



Our 1st guest, Pierre Forgette, checking in with Rita Elliott



Next guests, Louetta Busick, Gail/Bogie Edwards



Servers Gale Driver & Chris Ariaudo (ready to add eggs)



Veronica Carlson, cracking and scrambling eggs



Lisa Tewsley worked with Barbara Gzyl to make pancakes



Stu Krieger, omelet maker extraordinaire!



PANCAKE BREAKFAST

Saturday, January 27, 2024

Guests were able to select from the abundant omelet condiments: bacon bits, ham, cheese, tomatoes, peppers, spinach, cilantro, green onions, mushrooms and jalapenos

Just a few of our special guests (starting at front left) ~ Doug Parizek, Angelia/Jesse Sluder, Ton Olsen, LeAnn Matlin, Pierre Forgette, Ivan Panczel, Bob Kelly

photos by Barbara Gzyl



Critters in The Springs



Sam Bernstein took this photo of his new neighbor, Ted Gray, with his “catch” off the Santa Barbara Pier recently. Ted stated that this giant crab measured 36” across!

While out for an early morning walk with her husband, Carlos, Lorraine Villarreal captured several photos of this egret, also enjoying a stroll.



Yvonne Gemellaro captured these wonderful photos of a turkey vulture near our clubhouse one recent morning.



Save the Monarchs!


by Lorraine Villarreal

If you have tropical milkweed in your yard, please help the Monarch butterflies by cutting the plants down to 3-6” above ground. The butterflies are in their 4th generation right now (for 2023). Traditionally this is the generation that used to fly south into Mexico for the winter. Due to climate change they have become a little lazy and like to remain in California (can you blame them). There is a disease that some of the Monarchs carry called OE. The disease mainly spreads on tropical milkweed which is not native to California. Cutting the plants back at this time of the year reduces the risk of spreading the disease. I’m attaching 2 photos of tropical milkweed and 2 photos of three caterpillars from our yard.

If you are in doubt about your plants please call me (Lorraine Villarreal 805 479-9679) and I’ll do a walkthrough your yard with you. My husband and I have been raising Monarchs for about 20 years.



*photos by
Lorraine Villarreal*



ELECTION WORKERS NEEDED

JOB POSITIONS IN:

- VC ELECTION OFFICE
- VC VOTE CENTERS

VENTURAVOTE.ORG
805-654-2664

With the presidential primary in March and general election in November, more than 500 people are needed to help ensure lawful balloting in Ventura County. The current and most urgent need for Election Day, March 5.

The county Elections Division is responsible for conducting all federal, state, county, school and special district elections in the county. On top of that are general municipal elections for the 10 cities in Ventura County.

For this one day shift, there will not be a need for a formal job application nor formal training.

Pay ranges from \$22 to \$25 per hour and will be paid as a stipend.

Ideal candidates will be willing and able to: perform routine and repetitive tasks that may include sitting for long periods of time; maintain attention to detail in a fast-paced, time-sensitive and confidential work setting; communicate and interact effectively with supervisors, peers and the public.

For more information contact VENTURAVOTE.org, call 805-654-2664 or Lillian Zelinski at lkzelinski@gmail.com

THE SPRINGS HOMEOWNERS' ASSOCIATION

Board of Directors Meeting
November 13, 2023, 3:00pm, Clubhouse

ANNUAL MEETING MINUTES

1. **CALL TO ORDER** The annual meeting was called to order at 3:00 pm.

2. **PLEDGE OF ALLEGIANCE**

3. **ANNUAL MEETING AND ELECTION OF DIRECTORS**

Board Members with Terms Ending: John Gardner and Bob Latunski

Candidate Nominations Returned: John Gardner and Bob Latunski

Election: At the board meeting on September 18, 2023 the board voted to elect John Gardner and Bob Latunski by acclamation. Their term will end in 2025.

On a motion made by John Gardner, and seconded by Ted Elliott, the slate of officers will stay the same. John Gardner, President; Bob Latunski, Vice President; Barry Gilbert, CFO; Ted Elliott, Secretary; and Jeanne McNair, Director. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

4. **IRS RULING 70-604**

The Members voted unanimously that any membership income over membership expenses for the current fiscal year should be rolled over into the income of the following fiscal year, as allowed by IRS Ruling 70-604.

