



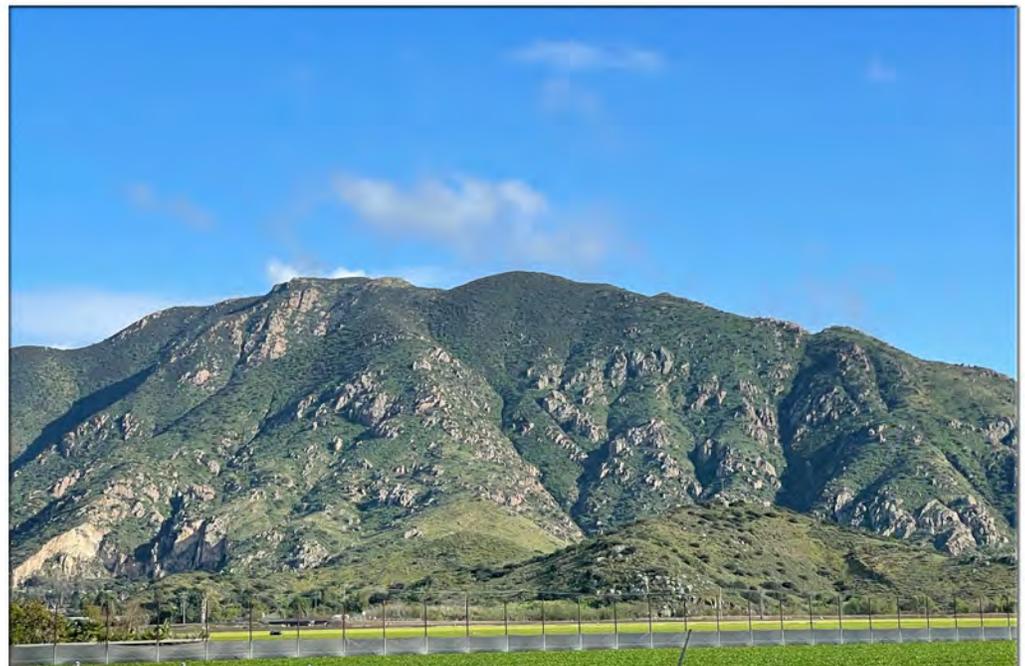
Volume 41, Number 4 April 2024



Benefits of the Rain

Snow on our local mountains
taken by Pam Jensen
between the rains Easter
Sunday from the end of
Camarillo Springs Road

A much greener
Conejo Mountain
taken by Lorraine
Villarreal





*The Springs
is going to
the birds....*

Ducks finding some nice spots for a swim



All photos by Lorraine Villarreal



Egret on the hunt, probably for a lizard

Saffron Finch



Crows keeping a watchful eye on their nest (above right)

THE SPRINGS HOMEOWNERS' ASSOCIATION

Board of Directors Meeting
January 8, 2024, Following Executive Session, Clubhouse

REGULAR MINUTES

1. CALL TO ORDER The meeting was called to order at 3:01pm.
2. PLEDGE OF ALLEGIANCE
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. Items discussed were; National Park Service presentation, Round-Up usage in the Nature Park, new pool furniture, Police Department presentation on fraud, personal protection, restroom floor mats, Frontier outage.
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:

A. Annual & Regular Meeting Minutes: November 13, 2023 On a motion made by Bob Latunski, and seconded by Jeanne McNair, the Board approved the Annual and Regular minutes of November 13, 2023. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

B. Treasurer’s Report for the Period of November 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 shared that he was reminded recently, by a saved newspaper article, that it will be the 10-year anniversary of the debris flow this year. He recalled that the HOA was on the brink of bankruptcy, and that significant progress had been achieved in the last decade. He reviewed the account balances and reiterated that the HOA has never had to have any special assessments. He shared some information on the cash receipts throughout the year as well. CD’s are continually renewed, and he shared that last year the association earned \$34,055 in interest on them last year.

On a motion made by Barry Gilbert, and seconded by Ted Elliott, the Board approved issuing a check to The Springs Social Committee for \$500.00 to be paid for from Board Expenses. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
November Ending Balance:	\$64,197.88	\$1,209,085.74	\$1,273,283.62

Expenses Exceeding \$10,000 from 10/27/2023 – 12/28/2023:

- Check #405131, 11/22/23, Frontier, Clubhouse Cable - \$17,298.91
- Check #405148, 12/21/23, 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: 1136 Belleza (11/29/2023) and 1146 Paquita (11/29/2023)
 Closed: 6161 Gitana (11/13/2023) and 6416 San Como (11/14/2023)
- 3. Phone Log**
- 4. Delinquent Report**

8. OLD BUSINESS None at this time.

9. NEW BUSINESS

A. Architectural Applications On a motion made by Bob Latunski, and seconded by Ted Elliott, the Board approved the following architectural requests as recommended by 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
202376	Schidel	6560 Lada	Repaint home
202377	Wirth	6315 Irena	Replace underlayment
202378	Johnson	6425 San Como	Replace windows
202379	Taylor	6005 San Dimas	Solar
202380	Sluder	6116 Irena	Replace Windows
202381	Curtis	6612 Lada	Landscaping
202382	Smith	6007 Irena	Repaint front door and window shelf
202383	Gerety	6262 Gitana	Remove tree

B. CAI Renewal On a motion made by Barry Gilbert, and seconded by Jeanne McNair, the Board approved the renewal of the CAI membership for 2024 at a cost of \$320.00 to be paid from board expenses. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

C. Clubhouse Speakers This item was tabled pending additional proposals.

D. Tree Trimming & Flagpole On a motion made by Barry Gilbert, and seconded by Ted Elliott, the Board approved the proposal from Natural Wonders Trees for annual tree trimming at a cost of \$7,600.00 to be paid for from reserves. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Barry Gilbert-Yes, Ted Elliott-Yes, and Jeanne McNair, Yes)

It has been recommended that the flagpole be moved away from the camphor tree on the front lawn of the Clubhouse. If there are any suggestions for a new location, please let Malisa know.

