

Volume 42, Number 2

February 2025

THE LOVELY RESULTS OF OUR RECENT RAIN

Rainbow by Jill Locascio



Snow on the Topa Topa Mountains (behind Ojai) by Lori Beving







Photos by Lorraine Villarreal

THE NOT-SO-LOVELY IMPACT OF A RECENT FIRE

This was definitely a day that called for N95 masks!



http://www.camsprings.com



Our interesting community

Photos by Lorraine Villarreal

This little guy was thirsty





Moon with Venus at lower right



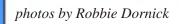
The deer have returned...



http://www.camsprings.com

Yes, at a recent Pizza Party sponsored by Jane and Greg Pitchford, the attendees managed to empty the contents of all those pizza boxes Plus appetizers and desserts brought by attendees.

We know how to have fun!





http://www.camsprings.com



http://www.camsprings.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.



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.



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.

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

ACTIVE LISTINGS:

Address:	Square Footage:	List Price:
1116 Itamo St.	1,650	\$840,000.00
6091 Gitana Ave.	1,578	\$799,900.00

UNDER CONTRACT:

Address: Non currently under Contract	Square Footage:	List Price:			
SOLDS:					

Address:	Square Footage:	List Price:
1173 Itamo St.	1,650	\$743,000.00
6220 Gitana Ave.	1,561	\$875,000.00
6124 Gitana Ave.	1,578	\$760,000.00
6077 Gitana Ave.	1,561	\$835,000.00
6263 Irena Ave.	1,561	\$845,000.00
6452 Lada Ave.	1,277	\$743,000.00
1060 Belleza St.	1,650	\$845,000.00
6613 San Como Ln	1.650	\$829,900.00

^{*}Data from CRMLS 1-10-25 **Becky Duarte, Owner/Broker Premier Options Real Estate** DRE#01232355

REMEMBER, IN THE SPRINGS ~



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

Beginning Operating Balance	\$<11,905.85>
Cash Receipts	\$64,607.01
Reserve Trans from Operating	\$<16,096.80>
Cash Disbursements	\$<45,917.18>
Transfers/Misc.	\$<3,519.45>
Interest Earned	\$2.25
Ending Operating Balance	\$<5,791.12>
Beginning Reserve Balance	\$1,418,953.63
Reserve Trans from Operating	\$16,096.80
Cash Disbursements	\$<0>
Transfer/Misc	\$<9,000.00>
Interest Earned	\$5,132.74
Ending Reserve Balance	\$1,431,183.17
Reserve Liability	\$<1,440,183.17>
Reserve Overage or Shortage	\$<9,000.00>

THE SPRINGS HOMEOWNERS' ASSOCIATION

Board of Directors Regular Meeting Minutes November 18, 2024 at 3:00 p.m. in the Clubhouse

- 1. CALL TO ORDER The meeting was called to order at 3:00 pm.
- 2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

John Gardner	President	Present
Bob Latunski	Vice-President	Present
Ted Elliott	Secretary	Present
Jeanne McNair	CFO	Present
Lillian Zelinski	Director	Present

Malisa Kundin On-Site Manager Present Sheldon Chavin CPM Manager Present

4. COMMUNITY SAFETY DISCUSSION

Guest Speaker Senior Deputy John Meeker of the Ventura County Sheriff Dept. and Ryan Shoden Presented a PowerPoint slideshow on staying safe. They shared information on being alert and aware, and avoiding becoming a victim of various theft-groups and scams. They encouraged those interested in participating in the Camarillo Citizen Patrol or setting up Neighborhood Watch in the community to contact them. They provided handouts that are now available in the Clubhouse Lobby. We have requested access to the PowerPoint presentation. If they send it over, it will be emailed out to the community. Those interested in Neighborhood Watch should contact Malisa. Once we have several volunteers, we can invite John Meeker back to meet with us.

5. 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.

TEDELIOTT, SECKETARY

- 6. HOMEOWNER COMMENTS/FORUM: New homeowners introduced themselves to those in attendance. There were no additional homeowner comments.
- 7. EXECUTIVE SESSION ANNOUNCEMENT John Gardner reported that the Board discussed minutes at the executive session meeting held on September 9, 2024.
- 8. MOTION CONSENT CALENDAR: On a motion made by Ted Elliott, and seconded by Lillian Zelinski, the Board approved the Consent Calendar. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Ted Elliott-Yes, Jeanne McNair-Yes, and Lillian Zelinski-Yes)
 - A. Regular Meeting Minutes of September 9, 2024

B. Treasurer's Report

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.

