



Volume 39, Number 8

August 2022



Ellen Owens & Gale Driver, ready to party!



Hal Hyman & Stu Krieger, root beer float preparers extraordinaire!

# ***JULY 4TH PARTY***

The Committee



David Kilpatrick & Gale Driver

*All photos by Lisa Tewsley*



Beverly Raham, aka "Cupcake"



*A few of the happy attendees*





The delicious half-sheet cakes




**SELF SERVICE  
CATERING  
MENU**

**(805) 581-9076**  
3090-A1 Cochran Street  
Simi Valley, CA 93065  
**REDSBBQSIMI.COM**

From the feedback we received, the July 4th party was a complete success thanks to the efforts of our entire Springs Social Committee, chaired by Judy Krieger. Our last event was the Holiday Party in December 2019 so there was pent up demand and approximately 130 folks attended, at least 40 of them new residents. This event was co-chaired by Nancy Chalker and Robbie Dornick.

Many people commented on the great food: Red's BBQ & Grillery in Simi Valley provided the BBQ tri-tip and chicken, cole slaw, mac 'n cheese and rolls, Lynn Lewis and Maressa Parizek made the baked beans, the cakes were from Costco, and Hal Hyman and Stu Krieger provided the root beer floats throughout most of the party. A variety of waters and soft drinks was also available to attendees. A number of people won \$10 each from the 50/50 drawing. As part of the pre-planning, Nancy and Robbie made the ultimate sacrifice by having lunch at Red's three times ~ just to be absolutely certain the food was good. The weather was perfect, too!

Thank you to all of The Social Committee for your incredible work! New members are ALWAYS welcome and needed.

**Real Estate Trends for The Springs****ACTIVE LISTINGS:**

<b>Address:</b>	<b>Square Footage:</b>	<b>List Price:</b>
1124 Belleza Street	1,650	\$899,000.00
6167 Irena Ave.	1,578	\$769,000.00
6349 Irena Ave.	1,553	\$795,000.00
6612 Lada Ave.	1,650	\$849,000.00
6369 San Como Lane	1,650	\$875,000.00

**UNDER CONTRACT:**

<b>Address:</b>	<b>Square Footage:</b>	<b>List Price:</b>
6034 Irena Ave.	1,553	\$798,000.00

**SOLDS:**

<b>Address:</b>	<b>Square Footage:</b>	<b>List Price:</b>
6309 Gitana Ave.	1,578	\$820,000.00
1134 Paquita Ave.	1,511	\$850,000.00
6434 San Como Lane	1,650	\$929,830.00
6005 San Dimas Ave.	1,561	\$875,000.00

\*Data taken from CRMLS 7-14-22

**Becky Duarte @ Premier Options Real Estate**

DRE#01232355

*NOTE: Becky Duarte is a Springs resident and realtor*

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**The Springs Community Emergency Response Team (CERT)**

*Robbie Dornick, Co-leader*

On the evening of July 6, several Springers participated in the second zoom meeting of “The Virtual Wildfire Speaker Series which was focused on the Ventura County Fire Department’s Ready, Set, Go! Program. For those who missed this important presentation, the video is available on the following website: <https://youtu.be/7-nd50xBlno>. There will be three more presentations in this series, “Ceating Defensible Space and Understanding the Home Ignition Zone” on September 7<sup>th</sup>, “Understanding Insurance & Wildfire” on November 2<sup>nd</sup> and a panel discussion among fire & community efforts on December 7<sup>th</sup>. We’ll announce in advance any that we’re able to arrange for you to view at the clubhouse.

