



UPCOMING EVENTS

5/24 – OPENING DAY FOR THE CCHA POOL!! CHECK THE [CCHA WEBSITE](#) FOR POOL HOURS!

8/5 – QUARTERLY BOARD MEETING

NOTES FROM LEA:

Monthly assessments are \$260.00 and are due on the 1st of every month and subject to a \$25.00 late fee on the 10th. If anyone is delinquent in paying their assessments 60 days or longer, they will automatically be turned over to the attorney for collection.

CCHA Property Manager

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BOARD OF DIRECTORS

BRANDY HUNTER - PRESIDENT
CINDY SCHWARTZ - VICE PRESIDENT
TROY YOCUM - TREASURER
JAMIE JOHNSON - SECRETARY
BILL GIBSON - DIRECTOR

PRESIDENT'S REPORT

Ground inspections were done April 12th in preparation for the landscaping contract beginning and general following of rules and regulations. Notices are being sent out and a follow-up inspection will occur for the areas of concern.

Notably during inspections was the amount of dog feces throughout the Association specifically on common ground in the backs of homes. Dog poop must be picked up each time your animal poops. It is unfair for the Association, meaning your neighbors, to pay for the restoration of grass due to dog poop and urine. If you have a pet and your neighbor does not, please be considerate of the fact that your neighbor may be denied restoration work due to your animal if you do not pick up after it.

Also, I would like to reiterate that it is an Association Rule and Regulation, as well as a city ordinance, that dogs must be on a leash when outside which includes common ground. If you are tethering your dog in the back of your home, a homeowner or a representative must be with the dog at all times. Moving forward any reports of a violation of these ordinances or Rules and Regulations to the Association will result in a fine without warning and we will encourage homeowners to report the violation of a city ordinance to the appropriate authorities.

The Board is working very hard to abide by the Declarations and Bylaws but also to work within the confines of the budget.

BOARD REPORTS

Siding/Roofing/Gutter Report

Siding replacement for 2025 will be determined later this summer. The remaining gutter guards will be installed this year. All homes will have gutters guards at that point.

Concrete/Railings/Asphalt Report

Asphalt inspection done and waiting for a proposal for the upcoming season.

West Suburban, along with Lea and Cindy, conducted a comprehensive walkthrough of each court to inspect all stoops and sidewalks. They were impressed with the overall condition of the concrete, noting that the majority of it is in good shape. They confirmed that there are no urgent repair needs at this time and will re-evaluate again next year. As a result, we can allocate the current Concrete and Railing budgets to the reserves account, which will help strengthen our financial position.

Pool/Clubhouse Report

If you plan to use the pool this year, please take a few minutes to visit the [CCHA website](#) and download the 2025 pool rules and waiver. You'll need an updated waiver to use the pool.

Landscaping/Snow Removal Report

The landscaping contract began on April 15, and Hanson Landscaping has been actively maintaining the common grounds since then. Based on recommendations from Skyline, necessary tree trimming was completed earlier this season. Hanson will begin trimming bushes and shrubs in June, as early trimming is avoided to allow for spring blooming and seasonal growth.