

The Springs Wildlife ~ Both Large and Small



Rich Hargreaves
captured this photo
of a majestic hawk

The story of the photos below as told by the snake (from “the other side”) ~ “Here I was just resting quietly in Donna Burger’s side yard, trying to be inconspicuous until I grew big enough to have rattles I’d be proud to show off. Unfortunately, her gardener spotted me. Then they called these 3 burly guys to deal with me; definitely NOT a fair fight! Look at the size difference plus the too-big bag to haul away my tiny body! Not to worry tho, my siblings are still around...



photos by
Lorraine Villarreal



<http://www.camsprings.com>





***CINCO DE MAYO
CELEBRATION***
Saturday, May 3, 2025
Catered by
Taqueria El Tapatio, Moorpark



New residents Keressa and
Michael Garland





New residents
Ron and Lauren
Glider





Treasurer's Notes

Jeanne McNair, HOA Treasurer

I was elected Treasurer in August 2024 when our long time Treasurer moved away. The intent of this article is to offer some background information in regard to the news that Frontier will no longer be providing cable TV services to the Springs as of May 14, 2025.

This termination may come as a surprise to many of you, but the Frontier TV services, its escalating cost and imminent departure from the cable TV field have been under discussion at the last several board meetings starting in the fall of 2024.

I know that it is an unsettling change both from the standpoint of a transition from the familiar manner we receive our TV content as well as the financial impact to each homeowner in securing and paying for individual services for their ongoing TV and video services.

Please bear with me while I provide some important information that may clarify why this change became necessary. I began my job as Treasurer at the time of year when the budget for the upcoming year, 2025, was commencing. This is the time frame when enough financial data had accumulated (8 months of actual financial expenses) to allow a realistic forecast and formulation of the upcoming year's anticipated operating expenses and as a corollary to that, the amount of HOA dues that would be needed to meet those expenses.

The most salient piece of information that I immediately saw was the significant increase in the Frontier bill that occurred in February 2024 and again in April 2024. These increases were related to the broadcast TV fee, a pass-through charge that Frontier pays for broadcasting local TV content to us. (For point of reference the broadcast TV fee was introduced to our bill in November 2022 and now comprises over 28% of our \$19,739 monthly bill.) Our Frontier representative informed me that the fee could continue to rise unpredictably and further that Frontier would be exiting the TV cable business soon but with no date certain. It was clear to me at that point that maintenance of the Frontier cable TV expense was not sustainable and that is when board discussions and research began to determine alternative options as mentioned in Malisa's email to the community. At the onset of these discussions, we had adequate funds to meet our expenses but by year end that had changed. We began 2024 with a balance of \$62,534 in our operating account and ended with a negative balance of \$5,791. Our 2024 budget (formulated in 2023) was under-forecasted by \$50,985. This required a short-term loan from our reserve account to ensure that we had adequate funds to meet continuing operating expenses. This loan is permitted both by California statute, approved by the board and will be paid back as part of the necessary budget adjustments to be made for 2026.

If you are still reading - I hope this is not too much information - please let me assure you of the following: Our HOA is still in very good financial condition with robust reserves, notwithstanding the significant operating shortfall in the 2024 budget which was attributable primarily to the increases in Frontier, weed abatement and utilities expenses. The latter shortfall will be addressed in the remainder of 2025 by the reduction of the Frontier bill and the addition of the marketing fee of \$200 per home we were able to negotiate with Frontier to remain as their Internet customers. These changes will help replenish our depleted operating account going forward this year and allow us to meet our expenses in the 2025 budget.

I know this article has not addressed the question that most of you have, to wit, will the dues change this year because of the decrease in the Frontier bill. This question was raised at the March board meeting, discussed and voted on. The 2025 dues will remain the same and all the factors affecting the 2026 budget will be considered in setting the dues for that year. This will include the 2024 operating deficit, the reserve loan, the actual operating expenses for 2025 AND the reduced Frontier costs to the HOA in 2025 from May 8 onward.

I can assure you that as the budget process evolves, I will be available to answer your questions. You are all welcome to come to board meetings and speak to your concerns. It is important to me that everyone be fully informed about the budget process as it affects all of us.