What The Springs CERT has been able to arrange is an in-person speaker from the Ventura Regional Fire Safe Council (VRFSC) to conduct a **Wildfire Preparedness Workshop**. A flyer will be distributed electronically with this newsletter. The speaker, Max Young, was also the first speaker at the zoom meeting in July. The Workshop will be on **Tuesday, August 16th, 2022, at 6pm in The Springs Clubhouse**. The Ventura Regional Fire Safe Council ([venturafiresafe.org](http://venturafiresafe.org)) is a non-profit that operates under grant funding provided to California Department of Forestry and Fire Protection (CALFIRE). They work closely with the Ventura County Fire Department but are not part of VCFD. VRFSC is helping residents that live in high-risk neighborhoods throughout Ventura County lower their wildfire risk. Free Home Hardening Assessments are provided in locations designated as high-risk for wildfire such as Camarillo Springs. Max Young conducted a wildfire risk assesment on the exterior of my home. Because of my long membership in The Springs CERT and assisting Springers in emergency preparedness, I considered myself to be fairly savvy about wildfire risk; needless to say, I was shocked at the number of things I need to do on the exterior of my own home to be as prepared as possible. I received an electronic report a few days after the assessment. With our ever increasing risk of wildfire and the fact that our area is considered an especially high risk zone, all Springers are urged to arrange their schedules to attend this important workshop.



## Birthdays

James Geds	2	Chicago, IL
Dona LeMelle	3	Van Nuys, CA
Shirley Whitehead	3	Thompsonville, IL
Dick Cash	4	Glendale, CA
Pierre Forgette	5	St Petersburg, FL
Elsie Geds	6	Chicago, IL
Richard Hargreaves	6	Huntington Park, CA
Kay Koupal	6	Norfolk, NE
Mike Bolding	7	Birmingham, AL
Richard Ongania	8	Van Nuys, CA
Chuck Purcell	8	Buffalo, NY
Aileen Clark	9	Merced, CA
Peter Maccarrone	9	New York, NY
Mary Jane Rademacher-Russell	9	PA
Lorraine Villarreal	9	Greenwich, CT
Terry Cameron	11	Buffalo, NY
Erik Dahl	11	Oslo, Norway
Mary Oskamp	11	Heemstede, Holland
Michael Bessert	14	Freeport, IL
Nelly Friendsdorff	15	Buenos Aires, Argentina
Ramiro Trujillo	15	Jalisco, MX
Dave Wagner	15	Mariposa, CA.
Linda Kawamoto	16	Los Angeles, CA
Jean Kelly	17	Santa Monica, CA
Kathi Oliver	17	Ventura, CA
Pat Werve	17	Madison, WI
Jerry Markota	18	Los Angeles, CA
Barbara Mason	19	Los Angeles, CA
Juneal Hammar	20	Balsam Lake, WI
Salvatore Palame	21	Buffalo, NY
Ralph Patterson	23	LaGrange, GA
Marcia Haimowitz	25	Philadelphia, PA
Nancy Patterson	25	Newark, NJ
Judy Petit	25	Oklahoma City, OK
Fred Stickle	25	Newark, NJ
Lucy Gardner	28	Fayetteville, NC
JoAnn Iaccino	29	Chicago, IL
Bill Moore	29	Los Angeles, CA
Jeanne McNair	31	Burbank, CA



## Anniversaries

John & Jeanne McNair	6	Ventura, CA	28 years
Pat & Monique Secreto	11	Arcadia, CA	38 years
Craig & Sally Shore	13	Cleveland, OH	39 years
Bogie & Gail Edwards	14	Antioch, CA	57 years
Edwin Wai & Frances Chow	17	Monterey, CA	18 years
David & Margaret Kilpatrick	20	Armagh, Ireland	54 years
David & Maureen Milner	22	Winnipeg, Manitoba, Canada	51 years
Srinivas & Prema Chari	27	Bangalore, India	60 years
Bob & Mary Smith	28	Pittsburgh, PA	57 years
Ray & Georgia Palmer	28	Oxnard, CA	51 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>	Malisa Kundin

# THE SPRINGS HOMEOWNERS' ASSOCIATION

*Note: These are not the most current (July) meeting minutes, as they will not be approved until the next meeting in September.*

Board of Directors Meeting  
May 9, 2022, 3:00 PM  
Clubhouse

## REGULAR MEETING MINUTES

1. **CALL TO ORDER:** Ron Kester called the meeting to order at 3:07 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	Absent

3. **EXECUTIVE SESSION ANNOUNCEMENT:** Ron Kester reported that the Board discussed legal and contractual matters at the executive session meeting on March 14, 2022.