The intent of approving a 70-604 tax resolution is to provide the Association with the option to file Federal Form 1120 as opposed to Federal Form 1120-H for income tax purposes and potentially avoid taxation on a profit from membership activities by deferring the excess profit for the following tax year. Form 1120 allows for graduated corporate tax rates between 15% and 39%, whereas Form 1120-H's rate is 30%. Therefore, a potential tax savings can also be achieved if Form 1120 is filed.

5. **ADJOURN** On a motion made by Jeanne McNair, and seconded by Barry Gilbert, the meeting was adjourned at 3:06 pm. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)



THE SPRINGS HOMEOWNERS' ASSOCIATION

Board of Directors Meeting
November 13, 2023, Following Annual Meeting, Clubhouse

REGULAR MEETING MINUTES

1. **CALL TO ORDER** The meeting was called to order at 3:06 pm.
2. **PLEDGE OF ALLEGIANCE** The pledge was at the beginning of the Annual Meeting.
3. **ROLL CALL:**

John Gardner	President	Present
Bob Latunski	Vice-President	Present
Barry Gilbert	CFO	Present
Jeanne McNair	Director	Present
Ted Elliot	Secretary	Present
Malisa Kundin	On-Site Manager	Present
Sheldon Chavin	Community Property Management	Present
4. **RULES OF DECORUM**
 - 3-minute per speaker time limit during Public Open Forum portion of Board Meeting.
 - 60-minute maximum time allowed at Public Open Forum at Board Meetings.
 - Speaker must observe rules of decorum and not engage in disruptive behavior.
 - If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down.
 - Speakers will sign in before the Board Meeting starts and may not allot their time to others.
 - A director or manager may briefly respond to statements made or questions posed.
 - No audio or video recording is allowed by attendees.
 - 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.
 - 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.
 - Members may address issues during the Public Open Forum portion of the meeting.
 - If attendees become disruptive, they may be expelled from the meeting and/or fined.
 - Disruptive behavior includes interrupting a homeowner speaking during the Public Open Forum or Board Member speaking during the Board Meeting.
 - These meeting rules will be attached to every future Board Meeting.
5. **HOMEOWNER COMMENTS/FORUM:** Limited to 3 min per owner. Subjects discussed were; the City Council meeting, golf course project, evacuation routes, suspicious vehicles, meeting room speakers, Frontier.
6. **EXECUTIVE SESSION ANNOUNCEMENT:** John Gardner reported that the Board discussed member discipline, violations and executive minutes at the executive session meeting held on November 13, 2023.

7. **MOTION CONSENT CALENDAR:** On a motion made by Ted Elliott, and seconded by Jeanne McNair, the Board accepted items A-C. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

A. Regular Meeting Minutes: September 18, 2023

- B. Treasurer's Report for the Period of September & October 2023:** *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 that "we are in good shape, for the shape we are in". He reviewed the account balances and activity reported below. He shared that the HOA had a small increase in insurance, and some savings in the landscaping budget, and that shutting down the pool for the winter months will be a significant savings of about \$10k. Barry reported that there were HOA delinquencies, but almost all were under 30 days. He also shared that the Board will be giving \$500 to the Social Committee in 2024 for upcoming events.

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
September Ending Balance:	\$92,228.53	\$1,191,287.87	\$1,283,516.40
October Ending Balance:	\$75,543.71	\$1,189,309.61	\$1,268,853.32

Expenses Exceeding \$10,000 9/1/2023 – //2023:

- Check #405093, 10/05/23, Farmers Insurance, Fire/Liability - \$11,281.00
- Check #405084, 09/28/23, Frontier, Clubhouse Cable - \$17,297.33
- Check #405109, 10/26/23, Frontier, Clubhouse Cable - \$17,298.91

Future Expenses Exceeding \$10,000: None.