THE SPRINGS HOMEOWNERS' ASSOCIATION
UNAUDITED CALCULATION OF FUND BALANCES
FOR THE MONTH MARCH, 2025

	OPERATING FUND		RESERVE FUND		TOTAL
Beginning balance	\$ 67,318.96	\$	1,426,861.73	\$	1,494,180.69
Cash receipts	\$ 68,877.78	\$	-	\$	68,877.78
Reserve transfer from operating	\$ (17,830.13)	\$	17,830.13	\$	-
Cash disbursements	\$ (49,837.57)	\$	(38.35)	\$	(49,875.92)
Transfers/Miscellaneous	\$ (6,159.02) *	\$	1,000.00 **	\$	(5,159.02)
Interest earned	\$ 1.29	\$	7,946.67	\$	7,947.96
Ending balance	<u>\$ 62,371.31</u>	\$	<u>1,453,600.18</u>	\$	<u>1,515,971.49</u>
Total reserve liabilities		\$	<u>(1,509,600.18)</u>		
Reserve fund overage(shortage)		\$	<u>(56,000.00)</u>		

*Transfer to Reserves \$ (1,000.00)
 *Payroll Expenses \$ (4,629.02)
 *Returned Payment \$ (530.00)
 \$ (6,159.02)

**Transfer from Operating \$1,000.00

Last reserve study 1/1/2024. Next reserve study with site visit due 1/1/2027. Last site visit 6/02/2022

THIS CASH BASIS COVER SHEET IS FOR INFORMATION ONLY AND SHOULD NOT BE CONFUSED WITH THE ATTACHED ACCRUAL-BASED FINANCIAL STATEMENT

Office Address: 751 E. Daily Dr. Suite 300, Camarillo, CA 93010

Mailing Address: P.O. Box 2817 | Camarillo, CA 93011-2817
 (800) 999-6468 | (805) 987-8945 | Fax (805) 987-7906
 www.cpm1.com



ACCREDITED MANAGEMENT ORGANIZATION



Pizza Night!!

Friday, May 23rd, 5:00 pm



Hello, hello to all that live in beautiful Camarillo Springs.

Please come and join us for PIZZA NIGHT:

Friday, May 23rd in our Clubhouse at 5:00 pm.

No reservations necessary, just come and join us.

We will order your pizza from Toppers as soon as we see how many people there are to order for.

PLEASE, PLEASE, VERY IMPORTANT!!

**Bring your salads, pre-pizza food, desserts,
liquid refreshments, cash for the pizza,
and your WONDERFUL SPRINGS SPIRIT.**

**The cost for the pizza per person will be between
\$5.00 & \$8.00 depending on the
number of people who attend.**



STAY WELL EVERYONE:

Greg and Jane



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 at 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 just in case we need extras. No experience necessary. Contact Marianne Chavanne at 805-358-1544 to be added to her reminder text group.



LOW KEY WATER EXERCISE

Join us each Wednesday at 9am for a Low Key Water Exercise Class.

No need to sign up in advance; simply show up at the pool and enjoy.

Available April 1-December 1 each year.

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.



THE SPRINGS BOOK CLUB

The Springs Book Club meets on the first Tuesday of each month at 4:00pm in the Clubhouse Library. Anyone interested in participating is welcome. You need not have read the book.

Our discussions are lively and tend to branch out beyond the book itself. We all have opinions!

Contact Lillian Zelinski for the 2025 reading list, at 703-966-7660 or lkzelinski@gmail.com



VENTURA REGIONAL FIRE SAFE COUNCIL (VRFSC)

FireSafe Councils throughout California 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. 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 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](http://www.camsprings.com) or call 805-746-7365.

Real Estate Trends for The Springs

ACTIVE LISTINGS:

Address: 6036 Gitana Ave	Square Footage: 1,561	List Price: \$880,000.00
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UNDER CONTRACT:

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

Address: 6091 Gitana Ave.	Square Footage: 1,578	Sold Price: \$795,000.00
1116 Itamo St	1,650	\$825,000.00
6077 Gitana Ave.	1,561	\$835,000.00
6263 Irena Ave.	1,561	\$849,000.00
6452 Lada Ave.	1,277	\$799,000.00
1060 Belleza St.	1,650	\$849,000.00
6613 San Como Ln	1,650	\$829,900.00
6476 San Como Ln	1,650	\$895,000.00
6487 San Como Ln	1,650	\$850,000.00
6076 Irena Ave.	1,758	\$922,000.00

*Data from CRMLS 4-11-25

Becky Duarte, Owner/Broker

Premier Options Real Estate

DRE#01232355

My Frontier Cable is going away, NOW WHAT??