4. **MOTION CONSENT CALENDAR:**

**A. Approval of Regular Minutes from March 14, 2022** On a motion made by Stephanie Kroll, and seconded by Jack Sheehan, the Board approved the Regular Meeting Minutes of March 14<sup>th</sup>, 2022. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

**B. Treasurer's Report for the Period of March-April 2022** On a motion made by Jack Sheehan, and seconded by John Gardner, the Board approved the Treasurer's report for the period of March-April 2022. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

*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.*

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
<b>March Ending Balance:</b>	\$88,522.13	\$1,082,144.52	\$1,170,666.65
<b>April Ending Balance:</b>	\$70,840.76	\$1,100,995.04	\$1,171,835.80

**Expenses Exceeding \$10,000 3/1/2022 –5/1/2022:**

- Check #404698, 3/24/22, Frontier, Clubhouse Telephone- \$14,496.55
- Check #404717, 4/21/22, Frontier, Clubhouse Cable - \$14,499.96
- March Transfer from operating to reserves - \$18,750.00
- April Transfer from operating to reserves - \$18,750.00

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

- May Transfer from operating to reserves - \$18,750.00
- June Transfer from operating to reserves - \$18,750.00

Barry Gilbert reported that homes are now selling for more than \$900,000.00 currently. He also reported that there are zero delinquencies. He recently authorized the write-off of 3 minor balances: for \$10.50, \$10.90, and \$2.50. On a motion made by Barry Gilbert, and seconded by Stephanie Kroll these write-offs were retroactively approved. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

Barry also reported that the association has over one million dollars in Reserves, and more than seventy thousand in the Operating account. Reserve funds are held in numerous CD's insured by FDIC and all currently under the \$250,000 limit. Interest rates are going up, and inflation is on the rise. This information will need to be kept in mind with upcoming budget preparation for 2023.

**C. Manager's Report:** *Information only - No discussion or action necessary*

1. **Repair and Maintenance Report** Ron Kester reported that several maintenance items were addressed. The pool caulking that runs between the edge of the bricks and concrete has been replaced. Two strawberry trees were removed from the front of the Clubhouse as recommended by the arborist. Weed abatement is upcoming and will be completed prior to the June 1 deadline. The association will be clearing 150 feet.
2. **Escrow Report:**
  - a. **Open:** 6343 Gitana Ave. (4/28/22)
  - b. **Closed:** 6309 Gitana Ave. (3/17/22), 6005 San Dimas Ave. (4/8/22), 6434 San Como Lane (4/15/22)
3. **Phone Log**
4. **Delinquent Report – None.**

**5. OLD BUSINESS:**

**A. Clubhouse Stair & Monument Repair:** Ron Kester reported that Reinhart Construction will be doing the clubhouse stair and monument project. The Board is continuing discussions and will be meeting to clarify the scope of work in Executive session.

**B. Community Cable/Internet Agreement:** Ron Kester reported that he, Jack Sheehan, John McNair, Johnnie Hendon, and Ted Koupal are all serving on the Cable and Internet Committee. He thanked them all for their time and research. They will be continuing to review information and will present a recommendation to the Board. The current contract with Frontier expires in December of this year.

**6. NEW BUSINESS:**

**A. Architectural Applications** Architectural Applications were reviewed and approved or denied as recommended, save for one edit of a typo duplicating project #202216 that should have been listed as an approval and removed from the denials. This has been edited to be presented correctly below.

The Board also reminded homeowners that architectural requests must be submitted for any change to the exterior, regardless of location. Changes to the front, back, or sides of homes must have written approval prior to beginning any projects.

202216	Sheehan	6481 San Como Ln	Install and paint new front door
202218	Foley	6062 Irena	Replace windows
202219	Carney	6317 Gitana	Install pavers on driveway and bordering sidewalk
202220	Olsen	6293 Gitana	Paint side gate
202221	Dollar	1161 Paquita	Repaint home
202222	Foley	6062 Irena	Concrete from side gate to front of home
202223	DuMoulin	6186 Irena	Landscaping
202224	McKaye	6398 Lada	Landscaping
202225	Nottingham	6416 San Como Ln	Install waterfall in the back yard
202227	Purcell	6076 Irena	Remove/replace backyard cracked concrete & sidewalk
202228	Purcell	6076 Irena	Patio enclosure and skylights
202229	Foy	6431 San Como Ct	Move and replace air conditioner-
202232	Purcell	6076 Irena	Electrical upgrade
202233	McNair	1091 Belleza	Repaint home and fascia board
202234	Taylor	6005 San Dimas	Landscaping
202235	Countryman	1160 Belleza	Install pavers
202237	Whitney-Coleman	6511 Lada	Landscaping
202238	Tuttle	6063 Irena	Artificial turf