	Operating Fund	Reserve Fund
September Ending Balance:	\$36,373.51	\$1,377,056.50
October Ending Balance:	\$34,791.47	\$1,403,043.41

Expenses Exceeding \$10,000 from 8/27/2024 to 11/11/2024:

- Check #405346 The Springs Reserve Clearing for \$16,096.80
- Check #405363 Frontier for \$19,468.70
- Check #405390 Farmers for \$16,042
- Check #405391 Frontier for \$19,469.13

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
 - 3. Insurance

9. OLD BUSINESS

A. 2025 Draft Budget On a motion made by Jeanne McNair, and seconded by Lillian Zelinski, the Board approved the 2025 budget as presented. Due to increased administrative expenses, insurance rates, utilities, and vendor contracts, adjustments are necessary for the 2025 fiscal year to address these rising costs. Starting January 1, 2025, the monthly assessment will rise to \$265 per unit. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Ted Elliott-Yes, Jeanne McNair-Yes, and Lillian Zelinski-Yes)

10. NEW BUSINESS

- A. Election of Board Members by Acclamation On a motion made by John Gardner, and seconded by Bob Latunski, the board approved the election by acclamation. The number of qualified candidates is not more than the number of vacancies to be elected. In accordance with Civil Code 5103, the Board is voting to elect the following candidates by acclamation, effective December 23, 2024. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Ted Elliott-Yes, Jeanne McNair-Yes, and Lillian Zelinski-Yes)
 - Ted Elliot Term Expires 2026
 - Jeanne McNair Term Expires 2026
 - Lillian Zelinski Term Expires 2026

On a motion made by Ted Elliott, and seconded by Jeanne McNair, the officers will organize as follows. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Ted Elliott-Yes, Jeanne McNair-Yes, and Lillian Zelinski-Yes)

- John Gardner President
- Lillian Zelinski Vice President
- Jeanne McNair CFO
- Ted Elliott Secretary
- Bob Latunski Director
- B. Delinquent Report On a motion made by Ted Elliott, and seconded by Jeanne McNair, the Board approved recording a lien on a property with delinquent dues of more than 90 days as recommended by CPM. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Ted Elliott-Yes, Jeanne McNair-Yes, and Lillian Zelinski-Yes)

C. Committee Reports

- 1. Firewise Committee Report The committee reported their concerns about support and interest thus far. After some discussion, it was suggested that perhaps there needs to be more communication and understanding of what the Board and community can do to help. Educational information and opportunities for participation emails from the Firewise Committee will be sent out to the community as requested.
- 2. Natural Green Landscape Enhancements On a motion made by John Gardner, and seconded by Lillian Zelinski, the Board approved the proposal from Natural Green not to exceed \$1,700 as requested by the Landscape Committee. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Ted Elliott-Yes, Jeanne McNair-Yes, and Lillian Zelinski-Yes)
- 3. Median Update Jeanne McNair shared that the Common Area has put the median work on Camarillo Springs Rd on hold, and will revisit the subject at their upcoming February meeting.
- D. Architectural Applications On a motion made by Bob Latunski, and seconded by Jeanne McNair, the Board approved the following architectural requests as recommended by the architectural committee. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Ted Elliott-Yes, Jeanne McNair-Yes, and Lillian Zelinski-Yes)

Application #	Name	Address	Project Details	
2024034	Anderson	6262 Irena	Install water softener	
2024037	Minton	1136 Belleza	Landscaping	
2024038	Dewey	6524 San Como Lane	Landscaping	
2024039	Sluder	6116 Irena	Landscaping	
2024040	Dexter	6116 Irena	Landscaping	
2024041	Burger	1161 Belleza	Repaint home	
2024042	Frensdorff	6577 San Como Lane	Landscaping	
2024043	Wergeland	6077 Gitana	Raise front landscaping wall	
2024044	Olsen	6293 Gitana	Install vinyl fence and gate	
2024045	Gzyl	6235 Gitana	Replace iron handrail at front door	

11. NEXT MEETING/ADJOURN On a motion made by Jeanne McNair, and seconded by Lillian Zelinski, the meeting adjourned at 4:20 pm. The motion passed 5/0. (John Gardner-Yes, Bob Latunski-Yes, Ted Elliott-Yes, Jeanne McNair-Yes, and Lillian Zelinski-Yes) The next meeting is scheduled for Monday, January 13, 2025, at 3:00 p.m. in the Clubhouse.

