



Volume 39, Number 4

April 2022

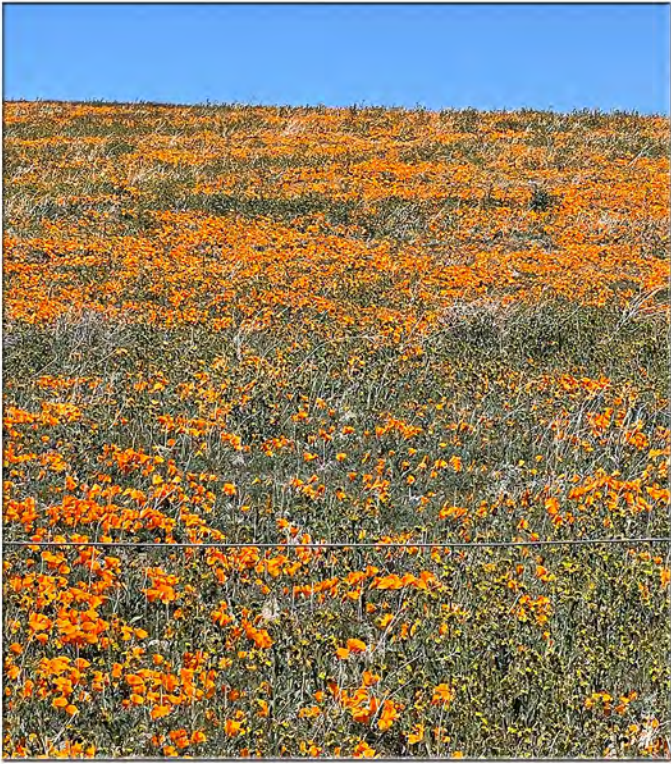
*The Springs Very Own Super Bloom is Right Here in Mary Hall's Yard!*



Hot day for a swim...



*photos by  
Lorraine Villarreal with  
permission from Mary Hall*



Antelope Valley California Poppy Reserve,  
March 16, 2022 ~ Not a super bloom but  
still beautiful!



photos by  
Lorraine Villarreal



Giant Correopsis bloom on hillside  
near Mugu Rock

photos by Elva Hunter,  
sister of Robbie Dornick



# Paper Shredding Event!

**Thursday, April 21<sup>st</sup> from 9am-11am**

**at The Springs Clubhouse**

Prevent  
Identity  
Theft



It's time to start gathering your personal papers\* and records that you would like to have shredded.

(\*to make sure we have enough time for everyone to use the service, please do not bring business docs.)

Personal documents will be shredded on the spot. It is not necessary to remove staples or paperclips from your documents.

Documents containing Social Security numbers and identifying information; including credit card statements, applications, receipts, medical records, bank statements, tax and legal documents, should be safely disposed of to avoid identity theft.

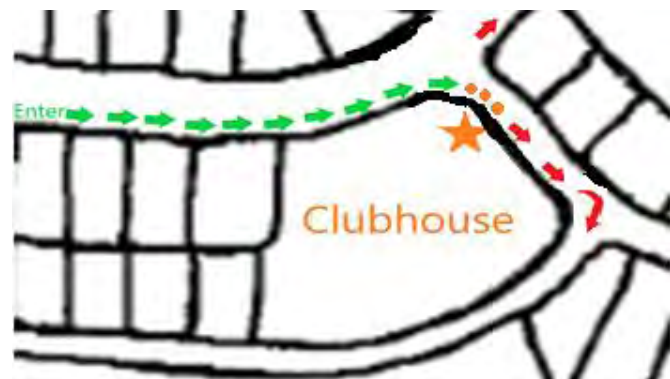
The Springs Board of Directors has arranged for a shredding service to be at the Clubhouse for two hours on

**Thursday, April 21<sup>st</sup> from 9am-11am.**

**Beginning with Springs Residents: from 9am – 10am.**

Followed by the CCV Residents: from 10am – 11am.

This will be a drive through event. Please get in line, in your vehicle, on Irena heading up towards the Clubhouse where the truck will be located. Wait for your turn, and volunteer assistance, then exit via San Como Lane or Gitana.