Denied:

202217	Purcell	6076 Irena	Backyard concrete, patio cover, and doors
202231	Purcell	6076 Irena	Fencing
202236	Purcell	6076 Irena	Fencing, retaining wall, deck, stairs, & landscaping

**B. Bid from Association Reserves to Conduct a Reserve Study:** Board last approved Association Reserves for a three-year study agreement. No action needed.

**C. Updates:**

1. Committee Reports-

On a motion made by Jak Sheehan, and seconded by John Gardner, the Board approved adding a Welcoming Committee. The motion passed 5/0. (Ron Kester-Yes, John Gardner-Yes, Barry Gilbert-Yes, Jack Sheehan-Yes, and Stephanie Kroll, Yes)

Judy Krieger volunteered to restart a welcome committee. Robbie Dornick also volunteered to help. If anyone is interested in being on the committee, please let them know or contact Malisa to put you in touch. John Gardner will convene an organizational meeting of the New Welcome Committee with those expressing interest in being part of the committee. Judy Krieger's assistance in this process will be appreciated.

John Gardner reported that the architectural committee will be reviewing individual homes the last two weeks of May. Malisa will email out a sample of the checklist again to serve as a reminder.

Judy Krieger reported that the Social Committee will be putting on their first social event on July 4<sup>th</sup>! There will be inside and outside seating. A flyer with the information will be going out soon with the newsletter, and tickets will go on sale June 20<sup>th</sup>. The event will be catered by Reds BBQ. Please remember that if you bring beer or wine, that they cannot be in glass containers in the pool area. Please plan accordingly by not bringing wine or beer in glass bottles.



2. Community Questions and Issues (limited to 3 minutes per person) Items discussed were recent pool work, watering restrictions, grey water and recirculating pump suggestions, and health of the nature park trees.

7. **NEXT MEETING/ADJOURN:** On a motion made by Jack Sheehan, and seconded by Stephanie Kroll, the meeting was adjourned at 3:35 pm. 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, July 11, 2022 at 3:00 p.m. at the Clubhouse.

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.

**REMEMBER, IN THE SPRINGS ~**



<b>The Springs Homeowners Association Financial Report for May, 2022</b>	
Beginning Operating Balance	\$73,525.04
Cash Receipts	\$65,551.25
Reserve Trans from Operating	\$<18,750.00>
Cash Disbursements	\$<27,260.49>
Transfers/Misc.	\$<3,884.88>
Interest Earned	\$11.25
Ending Operating Balance	\$89,192.15
Beginning Reserve Balance	\$1,098,539.76
Reserve Trans from Operating	\$18,750.00
Cash Disbursements	\$<45,965.00>
Transfer/Misc	\$4,680.00
Interest Earned	\$130.51
Ending Reserve Balance	\$1,076,135.27
Reserve Liability	\$<1,076,135.27>
Reserve Overage or Shortage	\$0

# August 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																										
	<b>1</b> 9:00 AM PING PONG 11:00 AM KID SWIM 1:00 PM QUILTING & SEWING GROUP	<b>2</b> 8:30 AM GOLF GALS 10:30 AM SPRINGS EXERCISE 11:00 AM KID SWIM 12:30 PM MAH JONGG 7:00 PM POKER NIGHT	<b>3</b> 10:00 AM LINE DANCING 11:00 AM KID SWIM 1:00 PM CANASTA	<b>4</b> 9:00 AM PING PONG 10:30 AM SPRINGS EXERCISE 11:00 AM KID SWIM 7:00 PM RUMMIKUB	<b>5</b> 11:00 AM KID SWIM 12:30 PM SHANGHAI TRASH DAY	<b>6</b> 10:00 AM LINE DANCING 11:00 AM -5:00 PM KID SWIM																																																																																										
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