10. NEXT MEETING/ADJOURN On a motion made by Ted Elliott, and seconded by Barry Gilbert, the meeting adjourned at 3:49 pm. The next meeting is scheduled for Monday, March 11, 2024 at 3:00 p.m. at the Clubhouse.

Ted Elliott
 Sec'y



SENIOR PROGRAM PRESENTATIONS

FREE!

3rd Wednesdays from Noon – 2 pm

Safety Issues for Camarillo Seniors

April 17, 2024

Noon – 2 p.m.

Camarillo Public Library - Community Room
4101 Las Posas

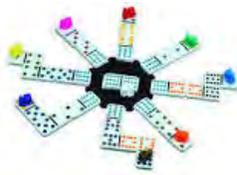
Senior Deputy John Meeker will address safety issues that are of concern to the senior community. Some of the areas to be covered are:

- Pedestrian safety
- Enforcing speed limits
- Noise Complaints
- Regulation of E-Bikes
- Grant to Reduce Retail Theft

There will be a question and answer session after the presentation.

SEATING IS LIMITED

Reserve your seat by RSVP to: camarilocouncilonaging@gmail.com.



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

Address:	<u>ACTIVE LISTINGS:</u> Square Footage:	List Price:
6077 Gitana Ave..	1,561	\$819,000.00
6139 Irena Ave.	1,553	\$849,000.00
1116 Belleza St.	1,657	\$825,000.00

Address:	<u>UNDER CONTRACT:</u> Square Footage:	List Price:
1124 Belleza St.	1,650	\$810,000.00

Address:	<u>SOLDS:</u> Square Footage:	List Price:
6262 Gitana Ave.	1,561	\$710,000.00
6161 Gitana Ave.	1,561	\$825,000.00
6033 San Dimas Ave.	1,578	\$755,000.00
1136 Belleza St.	1,511	\$799,000.00
6416 San Como Ln	1,659	\$885,000.00
6262 Irena Ave.	1,561	\$755,000.00
1208 San Como Ln.	1,511	\$835,000.00

*Data taken from CRMLS 3-11-24
Becky Duarte @ Premier Options Real Estate
 DRE#01232355

REMEMBER, IN THE SPRINGS ~



The Springs Homeowners Association Financial Report for February, 2024	
Beginning Operating Balance	\$79,266.01
Cash Receipts	\$65,224.59
Reserve Trans from Operating	\$<16,096.80>
Cash Disbursements	\$<49,096.80>
Transfers/Misc.	\$<2,466.07>
Interest Earned	\$8.59
Ending Operating Balance	\$80,898.17
Beginning Reserve Balance	\$1,241,498.32
Reserve Trans from Operating	\$16,
Cash Disbursements	\$<0>
Transfer/Misc	\$<7,600.00>
Interest Earned	\$4,476.21
Ending Reserve Balance	\$1,254,471.33
Reserve Liability	\$<1,254,471.33>
Reserve Overage or Shortage	\$0



Birthdays

Rose Martin	1	San Diego, CA
Rick Eggleton	2	Los Angeles, CA
Lori Beving	4	San Fernando, CA
Sharon Dahl	4	Orange, CA
Molly Eggleton	5	Lewiston, ID
Gail Edwards	6	Ocean Falls, BC Canada
Peggy Schiedel	6	Los Angeles, CA
Julia Keim	7	Burbank, CA
Stephanie Burns	8	Los Angeles, CA
Jeanne Sanders	8	Oregon City, OR
Gerry Kroll	11	Flint, MI
Lynn Lewis	11	Lynwood, CA
Mary Mayhew	11	Lynwood, CA
Gladys Varon	14	Decorah, IA
Stu Krieger	15	Chicago, IL
Ayako Kujiraoka	16	Long Beach, CA
Carolyn Dewey	17	Atlantic, IA
David Tuttle	23	Los Angeles, CA
Ted Elliott	26	Santa Monica, CA
David Milner	27	Edmonton, Alberta
Elizabeth Allen	28	Los Angeles, CA
Juliana Wilson	28	Los Angeles, CA
Dixie Cargill	29	OK
Chris Collins	29	Manhattan, NY



Anniversaries

John & Lucy Gardner	3	Fayetteville, NC
58 years		
George & Mary Mayhew	7	
51 years		
Brent & Margo Attebery	11	Ventura, CA
54 years		
Dan & Joyce Chase	13	Clovis, CA
39 years		
Jerry & Carol Roberg	17	Los Altos, CA
42 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.

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

April 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																																	
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