**Life Hacks**



**REMEMBER, IN THE SPRINGS ~**



<b>The Springs Homeowners Association Financial Report for February, 2022</b>	
Beginning Operating Balance	\$86,108.22
Cash Receipts	\$64,137.80
Reserve Trans from Operating	\$<18,750.00>
Cash Disbursements	\$<55,089.70>
Transfers/Misc.	\$<4,718.66>
Interest Earned	\$6.21
Ending Operating Balance	\$71,693.87
Beginning Reserve Balance	\$1,048,315.75
Reserve Trans from Operating	\$18,750.00
Cash Disbursements	\$<3,859.00>
Transfer/Misc	\$0
Interest Earned	\$87.11
Ending Reserve Balance	\$1,063,302.86
Reserve Liability	\$<1,063,302.86>
Reserve Overage or Shortage	\$0

# THE SPRINGS HOMEOWNERS' ASSOCIATION

Board of Directors Meeting  
January 10, 2022, 3:00 PM  
Teleconference  
Meeting ID: 818 7919 6977; No Passcode

## REGULAR MEETING MINUTES

1. **CALL TO ORDER** Ron Kester called the meeting to order at 3:00 pm.

2. **ROLL CALL**

Ron Kester	President	Present
John Gardner	Vice-President	Present
Barry Gilbert	CFO	Present
Jack Sheehan	Director	Present
Stephanie Kroll	Secretary	Present
Malisa Kundin	On-Site Manager	Present
Sheldon Chavin	Community Property Management	Present
Sydney Catton	Community Property Management	Present

3. **EXECUTIVE SESSION ANNOUNCEMENT**

Ron Kester reported that the Board discussed legal and contractual matters at the executive session meeting on October 11th, 2021.

4. **MOTION CONSENT CALENDAR:** On a motion made by Jack Sheehan, and seconded by Stephanie Kroll, the Board accepted items A-C of the consent calendar. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

**A. Approval of Meeting Minutes:** Approved as part of the consent calendar.

1. Regular Minutes from October 11, 2021.
2. Regular Minutes from November 8, 2021.
3. Annual and Organizational Minutes from November 8, 2021.

**B. Treasurer's Report for the Period of October, November & December 2021**

*The Board of Directors has reviewed monthly for the operating and reserve accounts, the bank statements and reconciliations, current year's actual income and expenses compared to the current year's budget, check registers, general ledger and delinquent assessment receivable report.*

*The Board of Directors approves future monthly expenditures by CPM on behalf of the Association, of \$10,000 or more from either the operating or reserve account to pay, based upon the Association's approved budget, Board-approved contracts calling for monthly or progress payments and any other expenditures as required for the Association to operate.*

Barry Gilbert reported on current financial updates, saying that "we are in good shape for the shape we are in". He reviewed the current Operating and Reserve Fund Balances, as well as the expenses exceeding \$10,000 listed below. He shared that CD's are being opened for 90 days, as it is expected that the Fed will begin raising interest rates this year. He also reported that out of 259 homes, there is only one delinquency account, which is being monitored and discussed in Executive Session. Dues remain the same at \$250 per month, and the association is funded at over 100% per the latest reserve study.

*Stephanie Kroll 4/17/2022*

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
<b>October Ending Balance:</b>	\$64,786.52	\$992,517.49	\$1,057,304.01
<b>November Ending Balance:</b>	\$77,583.03	\$1,008,535.07	\$1,086,118.10
<b>December Ending Balance:</b>	\$65,941.14	\$1,029,483.87	\$1,095,425.01

**Expenses Exceeding \$10,000 10/01/2021 –12/31/2021:**

- Check #404539, Frontier, Cable TV - \$14,548.34.
- Check #404564, Frontier, Telephone - \$14,499.82
- October Transfer from operating to reserves - \$20,833.33
- November Transfer from operating to reserves - \$20,833.33
- December Transfer from operating to reserves - \$20,833.33

**Future Expenses Exceeding \$10,000:**

- January Transfer from operating to reserves - \$20,833.33
- February Transfer from operating to reserves - \$20,833.33

**C. Manager's Report:** Approved as part of the consent calendar.

1. **Repair and Maintenance Report**
2. **Escrow Report:**
  - a. **Closed:** 6453 San Como Ct. (10/28/21), 6189 Gitana Ave. (11/04/21), 6091 Gitana Ave. (11/15/21).
3. **Phone Log**
4. **Delinquent Report**

**5. OLD BUSINESS**

**A. Clubhouse Stair Repair Bids:** On a motion made by John Gardner, and seconded by Stephanie Kroll, the Reinhart proposal was tabled pending architectural drawings. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

**B. Process for Establishing New Architectural Rules** On a motion made by Ron Kester, and seconded by Barry Gilbert, the recently circulated pending rule changes are withdrawn from consideration. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

On a motion made by John Gardner, and seconded by Jack Sheehan, when considering Architectural Rules, the Architectural Committee would hold a Town Hall Meeting and the Architectural Committee would convey that feedback to the Board; at which point the normal procedure for Rule changes would begin. After some discussion, as the Rule change process is well documented in Civil Code, at which point the motion was amended as follows.

