

CAMINO VILLAGE

NEWSLETTER – FALL 2025

Website: www.caminovillage.com – Email: caminovillageHOA@gmail.com

Please consider serving your community by becoming a board or committee member. We are all volunteers committed to keeping Camino Village the very best it can be!

Current HOA Board and Committee Members

Dave Bette — President — (310) 245-2446

Vacant — Vice President — None

Jeannine Crew — Treasurer — (209) 304-8265

Vacant — Secretary — None

Andy Reid — Member at Large — (916) 204-6911

Committee Member Contacts:

Gate Keepers: **Dave Bette** — (310) 245-2446

Or **James Wright** — (916) 579-3050

Landscaping: **Jennifer Edwards** — (408) 421-2382

Architectural Chair: **Dan Schiff** — (916) 606-4793

Parking Permits and questions — Call **any board member** or **Laura Summers** at (916) 483-7797

HOA WEBSITE

Check out the HOA Website at <http://caminovillage.com/>:

There you will find contact info for Board members and Committee contacts as well as the Parking Rule, CC&R's, Property rental agreement, Newsletters, Board Minutes, Reserve Studies, Election Rules, How to pay monthly assessment fees, etc.



HOA OWNER PORTAL

Check out the HOA Owner Portal: For more information regarding your account, documents from the HOA Management company, etc. go to <https://hoaonline.pro/>

PARKING PASS REMINDER



Hang **green (visitor parking only)** and **yellow (parking variance)** parking passes from the vehicle's rearview mirror (for both resident and guest vehicles). **Resident vehicles may not** use the **green visitor parking pass** – it is for guests and

visitors only – not residents. If you know you're having guests, especially over weekends and holidays, get their passes ahead of time. Last minute requests might not be accommodated if folks are out of town. Residents, contact a board member or parking committee member for a variance pass if needed.

USE OF STREETS IN CAMINO VILLAGE



Using our street for recreational purposes is restricted per our CC&Rs due to safety concerns.

Our street is heavily trafficked during the day and nighttime with deliveries and service providers as well as by residents and their guests.

HOA CC&Rs, *section 3.5* says the streets may not be used for recreational purposes, including but not limited to skateboarding, joyriding and racing. The exceptions are walking, jogging and any Board approved events.

Each owner is responsible for the conduct of anyone living or visiting their residence and their compliance with the CC&R's. It is

August 2025

unfortunate that there is not adequate space or a safe area for individuals and families to enjoy outdoors activities in our neighborhood. However, the HOA still needs to maintain compliance with the CC&R's.

Thank you for your understanding and compliance.

LANDSCAPE SERVICES

Our main landscape provider has requested that individual homeowners do not call them directly regarding issues and/or requests. The same applies when the Thursday crews are working. Rather, direct any questions or concerns to report broken sprinklers, non- working control clocks, and any geysers to Jennifer Edwards who will contact and coordinate services with the landscape company. Your cooperation is appreciated.



TURNING OFF THE WATER TO YOUR PROPERTY

Should you find it necessary to turn off the main water to your house, the Carmichael Water District has advised residents to turn off the water in the water control box located in your front yard or driveway. Lift the lid and look for the small handle and turn it counterclockwise. A long-handled tool is useful for reaching the handle. Such a tool is stored at Jim Wright's house, (916) 579-3050, and available to borrow. The tool can be purchased at Emigh Hardware Store but the need is fairly infrequent so not everyone needs to purchase a tool



SPRINKLER SHUT-OFF

Carmichael Water Is concerned that our properties are aging and exposed pipes alongside our houses may become brittle or fragile and break easily.

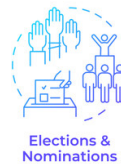
Note: Turning off the front yard sprinklers should there be a geyser or major leak, can be done at the control clock by moving the lever to the off position.



WATER HAMMER ISSUES

Are you experiencing loud banging or thumping noises in plumbing pipes, often when a faucet or valve is abruptly turned off? If so, you may be experiencing water hammer. Other symptoms include vibrations or rattling within the pipes and fixtures, and in severe cases, leaks, bursts, or damage to the plumbing system. If you think this may be happening in your house you should contact a plumber to inspect the plumbing system before permanent and costly damage arises

COMMUNITY INPUT



The community needs input from its residents and needs more representation on the HOA Board and on committees.

Consider stepping up to learn more about our Homeowners association and how HOA 's are governed in California. Did you know that CA Civil Code 4000-6150 referred to as the Davis Stirling Act, spells out in detail how HOAs shall govern common Interest developments communities such as Camino Village.

PETS

We love our pets but with our homes and yards so close together dogs barking for long periods can be disruptive to others. Please mind your pet.

HOMELESS ISSUES IN FRONT OF CAMINO VILLAGE

From time-to-time you may notice an individual is "living" in front of our community usually behind the tall utility box near the west end of our fence. Should you notice such activity consider calling the County at 311 to report the incident. The County will send someone to remove the individual.

NEW LEGISLATION

There is new legislation that affects HOAs in CA. SB900 requires HOA's to include a component in their Reserve Study that covers Utility line maintenance and requires such to be inspected periodically (including underground utilities.)



AB130 limits fines for violations and may require HOA's to work with local planning commissions when new construction is considered in close proximity to an HOA community.

2026 HOA BUDGET

The HOA Board will be working on the 2026 Budget soon. To be included in the 2026 budget there will be an onsite review and update of our reserves during 2026. This is required every 3 years to ensure adequate maintenance and replacement of our various fixed assets is being done timely and we are adequately funding our reserve fund. As our properties age the need for maintenance, upgrades and replacement of our fixed assets may require increased attention.

UNWANTED MAIL

Please do not throw your unwanted mail on the ground or leave it on the cluster mailbox. We all receive ads, etc., in our mailbox each week. Please take any unwanted mail items to your home and dispose of it appropriately. Remember neighbors do have cameras.



The front security camera is now working. The original purpose of the camera was to best ensure recovery of any costs associated with damage to our front gates. The security camera policy was mailed to all homeowners last fall. A copy can be found on the HOA website.

STORM DRAIN DUMPING

Reminder that dumping anything into our storm drains is not a good idea. Please be aware that anything that goes into a storm drain flows directly to one of our local rivers and does not go through the sewer treatment center. Please be kind to our rivers.

GARBAGE/RECYCLABLES COLLECTION

Please put your various garbage cans away on Tuesday. All cans need to be put away behind your gates so they are not seen from the street.

For more information about Sac County Waste Collection, go to this website:

<https://wmr.saccounty.gov/Pages/Curbside-Garbage-Collection.aspx>

HOWDY NEIGHBOR!



Lani & Dennis say hello!

SECURITY CAMERA