Robbie Dornick

I originally planned to attempt to write a comprehensive article but, unfortunately, that would have taken this entire newsletter plus. There is simply too much to cover and most have already made their decisions so I'll just tell you what I'm hearing about those. Several are signing up with Spectrum Cable (which includes Dodger games), several are having dish networks installed such as Direct TV, quite a few are selecting from a variety of streaming services. To use a streaming service requires either a *Smart TV* or a device to attach to your tv to make it smart, such as an Amazon Fire Stick, Roku Streaming Stick, Apple TV 4K, etc. If you reach out, I'm sure you have a close neighbor who can explain some of this and perhaps provide assistance. There are dozens of streaming services but some of the better known ones are Netflix, Amazon Prime, You Tube TV, Hulu+Live TV, Sling, Max, Peacock, Disney Plus, Apple TV Plus, Fubo, etc. You'll need to review what each offers based on your own viewing preferences. Again, check with that helpful neighbor who may also be able to assist in removing the Frontier cable box and turning it in to the clubhouse. **DO NOT DISCONNECT THE ROUTER** (the thingy with the blinking lights); you'll need that. Hope this is a little more than clear as mud.

The Springs FireWise Team*Robbie Dornick, Team Member****Now that I've had 1/8" or 1/16" screens installed over all of my vents, is my home sufficiently protected against fires?***

Better protected, yes, but there's a lot more to do. At least 60 Springers (about 25%) homes already have the screens installed or the homeowners have signed up to do that. This is an ongoing project so it's not too late. If you've already had Ventura County FireSafe Council conduct a free assessment, use their comprehensive report as your own private check-off list and start to do what they've suggested to harden your home.

Either way, here's something everyone can do: Walk around your home and take photos from the front, both sides and the back. Some insurance carriers have been requiring customers to do this prior to renewal. Review those photos as objectively as possible and look for areas of improvement. Pretend you're an insurance inspector because they certainly won't have any emotional attachment to your favorite plant growing up the side of your home or the wooden fence/gate/deck touching your home. The screens are an improvement but because they also provide for airflow, embers can still get through. Plants/shrubs/hedges growing right next to your garage in front of those vents or crawling up to your roof create an extreme fire hazard as well as combustible things stored next to those vents inside your garage or attic. Above all, be objective, not emotional. Our homes are very close together so please ensure that you're not creating any problems for your neighbors.

In an article by Lorraine Villarreal in the March newsletter, she outlined the following items the FireWise Team looked for in our own recent community-wide assessment:

Is there defensible space in the 0-5' distance from the house (referred to as Zone 0)?

Is there spacing between plants?

Is there dead vegetation under plants?

Are tree branches too close to your house or your neighbor's house?

Are you using combustible mulch?

Do you have dual pane windows?

Is your roof free from leaves or litter?

Is there clearance under trees?

Are there dead or dying plants or trees?

Do you have metal gutters?

Are your trees trimmed up 6' from the ground?

Are there any wood attachments to the house (fencing)?

Another suggestion for those of you with techie skills ~ look up your address on Google Earth or Zillow to see what your home looks like from above. That will show you if there are trees hanging over your roof. Rest-assured, your insurance carrier can also see everything about your home and some even use drones. Do everything you can to avoid getting that dreaded "Notice of Non-Renewal."

To qualify as a FireWise Community requires both labor and/or financial investments. We have the information for those who signed up with Blaze Blockers or Tony Cervantes to have screens installed. For any others or for efforts in addition to the screens, please keep track of both hours and dollars you've invested in home hardening. Aside from the most important part of making all of us safer, qualifying as a community at least saves us a small amount in our insurance renewals.



Birthdays

Theresia Haenle	2	Erbach, Germany
Dan Chase	5	Avenal, CA
Mark Flippen	6	Orange, CA
Gayle Dexter	10	Holyoke, MA
Beth Holland	10	Los Angeles, CA
Ron Kester	13	Olney, TX
Ken Walters	13	Brooklyn, NY
Susan Spann	15	Ocean Falls, Canada
Carlos Duarte	16	Los Angeles, CA
Randall Freeman	19	Los Angeles, CA
Siena Stockton	20	Cabu City, Philippines
Patricia Lopez	21	Altadena, CA
Monique Secreto	23	Arcadia, CA
Tom Olsen	24	Honolulu, HI
Dottie Cass	26	Emmitsburg, MD
L.J. Fay	26	Maui, HI
Evette Eaton	27	North Kingston, RI
Yvonne Graves	28	Glendale, CA
Paul Eisler	29	Czechoslovakia
David Macias	31	Merced, CA