The Springs CERT/Firewise

Lorraine Villarreal, CERT/Firewise Co-Leader

Great way to start a Saturday morning!

Thank you to those of you who took the time out of your Saturday morning to learn a little more about what it means to apply to become a Firewise Community. Thirty-two of our neighbors learned that this will be an ongoing process of about 1 year to complete and that's just to be certified. It goes on from that to updating accomplishments and resubmitting each 3 years in order to remain certified. In brief, this program is meant to help all of us. Your Firewise Team will not be telling anyone to remove any plantings, for example, but instead when you are ready to make some changes in your landscape you can ask for suggestions of native plantings, succulents, or other plants that are recommended by Ventura County Fire Department and Firewise. A byproduct of becoming a Firewise Community is the possibility of not having your homeowners insurance cancelled. It can also mean a reduction in your insurance premium. This is an educational program on how to live safer in a woodland urban interface area (WUI). A WUI is defined as an area where structures and other human development meet or intermingle with undeveloped woodland or vegetative fuels. As The Springs Community, we should all be engaged in risk reduction, this will help all of us.

Welcome New Springs Resident

Give a warm welcome to our new resident, Jill Locascio, who recently purchased the home at 6613 San Como Lane. She moved here from Woodhall Avenue in West Hills after discovering us on Zillow.

In addition to enjoying hiking, kayaking and traveling, Jill volunteers at the Ojai Raptor Center as a transporter for injured/sick birds.

Jill is now retired from her career in the insurance industry. She was born in Encino, CA on December 2nd. Jill has recently become a volunteer on The Springs CERT/Firewise Committee. She also has a beautiful cat, named Bear (yes, as a kitten he definitely looked like a bear).

WELCOME TO THE SPRINGS, JILL!!

Calls for Service - Public Request Report

Ventura County Sheriff's Department Calls for Service Report - Citizen Request

Event Location:

RD: 8272

Event Address: CAMARILLO Page 1 of 2

Jurisdiction: Camarillo Date Range: 12/01/2024

to 12/31/2024

Date: Time:	Event Location: City:	Disposition: Disposition Remarks:	Activity Code:	CFS ID: RB Number:
12/01/2024 13:32:43	6006 VIA MONTANEZ Camarillo	Assignment Completed	CHECK THE WELL-BEING	240151343 240151343
12/02/2024 10:43:10	6006 VIA MONTANEZ Camarillo	Assignment Completed	CHECK THE WELL-BEING	240151654 240151654
12/02/2024 14:06:57	6006 VIA MONTANEZ Camarillo	Assignment Completed	CHECK THE WELL-BEING	240151779 240151779
12/02/2024 15:23:14	6006 VIA MONTANEZ Camarillo	Cancel	CHECK THE WELL-BEING	240151810 240151810
12/02/2024 18:08:59	6006 VIA MONTANEZ Camarillo	Assignment Completed	CHECK THE WELL-BEING	240151871 240151871
12/03/2024 10:18:33	6006 VIA MONTANEZ Camarillo	Assignment Completed	MUTUAL AID	240152073 240152073
12/05/2024 23:25:51	6120 PASEO ENCANTADA Camarillo	Assignment Completed	SUSPICIOUS SUBJECT	240153345 240153345
12/07/2024 07:10:13	6006 VIA MONTANEZ Camarillo	Assignment Completed	FOUND PROPERTY	240153826 240153826
12/09/2024 14:04:49	6505 LADA Avenue Camarillo	Assignment Completed	PUBLIC SERVICE	240154788 240154788
12/10/2024 23:32:12	866 PASEO TOSAMAR Camarillo	Assignment Completed	FIGHT	240155391 240155391
12/12/2024 13:41:42	1185 ITAMO Street Camarillo	Assignment Completed	CHECK THE WELL-BEING	240156133 240156133
12/12/2024 14:11:22	6693 FINO Avenue Camarillo	Assignment Completed	NON-INJURY ACCIDENT, JUST OCCURRED	240156146 240156146
12/16/2024 18:07:23	1192 ITAMO Street Camarillo	Assignment Completed	CHECK THE WELL-BEING	240157842 240157842
12/21/2024 14:44:36	818 PASEO TOSAMAR Camarillo	Assignment Completed	SUSPICIOUS CIRCUMSTANCES	240160088 240160088
12/23/2024 11:21:33	6385 SAN COMO Lane Camarillo	Assignment Completed	CHECK THE WELL-BEING	240160739 240160739
12/31/2024 02:38:49	7052 PASEO ENCANTADA Camarillo	Assignment Completed	SUSPICIOUS CIRCUMSTANCES	240163442 240163442
12/31/2099 00:00:00				