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

1. **Repair and Maintenance Report**
2. **Escrow Report:**
Open: 6161 Gitana Ave. (10/24/23), 6416 San Como Ln. (10/03/23)
Closed: 6262 Irena Ave. (9/21/23), 1208 N. San Como Ln. (9/6/23), 6033 San Dimas Ave. (10/24/23)
3. **Phone Log**
4. **Legal Update: Virtual Meetings Allowed without Physical Location (AB648)**
5. **CPM Notice of Increasing Extraordinary Fees Effective 01/01/24**

8. **OLD BUSINESS:**

- A. Reserve Study** On a motion made by Barry Gilbert, and seconded by John Gardner, the Board approved the Reserve Study for 2024. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

- B. Draft Budget 2024** On a motion made by Barry Gilbert, and seconded by John Gardner, the Board approved; closing the pool December – March in accordance with the weather, the current pool improvements will be paid for from Reserves, and approved the recommended 2024 budget with monthly dues remaining the same at \$255 per month. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

C. Clubhouse FOB On a motion made by Jeanne McNair, and seconded by Barry Gilbert, this item will be taken off the agenda possibly to look into at another time. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

9. NEW BUSINESS

A. Delinquent Report: Information Only.

B. Architectural Applications On a motion made by Jeanne McNair, and seconded by Bob Latunski, the Board approved the following architectural projects based on the recommendations of the Architectural Committee. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

Application #	Name	Address	Project Details
2023063	Stedman	6463 Gitana	Landscaping
2023064	Moore	6576 Lada	Repair roof
2023065	Benevento	6453 San Como	Repaint home
2023066	Schiedel	6560 Lada	Replace front door
2023067	Stedman	6343 Gitana	Install bridge
2023068	Carney	6317 Gitana	Install solar
2023069	Sluder	6116 Irena	Install side walks
2023070	Anderson	6262 Irena	Replace garage door
2023071	Sluder	6116 Irena	Install 2 side gates
2023072	Tucker	6130 Irena	Extend driveway
2023073	Gerety	6262 Gitana	Landscaping
2023074	Jones	1188 Paquita	Install pavers

10. NEXT MEETING/ADJOURN: On a motion made by Jeanne McNair, and seconded by Bob Latunski, the meeting adjourned at 3:45 pm. The next meeting is scheduled for Monday, January 8, 2024, at 3:00 p.m. at the Clubhouse.



Trash Can Reminder

Malisa Kundin sent the following reminder via email. This is being shown here for those who do not receive emails.

Just a friendly reminder that trash cans may be put out at the curb no earlier than noon on the day before collection, and must be put away by 8pm on the day of collection. The excerpt from the Rules is below. Thank you for your help!

1.2.10 Trashcans/Non-Fence Enclosures. In accordance with Camarillo Municipal Code, trashcans and other rubbish containers shall not be placed anywhere that is visible from any portion of any street, Lot or common area except on trash collection days. The Board may permit enclosures for trashcans subject to submission of a Project Approval Form and approval by the Board. Location, size limits and materials used for such enclosures shall be at the discretion of the Board. Trashcans shall be placed back of the curb or right-of-way line of the street no earlier than noon on the day before trash collection day and shall be removed no later than 8pm on the regularly scheduled day of collection.



MEXICAN TRAIN

Join other Springers to play Mexican Train (a dominoes game) each Wednesday afternoon at 3:00pm in the Clubhouse card room. No experience necessary. Contact Sarah Legan at 818-268-2287 for information.



SCRABBLE

The Scrabble players are seeking additional players to join them the last Wednesday of each month a 1:00pm. Contact Camella Moore at 818-515-4190 or cambm15@gmail.com.



RUMMIKUB

Join other Springers to play Rummikub each Thursday evening at 6:00pm in the Clubhouse card room. Bring along your own game, if you have one, just in case we need extras. No experience necessary. Contact Marianne Chavanne at 805-358-1544 if you'd like to be added to her reminder text group.

SHANGHAI

Join us on Fridays at 12:30pm to play Shanghai, a card game based on Gin Rummy.

Call Rose 805-383-5572 or Lois 805-384-9027 or just come to watch.



MAH JONGG

Learn Mah Jongg on Tuesdays at 12:30pm. Keep your brain sharp with Mah Jongg, a game of skill, strategy, and some luck.

Call Rose 805-383-5572 or Lois 805-384-9027 or just come to watch.

