

CHATEAU DEL MAR

JULY 2025

SUMMER

FINANCIAL REVIEW JUNE 2025

OPERATING: \$231,277.13*
RESERVES: \$1,294,937.55
TOTAL CASH IN BANK: \$1,536,214.68

OWNERS EQUITY: \$19,531.89

***THE BALANCE IN OPERATING
REFLECTS THE PROGRESS PAYMENTS
RECEIVED FOR THE SPECIAL
ASSESSMENT.**

UPDATES & REMINDERS

- Paint color samples have been placed on the garage entry. Additionally, digital paint renderings have been placed on the table next to the elevator at the main entrance.
- As a reminder, parking permits should be displayed at all times in vehicles parked on premises. Violation tickets will be issued.
- If you notice an abandoned vehicle or unauthorized vehicle, please report to management.
- Each unit is assigned one reserved space in the parking garage. Each unit is provided a maximum of two parking permits.
- Return hotel pool towels to hotel towel return after use.

IMPROVEMENTS PLANNED?

If you have plans to update your unit, including replacement of flooring, windows, kitchen or bath remodels, don't forget to complete an architectural change packet first, obtain all necessary permits and submit requisite fees and deposits.

All requests must be submitted to the Board **PRIOR** to beginning any work.

Questions?
Contact The Helm.



In anticipation of scaffolding being installed, the tree to the left of the parking garage entrance will be removed.

CONSTRUCTION UPDATE

CONSTRUCTION IS SCHEDULED TO BEGIN MONDAY, AUGUST 4, 2025. SCAFFOLDING WILL BE INSTALLED AROUND THE PERIMETER OF THE BUILDING. PLEASE MAKE SURE THAT ALL PERSONAL ITEMS ARE REMOVED FROM BALCONIES, PATIOS AND EXTERIOR WALLS. CONSTRUCTION WORKING HOURS ARE MONDAY - FRIDAY FROM 7:30 AM TO 5:00 PM

NO SMOKING

Chateau del Mar is a **SMOKE-FREE** building. At no time should guests or residents be smoking on the premises, including but not limited to inside units, on balconies or in common areas.

If you or a guest smoke, please be reminded of the Association Rules & Regulations. All smoking should be done offsite. The City of Del Mar has their own no smoking policies as well.

"Smoking" includes, but is not limited to the use of tobacco, marijuana, e-cigarettes, vaping, etc.

HOTEL AMENITY USE

Please remind guests and visitors of the Rules & Regulations for Chateau Del Mar. Hotel Amenity cards in hand while enjoying the hotel pool, gym, etc. Hotel staff reserves the right to request that the amenity cards be presented upon request in order to utilize the hotel pool, gym, and will enforce this policy throughout the summer months due to increased volume in use. Chateau Del Mar is a smoke free property.

DO NOT remove pool towels from the pool area. Hotel pool towels are intended for use while at the pool. They should not be used as a cover up or removed from the hotel pool. There has been an accumulation of pool towels left in the laundry rooms. There is no on-site staff to regularly return pool towels to the hotel. Please do your part and return pool towels promptly to the hotel towel return area.

OPENING DAY AT THE TRACK

OPENING DAY AT THE DEL MAR RACE TRACK IS FRIDAY, JULY 18TH. With this annual event, please expect additional traffic at the hotel, as well as an increase in occupancy at the property. Please do your part to keep the building safe and secure. Do not prop open doors, do not allow unknown vehicles or individuals to follow you into the garage. Always display your parking permit while parked in the open spaces at the entry of the building.

If you plan to attend, have a great time!

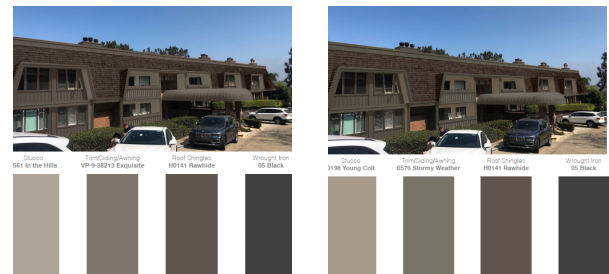
EXTERIOR BUILDING IMPROVEMENT TIMELINE

- Monday, August 4: Scaffolding will begin to be installed. Please prep balconies & patios for work.
- Wednesday, August 13: Demo of siding begins, starting at front of building.
- 8/25 - 9/26 - Flat Roof demolition



FUTURE

Digital paint rendering samples have been placed in the lobby entrance by the elevator. Final colors have not yet been selected, but are in the process of review.



Thank you to all owners that have already submitted either the entire special assessment or a payment toward the balance due. The following reflects what has been collected to date.

TOTAL SPECIAL ASSESSMENT
\$1,786,679.06

AMOUNT COLLECTED AS OF 6/30/2025
\$1,157,873.65

BALANCE REMAINING
\$628,805.41



QUESTIONS? CONTACT:

Elizabeth Hensley, Association Manager
619-567-1118
Elizabeth@helmmmanagement.com

General Questions: Priscilla@helmmmanagement.com
Billing Statements: Rochelle@helmmmanagement.com

Chateau Del Mar Board of Directors
President: Bob Brown
Treasurer: William Pedas
Secretary: Eunjee Viscardi

In the event of an after hours emergency, please call The Helm at 619-589-6222 and follow the prompts for Emergency Calls. You will then be connected with an on call manager to assist.