Birthdays

Birthday		
Gloria Curtis	2	Glendale, CA
Allan Jenman	4	
Lisa Clark	7	Hawthorne, CA
Vickie Coon	12	Washington, MI
Chell Knutsen	12	Camarillo, CA
John Gardner	14	Fayetteville, NC
Michael Lea	14	Hollywood, CA
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
Rita Gray	23	Guilin, China
Bob Rosenberg	24	Massapequa, NY
Joseph Slavin	26	Pasadena, CA
Jeanne Faxon	28	Pittsburgh, PA
Elizabeth Hintz	28	Amherst Jct, WI
Ann Uroff	28	London, England



Anniversaries

David/Joann Boykoff	2	Brooklyn, NY
50 years		
Salvatore Palame/Joanne Sobk	ka 13	Camarillo, CA
2 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



Watch Duty, a Helpful New App

Watch Duty is a non-profit, non-partisan, non-government organization focused on disseminating public safey information in real time from verified sources. The service is powered by active and retired firefighters, dispatchers, and first responders who monitor radio scanners and collaboate around the clock to provide up-to-the-minute information. They alert you of nearby wildfires and firefighting efforts in real-time. If you think you smell smoke, Watch Duty will soon become the first place you check.

THE SPRINGS BOARD OF DIRECTORS

President: John Gardner
Vice President: Lillian Zelinski
Chief Financial Officer: Jeanne McNair
Secretary: Ted Elliott
Director: Bob Latunski

SPRINGS TIMES

Editor:Robbie DornickOfficial PhotogtapherLorraine VillarrealPhoto Editor:Robbie DornickProduction:Robbie DornickDistribution:Malisa Kundin

February 2025

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	5 6 12 13 19 20	Jan 2025 T W T F S 1 2 3 4 7 8 9 10 11 14 15 16 17 18 21 22 23 24 25 28 29 30 31	Mar 2025 S M T W T 2 3 4 5 6 9 10 11 12 13 16 17 18 19 20 23 24 25 26 27 30 31	1 7 8 14 15 21 22		1
2	8:00 AM PING PONG 6:00 PM POKER NIGHT	8:30 AM GOLFGALS 10:30 AM SPRINGS EXERCISE 12:30 PM MAH JONGG 2:00 PM TAI CHI 4:00 PM BOOK CLUB 7:00 PM POKER NIGHT	5 3:00 PM MEXICAN TRAIN	6 8:00 AM PING PONG 10:30 AM SPRINGS EXERCISE 6:00 PM RUMMIKUB	7 12:30 PM SHANGHAI TRASH DAY	8
9	10 8:00 AM PING PONG 5:00 PM CSCAA MEETING 6:00 PM POKER NIGHT	1 1 8:30 AM GOLF GALS 10:30 AM SPRINGS EXERCISE 12:30 PM MAH JONGG 2:00 PM TAI CHI 7:00 PM POKER NIGHT	12 3:00 PM MEXICAN TRAIN	13 8:00 AM PING PONG 10:30 AM SPRINGS EXERCISE 6:00 PM RUMMIKUB	14 12:30 PM SHANGHAI TRASH DAY	15
16	17 8:00 AM PING PONG 6:00 PM POKER NIGHT CLUBHOUSE OFFICE CLOSED	18 8:30 AM GOLF GALS 10:30 AM SPRINGS EXERCISE 12:30 PM MAH JONGG 2:00 PM TAI CHI 7:00 PM POKER NIGHT	19 3:00 PM MEXICAN TRAIN	20 8:00 AM PING PONG 10:30 AM SPRINGS EXERCISE 6:00 PM RUMMIKUB	21 12:30 PM SHANGHAI TRASH DAY	22
23	24 8:00 AM PING PONG 6:00 PM POKER NIGHT	25 8:30 AM GOLF GALS 10:30 AM SPRINGS EXERCISE 12:30 PM MAH JONGG 2:00 PM TAI CHI 7:00 PM POKER NIGHT	26 1:00 PM SCRABBLE 3:00 PM MEXICAN TRAIN	27 8:00 AM PINGPONG 10:30 AM SPRINGS EXERCISE 6:00 PM RUMMIKUB	28 12:30 PM SHANGHAI TRASH DAY	