VENTURA REGIONAL FIRE SAFE COUNCIL (VRFSC)

Nearly 150 communities across California have created fire safe councils to help protect their homes and neighborhoods from the devastating effects of wildfire. They are contracted and funded through CalFire and private donations. The VRFSC is a 501c3 non-profit organization whose goal is to ensure that our local communities are fire resilient, safe, and prepared to withstand the threat of wildfire. To this end, for homes in high-risk areas (that's us), they will conduct free wildfire risk assessments, primarily focused on Zone 0, the first 5-foot perimeter around your home. They will discuss their findings with you and also send you a written report. It's for your information and there's no requirement to follow their recommendations.

To schedule an appointment, sign up online at venturafiresafe.org or call 805-746-7365.

Real Estate Trends for The Springs

ANNUAL REPORT

ACTIVE LISTINGS:

Address:	Square Footage:	List Price:
1124 Belleza St.	1,650	\$825,000.00
6139 Irena Ave.	1,553	\$849,000.00

UNDER CONTRACT:

Address:	Square Footage:	List Price:
1136 Belleza St.	1,511	\$799,000.00

SOLD:

Address:	Square Footage:	List Price:
6262 Gitana Ave.	1,561	\$710,000.00
6024 San Dimas	1,553	\$650,000.00
6033 San Dimas Ave.	1,578	\$755,000.00
1146 Paquita St.	1,650	\$810,000.00
6416 San Como Ln	1,659	\$885,000.00
1188 Paquita St.	1,657	\$714,800.00
6262 Irena Ave.	1,561	\$755,000.00
6349 Irena Ave.	1,553	\$751,010.00
6119 Gitana Ave.	1,553	\$690,000.00
6161 Gitana Ave.	1,561	\$825,000.00
6116 Irena Ave.	1,553	\$635,000.00
1137 Itamo St.	1,511	\$786,000.00
1220 San Como Ln	1,650	\$730,000.00

*Data taken from CRMLS 1-10-24
 Becky Duarte @ Premier Options Real Estate
 DRE#01232355

REMEMBER, IN THE SPRINGS ~



**The Springs Homeowners Association
 Financial Report for December, 2023**

Beginning Operating Balance	\$64,197.88
Cash Receipts	\$64,787.50
Reserve Trans from Operating	\$<16,666.67>
Cash Disbursements	\$<45,581.13>
Transfers/Misc.	\$<4,211.96>
Interest Earned	\$8.44
Ending Operating Balance	\$62,534.06
Beginning Reserve Balance	\$1,209,085.74
Reserve Trans from Operating	\$16,666.67
Cash Disbursements	\$<8,840.50>
Transfer/Misc	\$0
Interest Earned	\$4,501.59
Ending Reserve Balance	\$1,221,413.50
Reserve Liability	\$<1,221,413.50>
Reserve Overage or Shortage	\$0



Birthdays

Gloria Curtis	2	Glendale, CA
Lisa Clark	7	Hawthorne, CA
Vickie Coon	12	Washington, MI
Chell Knutsen	12	Camarillo, CA
John Gardner	14	Fayetteville, NC
Doris Horton-Thompson	16	Ashtabula, OH
Thomas Coon	17	Detroit, MI
Sharon Raver-Lampman	18	Yokosuka, Japan
Charles Foy	20	Baltimore, MD
Karen Latunski	20	San Francisco, CA
Carol Roberg	21	Waltham, MA
Deborah Smith	21	Cincinnati, OH
Sandra Walker	21	Milwaukee, WI
Joseph Slavin	26	Pasadena, CA
Jeanne Faxon	28	Pittsburgh, PA
Elizabeth Hintz	28	Amherst Jct, WI
Suzanne Smith	28	El Paso, TX
Ann Uroff	28	London, England



Anniversaries

David & Joann Boykoff	2	Brooklyn, NY
	49 years	
Dick & Judy Cash	15	Glendale, CA
	65 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 or by calling (805) 648-9283.

Scams/Fraud/Personal Safety Presentation

Arranged by Ted Elliott

On *Wednesday, February 21st at 6:00 pm*, Senior Deputy Ryan Shoden, Ventura County Sheriff's Office, will be at the Springs Clubhouse to discuss scams, fraud and personal safety issues. The presentation is expected to be no longer than one hour followed by a question and answer period.

