual Chateau Woods Golf Outing. Watch for the flyer.
August or September Saturday	End of Year Family Night at the pool sponsored by the Board. Watch for announcement on Facebook.
September 2	Labor Day - Last official day of the pool season.



Family  
Nights at the  
Pool!

Interested in hosting a family night at the pool? We would like to have one Saturday family night a month in June, July and August. Contact any Board Member if you're interested in hosting one of these nights. We'll let you know what is involved.



Please watch out for the safety of your neighbors, especially our children. Obey the speed limit, and come to a complete stop at all Stop signs in the subdivision.



2019  
Pool  
Season

The 2019 pool season will open May 25.

Pool Hours:

- Sunday - Thursday: 11 a.m. - 9:00 p.m.
- Friday & Saturday: 11 a.m. - 10:30 p.m.

**Pool Clean-up:**

- **Saturday May 11 is clean up day at the pool. Please join us beginning at 9:00 a.m. and help get the pool in tip-top shape for the summer. (Foul-weather make-up date is May 18).**

Pool Pass Policy:

- Pool passes will only be issued to Chateau Woods homeowners and any adult or child living in the same house provided that all assessments are paid in full.
- Non-resident adult children and grandchildren of residents will be treated as a guest and will be required to have a guest pass.
- **POOL PASSES** -- If you turned in your 2019 homeowner questionnaire/pool pass request form prior to **May 19**, your pass(es) will be available for pickup at the pool on May 25.
- **GUEST PASSES** - Guest pool passes will again be available this year. The cost for each guest pass is \$20.00 (limit of 4 guest passes per home).
- **POOL PASS REQUEST FORM** - Guest pass request forms are available at the pool. If passes are desired before the pool opens, contact a Board Member. Forward the completed request form to Rich Borgetti with your check made payable to CWPOA.

Notes:

- Pool is smoke-free!
- Children under the age of 15 must be accompanied **and supervised** at all times by an adult (adult → minimum 18 years old).
- Remember ... Upon entry to the pool everyone is required to show appropriate pool passes.
- Reminder ... Upon entry to the pool, residents are required to sign in. A sign in sheet will be positioned on the picnic table nearest the gate.

Special Note: Most of the maintenance around the pool and common areas is completed by Board Members and volunteer residents. With the many hours of hard work from these volunteers, we can keep our CWPOA property assessment to a minimum each year. Please pitch in and help whenever possible. Without volunteers, we would have to contract out this work, which would result in a substantial increase to our annual assessments.



A number of Chateau Woods homes are in need of repairs and/or landscape attention. Examples of items that the Board has noted, as well as items that have been brought to the Board's attention by other property owners, include:

Siding and facia: missing or falling off;

Mailboxes: falling over, missing doors, or otherwise dilapidated;

Porch posts and columns: missing and rotted wood, in need of paint;

Landscaping: dead, dying and overgrown trees, shrubs and other vegetation, weed infested, un-manicured; and

Property: garbage and recycle containers visible from street, trash, debris and unused items on property.

Rule 8 of our Rules and Regulations requires that *"All lawns, landscaping, the surfaces of driveways and walkways, and the exteriors of all residences and appurtenant buildings be maintained and repaired on a regular basis so as to provide an attractive appearance conducive with the surrounding community environment."* The Board sent notices to several homeowners last year who were not in compliance with Rule 8.

We hope that all homeowners will take prompt action to repair and/or maintain any items in need of attention so that the Board does not have to send notices in 2019. If a notice is required, the homeowner is subject to loss of pool privileges and a \$10.00 per day fine for each day of non-compliance. The fine is effective 30 days after the date of a second notice.



Rule 12 of our Rules and Regulations provides that: *"Recreational vehicles, campers, boats, trailers, plus trucks and/or other commercial vehicles of more than one ton in size shall not be stored or parked within the property, including the streets and common areas unless specific areas for such purposes are designated by the Association."* The purpose of Rule 12, as well as our other rules and regulations, is to promote safety and to maintain the attractiveness and value of homes in the subdivision.

Rule 12 does not extend to (1) parking of recreational vehicles and other prohibited vehicles in a homeowner's garage, and (2) occasional parking that may be required to load, unload, or maintain a recreational vehicle. Occasional parking is defined as parking not exceeding 72 hours, or overnight parking not exceeding 3 consecutive days.

The one-ton size limit referenced in the rule applies to "trucks and/or other commercial vehicles"; it does not apply to recreational vehicles, campers, boats and trailers. The "one-ton size" limit for trucks and other commercial vehicles refers to the hauling capacity and/or classification of the vehicle, not the weight of the vehicle.

Homeowners who are not in compliance with Rule 12 are subject to loss of pool privileges and a \$10.00 per day fine. A complete statement regarding enforcement of the Rules and Regulations can be found in the Files section of our Facebook page.