On a motion by John Gardner, and seconded by Jack Sheehan, that proposed rules drafted by the board would be discussed with interested residents in a town hall setting hosted by the AC before sending to the Members, the summarized comments from the town hall would be submitted to the board which would formalize proposed changes, if any, to be sent for public comment for the required 28 day comment period and then subsequently voted on, following existing required procedures for rule changes. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

**6. NEW BUSINESS**

**A. Architectural Approvals** On a motion made by Jack Sheehan, and seconded by Stephanie Kroll, the architectural applications were approved as recommended. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

202134	Johnson	6425 San Como Lane	Replace front windows
202136	Thornton	1184 Itamo	Remove and replace back patio
202137	Gomez/Holland	1117 Belleza	Vinyl fence topper
202138	Hendon	6022 Gitana	Install gates and fence topper
202139	Ongania	6034 Irena	Repaint columns and front door
202140	Werve	1117 Itamo	Install shutters
202141	Adams	6166 Gitana	Install gate (to match neighbor)
202142	Scarbro	6459 San Como Court	Remove tree
202143	Heyes	6558 San Como Lane	Backyard landscape and hardscape
202144	Swickard	1128 Paquita	Repaint trim and patio cover
202145	Phelps	1148 Belleza	Install fence on corner of back yard
202130	Maccarrone	6235 Irena	Replace windows and slider
202146	McNair	1091 Belleza	Remove decorative beams due to dry rot
202147	Coon	6036 Gitana	Replace exterior lights and house numbers
202148	Hendon	6022 Gitana	Replace windows
202149a	Hendon	6022 Gitana	Back yard landscaping
202150	Foy	6431 San Como Ct.	Install vinyl trash enclosure, and decorative rock
202151	Boykoff	6098 Gitana	Wall art
202152	Benevento	6453 San Como Ct.	Remove palms and stumps, plant avocados
202153	Rundgren	6693 Fino	Remove 1 pepper tree and 1 laurel sumac
202154	Hansen	6091 Gitana	Repaint front door
202155	Hendon	6022 Gitana	Repaint house and front door
202157	Mayhew	1125 Paquita	Repaint house
202158	Palmer	6439 San Como Ct	Repaint house and front door

- B. Restructure of the Architectural Committee** On a motion made by John Gardner, and seconded by Jack Sheehan, the Architectural Committee will be restructured by
- 1) Expanding the Committee to 5 members.
  - 2) Merge the Décor and Architectural Committees.
  - 3) That the exiting Chairs become members of the newly structured committee.
  - 4) The Vice President of the Board be the Chair of the Architectural Committee.
  - 5) Solicit the community for 2 additional Committee members via email for those with interest and experience to be named at the March regular Board Meeting.
  - 6) The Board would create a workgroup to develop a charter. These structure changes are effective immediately. The motion carried 3/1 with 1 abstaining. (Ron Kester-Abstained, John Gardner-Yes, Barry Gilbert-No, Jack Sheehan-Yes, and Stephanie Kroll, Yes)
- C. Process for Election of Committee Chairs** On a motion made by John Gardner, and seconded by Jack Sheehan, with exception to the Architectural Committee, all Committee and Activity Chairs be appointed by the new Board at their first regular meeting of the new calendar year, and that with the exception of the Architectural and Décor Committees, that the Committee and Activity Chairs named by the outgoing Board at its November 8, 2021 meeting be appointed by this new Board to serve for the year 2022. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)
- D. COVID** On motion made by John Gardner, and seconded by Jack Sheehan, the Board will follow the county mandates regarded Covid in public spaces. Signs will be posted that masks are required inside the Clubhouse in accordance with Ventura County health standards. There will also be a moratorium on all entertainment events, as well as any events with food or drink. Covid will also

be a regular agenda item for future meetings for monitoring purposes. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

**E. Updates:**

1. Committee Reports-There were no committee reports submitted.
  2. Community Questions and Issues (limited to 3 minutes per person)-Comments were received on the pool, term limits, architectural rule changes, clubhouse rules, Architectural Committee restructuring and Town Hall Meetings, either via email to the entire Board or at this Zoom meeting.
7. **NEXT MEETING/ADJOURN:** On a motion made by Barry Gilbert, and seconded by Stephanie Kroll, the meeting was adjourned to executive session t 4:37pm. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes) The next meeting is scheduled for Monday, March 14, 2022 at 3:00 p.m. via Zoom.