Upcoming Social Events

The Springs Social Committee is planning the following events for the remainder of this year:

- Saturday, April 27 ~ Italian Night
- Thursday, July 4 ~ Summer/Patio Event
- Saturday, September 28 ~ To be determined
(we're open to suggestions; please send ideas to Barbara Gzyl at bgzyl222@gmail.com)
- Saturday, December 7 ~ Holiday Dinner

Announcements/flyers will be sent well in advance of each event.

Please submit Newsletter photos or articles to Robbie Dornick at jonrobdor@gmail.com

THE SPRINGS BOARD OF DIRECTORS

<i>President:</i>	John Gardner
<i>Vice President:</i>	Bob Latunski
<i>Chief Financial Officer:</i>	Barry Gilbert
<i>Secretary:</i>	Ted Elliott
<i>Director:</i>	Jeanne McNair

SPRINGS TIMES

<i>Editor:</i>	Robbie Dornick
<i>Official Phototgapher</i>	Lorraine Villarreal
<i>Photo Editor:</i>	Robbie Dornick
<i>Production:</i>	Robbie Dornick
<i>Distribution:</i>	Malisa Kundin

February 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																											
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<p style="text-align: center; font-size: 2em;">11</p>	<p style="text-align: center; font-size: 2em;">12</p> <p>9:00 AM PING PONG</p> <p>5:00 PM COMMON AREA MEETING</p>	<p style="text-align: center; font-size: 2em;">13</p> <p>8:30 AM GOLF GALS</p> <p>10:30 AM SPRINGS EXERCISE</p> <p>12:30 PM MAH JONGG</p> <p>2:00 PM TAI CHI</p> <p>7:00 PM POKER NIGHT</p>	<p style="text-align: center; font-size: 2em;">14</p> <p>3:00 PM MEXICAN TRAIN</p>	<p style="text-align: center; font-size: 2em;">15</p> <p>9:00 AM PING PONG</p> <p>10:30 AM SPRINGS EXERCISE</p> <p>6:00 PM RUMMIKUB</p>	<p style="text-align: center; font-size: 2em;">16</p> <p>12:30 PM SHANGHAI</p> <p>TRASH DAY</p>	<p style="text-align: center; font-size: 2em;">17</p>																																																																																											
<p style="text-align: center; font-size: 2em;">18</p>	<p style="text-align: center; font-size: 2em;">19</p> <p>9:00 AM PING PONG</p> <p>CLUBHOUSE OFFICE CLOSED</p>	<p style="text-align: center; font-size: 2em;">20</p> <p>8:30 AM GOLF GALS</p> <p>10:30 AM SPRINGS EXERCISE</p> <p>12:30 PM MAH JONGG</p> <p>2:00 PM TAI CHI</p> <p>7:00 PM POKER NIGHT</p>	<p style="text-align: center; font-size: 2em;">21</p> <p>3:00 PM MEXICAN TRAIN</p> <p>6:00 PM Scam, Fraud, and Personal Safety Police Dept Presentation</p>	<p style="text-align: center; font-size: 2em;">22</p> <p>9:00 AM PING PONG</p> <p>10:30 AM SPRINGS EXERCISE</p> <p>6:00 PM RUMMIKUB</p>	<p style="text-align: center; font-size: 2em;">23</p> <p>12:30 PM SHANGHAI</p> <p>TRASH DAY</p>	<p style="text-align: center; font-size: 2em;">24</p>																																																																																											
<p style="text-align: center; font-size: 2em;">25</p>	<p style="text-align: center; font-size: 2em;">26</p> <p>9:00 AM PING PONG</p>	<p style="text-align: center; font-size: 2em;">27</p> <p>8:30 AM GOLF GALS</p> <p>10:30 AM SPRINGS EXERCISE</p> <p>12:30 PM MAH JONGG</p> <p>2:00 PM TAI CHI</p> <p>7:00 PM POKER NIGHT</p>	<p style="text-align: center; font-size: 2em;">28</p> <p>1:00 PM SCRABBLE</p> <p>3:00 PM MEXICAN TRAIN</p>	<p style="text-align: center; font-size: 2em;">29</p> <p>9:00 AM PING PONG</p> <p>10:30 AM SPRINGS EXERCISE</p> <p>6:00 PM RUMMIKUB</p>																																																																																													