

***SAVE THE DATE!* COMMUNITY HAPPY HOUR**

May 15th 2024 will be the last in-person homeowner meeting for the season at the clubhouse. Please join us after the meeting for drinks & refreshments.

Meeting starts @ 6:15pm, happy hour will start immediately after.

Greetings from the Board!

We are thrilled to share some exciting updates from our vibrant community here in Scottsdale, Arizona.

CHATEAU DE VIE 1-4 WATER ISOLATION PROJECT COMPLETED!

We're delighted to announce the completion of the main water line separation between our community and the other Chateau communities. This significant improvement ensures separate water connections, meaning we are no longer impacted by water shut offs in neighboring areas. A big win for our community!

2024 RESERVE EXPENSE - RE-STRAPPING OF POOL FURNITURE

In our ongoing efforts to do community common area updates, we are pleased to report that the pool lounge chairs will be restrapped soon. Get ready to relax in style by the pool! Some of the lounge chairs will be gone for a few weeks while this restrap process is done.

2024 RESERVE EXPENSE - POOL DECK RECOAT

Community repairs are always top of mind for the board and property management. All needed and foreseeable repairs and improvements are being done according to urgency and need throughout community. For example, the pool decks is showing its age, and as proposed by the Annual Property Reserve Study, the deck is due for a re-coat. The board has put the wheels in motion to get bids for this project which will more than likely begin in the fall weather permitting and contractor availability.

HAVE YOU SEEN THE COMMUNITY ROSES?

Finally seeing some bursts of color! Did you know some of these rose bushes are over 20+ years old? Our amazing community roses are blooming, and all residents are invited to cut a bushel and enjoy them during the season. Cutting the roses actually helps the bushes produce more blooms. Just make sure to cut in a good spot, don't over cultivate (they are for all!) and avoid the thorns.

COMMUNITY PEST CONTROL UPDATE

As you may have noticed our service provider Bircher Exterminating has put out more rat traps and is continuing to monitor roof rat activity and gopher activity at the north/west end of our community. To combat rodent activity in our community please do the following;

- If you have citrus or any fruit bearing trees in your patio area, please have it picked regularly and disposed of in a closed container or garbage bag in the beige trash bins.
- Pick up pet waste in your patio areas. Please refrain from washing the pet waste from your patio area into the carports. Do not leave pet food outside overnight. Please do not leave food of any kind in the turf common areas.
- Please make sure if you are disposing of food in the beige trash bins that it is in a sealed container or closed trash bag. Keep lids and sliding doors to beige trash bins closed at all times.

TAKE NOTE OF RESTRICTED PARKING AREAS

Remember to avoid being towed read the signs on and around our paved parking areas. If you are getting warning letters or are unsure where you can and cannot park, please call Vision Property Management for details and clarification.

GARBAGE/RECYCLING: YOUR HELP IS REALLY NEEDED.

To avoid the community getting fined (\$\$\$) PLEASE put trash and recycleables in appropriate beige and green bins. This needs to be worked on by all homeowners, renters and visitors to avoid being over budget due to fines. No one likes to see the bins overflowing, and we definitely do not want our bins not emptied by Waste Management due to abuse and contamination from incorrect items being put in our bins.

MONTHLY COMMUNITY MEETINGS

Your input matters! Please join your neighbors in creating a great community. Community is everyone working together. Remember, the board is all volunteer and we strive to keep our community in top shape. Your participation is greatly appreciated! Our binding documents as a HOA community require a percentage of the community/homeowners to vote/participate in approving large reserve expenses; like exterior community paint, roofs, carport/driveway repairs. If you would like to see these improvements get done, get involved...we need YOU!

COMMUNITY WOOD DETERIORATION & PAINT PROJECT

After a property wide inspection by Vision Management multiple instances of wood deterioration/dry rot, etc., were noted. A recommendation to have a professional inspect all wood elements and give recommendations prior to repair and paint was requested. The board has sent out bids from multiple vendors. We are hoping for all submissions to be received and ready for review at the May meeting.

STREET SWEEPING PROPOSALS

In response to the above urgency of the wood deterioration community wide, the 2023 Reserve Expense of Asphalt Replacement has been postponed. However, the board is still concerned with the crumbing blacktop and the mess it leaves in the carports and driveways. So to combat this issue a request for a street sweeping service has been sent out to get pricing for a 1 time and quarterly service to address the issue.

Here's a little springtime joke to brighten your day:

Why was the math book sad in spring?
Because it had too many problems!

Refreshing Recipe for Homemade Lemonade: Homemade Lemonade:

1 cup freshly squeezed lemon juice (about 4-6 lemons)
1 cup granulated sugar 5 cups cold Water Ice Cubes
Lemon slices and mint leaves for garnish (optional)

In a small saucepan, combine the sugar with 1 cup of water. Heat over medium heat, stirring occasionally, until the sugar is completely dissolved to make a simple syrup. Remove from heat and let it cool. In a large pitcher, combine the freshly squeezed lemon juice with the remaining 4 cups of cold water. Stir in the cooled simple syrup until well combined. Taste and adjust sweetness if needed by adding more sugar or water. Chill the lemonade in the refrigerator for at least 1 hour before serving. Serve the lemonade over ice cubes in glasses, garnished with lemon slices and mint leaves if desired. Enjoy!



Thank you for being a valued member of the Chateau de Vie II community, and remember a little kindness goes a long way.

**In Person Board Meetings @ 6:15 P.M. in the clubhouse.
June/July/August in person meetings are postponed until September
(2024-2025 Boarding Meeting Schedule every 3rd Wed. of each month.
Notice for cancellation or re-schedule will be emailed and/or posted on clubhouse bulletin board.**