*Rules of Decorum*

1. *3-minute per speaker time limit during Public Open Forum portion of Board Meeting.*
2. *60-minute maximum time allowed at Public Open Forum at Board Meetings.*
3. *Speaker must observe rules of decorum and not engage in disruptive behavior.*
4. *If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down.*
5. *Speakers will sign in before the Board Meeting starts and may not allot their time to others.*
6. *A director or manager may briefly respond to statements made or questions posed.*
7. *No audio or video recording is allowed by attendees.*
8. *The secretary may record the meeting to aid in the preparation of minutes, however the recording will be deleted once the minutes have been prepared.*
9. *As provided in the "Open Meeting Act", members may observe the meeting but do not have the right to participate in the Board's deliberations or votes.*
10. *Members may address issues during the Public Open Forum portion of the meeting.*
11. *If attendees become disruptive, they may be expelled from the meeting and/or fined.*
12. *Disruptive behavior includes interrupting a homeowner speaking during the Public Open Forum or a Board Member speaking during the Board Meeting.*
13. *These meeting rules will be attached to every future Board Meeting.*





## Birthdays

Rose Martin	1	San Diego, CA
Sharon Dahl	4	Orange, CA
Gail Edwards	6	Ocean Falls, BC Canada
Julia Keim	7	Burbank, CA
Stephanie Burns	8	Los Angeles, CA
Gerry Kroll	11	Flint, MI
Lynn Lewis	11	Lynwood, CA
Mary Mayhew	11	Lynwood, CA
Annie Morgan	12	Tulsa, OK
Mina Brown	14	Oxford, Nova Scotia
Peg Oppelt	14	Sharon, PA
Gladys Varon	14	Decorah, IA
Stu Krieger	15	Chicago, IL
Carolyn Dewey	17	Atlantic, IA
David Tuttle	23	Los Angeles, CA
Ted Elliott	26	Santa Monica, CA
David Milner	27	Edmonton, Alberta
Trinette Marko	30	Alhambra, CA



## Anniversaries

John & Lucy Gardner	3	Fayetteville, NC
56 years		
Sam Unjian & Donita Horn	6	Sherman Oaks, CA
24 years		
George & Mary Mayhew	7	
49 years		
Brent & Margo Attebery	11	Ventura, CA
52 years		
Dan & Joyce Chase	13	Clovis, CA
37 years		
Jerry & Carol Roberg	17	Los Altos, CA
40 years		

Note: If your birthday/anniversary information is incorrect or incomplete, please contact Malisa in the clubhouse office to have it corrected.



### VC ALERT

Everyone in The Springs should register with VC Alert in order to receive emergency notifications.

Register online at [vcalert.org](http://vcalert.org) or by calling (805) 648-9283.

### THE SPRINGS BOARD OF DIRECTORS

<i>President:</i>	J. Ron Kester
<i>Vice President:</i>	John Gardner
<i>Chief Financial Officer:</i>	Barry Gilbert
<i>Secretary:</i>	Stephanie Kroll
<i>Director:</i>	Jack Sheehan

### SPRINGS TIMES

<i>Editor:</i>	Robbie Dornick
<i>Photo Editor:</i>	Robbie Dornick
<i>Production:</i>	Robbie Dornick
<i>Distribution:</i>	
JoAnn Iaccino/Stephanie Burns	
Joan Kellett	Jessica Noble
Gail Edwards/Susan Spann	Louetta Busick
Annie Morgan	John/Judy Petit
Harold Baker	Carol Roberg

# April 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																				
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px; width: 150px;"> <p style="text-align: center; margin: 0;">Mar 2022</p> <table style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td></td></tr> <tr><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> <tr><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr> <tr><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td></tr> </table> </div> <div style="border: 1px solid black; padding: 5px; width: 150px;"> <p style="text-align: center; margin: 0;">May 2022</p> <table style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td><td></td></tr> </table> </div> </div>					S	M	T	W	T	F	S		1	2	3	4	5		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31			S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					<p style="font-size: 24px; margin: 0;">1</p> <p>11:00 AM -3:00 PM KID SWIM</p> <p>12:30 PM SHANGHAI</p> <p>5:30 PM PIZZA NIGHT</p> <p>TRASH DAY</p>	<p style="font-size: 24px; margin: 0;">2</p> <p>10:00 AM LINE DANCING</p> <p>11:00 AM -5:00 PM KID SWIM</p>
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