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



Anniversaries

Doug/Maressa Parizek	2	Santa Monica, CA
55 years		
Greg/Pam Jenson	10	Orange, CA
39 years		
John/Patricia Wiley	12	N. Hollywood, CA
63 years		
Al/Isabel Gonzalez	17	Los Angeles, CA
56 years		
Mike Bolding/Nancy Chalker	18	Los Angeles, CA
24 years		
Joseph/Patricia Slavin	21	Huntington Bch, CA
42 years		
Douglas/Juliana Wilson	21	Ventura, CA
28 years		
Bill/Camella Moore	22	CA
43 years		
John & Judy Petit	23	
45 years		

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.

Watch Duty, a Helpful App



Watch Duty is a non-profit, non-partisan, non-government organization focused on disseminating public safety 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 collaborate 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.

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

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 Dornick
Official Photographer:	Lorraine Villarreal
Photo Editor:	Robbie Dornick
Production:	Robbie Dornick
Distribution:	Malisa Kundin

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

RD: 8272

Page 1 of 2

Jurisdiction: Camarillo

Event Location:

Date Range: 03/01/2025 to 03/31/2025

Event Address: CAMARILLO

Date: Time:	Event Location: City:	Disposition: Disposition Remarks:	Activity Code:	CFS ID: RB Number:
03/01/2025 04:24:13	6006 VIA MONTANEZ Camarillo	Assignment Completed	CHECK THE WELL-BEING	250025967 250025967
03/02/2025 00:44:38	6316 East IRENA Avenue Camarillo	Assignment Completed	CHECK THE WELL-BEING	250026321 250026321
03/05/2025 22:43:24	815 PASEO TOSAMAR Camarillo	Assignment Completed	ALARM, AUDIBLE FROM A RESIDENCE	250027772 250027772
03/05/2025 22:53:19	815 PASEO TOSAMAR Camarillo	Cancel	ALARM, AUDIBLE FROM A RESIDENCE	250027773 250027773
03/06/2025 16:11:42	6327 East Irena Avenue Camarillo	Cancel	THEFT FROM A RESD, COLD CALL	250028200 250028200
03/07/2025 08:48:12	6006 VIA MONTANEZ Camarillo	Assignment Completed	CHECK THE WELL-BEING	250028375 250028375
03/12/2025 15:12:13	1124 ITAMO Street Camarillo	Assignment Completed	MOTORCYCLES DISTURBING	250030662 250030662
03/17/2025 00:30:29	6006 VIA MONTANEZ Camarillo	Assignment Completed	CHECK THE WELL-BEING	250032424 250032424
03/18/2025 13:47:09	1192 ITAMO Street Camarillo	Assignment Completed	SUSPICIOUS CIRCUMSTANCES	250033124 250033124
03/20/2025 20:39:13	815 PASEO TOSAMAR Camarillo	Assignment Completed	ALARM, AUDIBLE FROM A RESIDENCE	250034250 250034250
03/22/2025 16:04:20	816 CAMARILLO SPRINGS Road Camarillo	Assignment Completed	ALARM, AUDIBLE FROM A BUSINESS	250035086 250035086
03/24/2025 13:35:04	913 VIA ROTA Camarillo	Assignment Completed	VANDALISM, COLD CALL	250035843 250035843

In order to comply with California Government Code 7923.615(2)(A)(B)(C) (D)(E) the following activity codes may be redacted: Child Crimes, Domestic Violence, Rape, Suicidal Subject, and Suicide.

Senior Deputy John Meeker recently sent the following email alert:

Good Morning Everyone,

As your Crime Prevention Senior Deputy, I keep a close eye on crimes that occur in our neighboring jurisdictions, and I was notified of something concerning. This crime involves suspects approaching elderly residents and invading their personal space to swap or steal jewelry off of their person. Some of the elderly report not feeling the suspects when they remove the jewelry.

As I have mentioned in several of my monthly emails, our more sophisticated criminals will fit in with a crowd. What would be suspicious is their behavior by invading a person's personal space.

Please have the conversation with your family and friends. Report suspicious activity to the Ventura County Sheriff's Office at 805-654-9511.



May 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																																																				
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