

CAMINO VILLAGE NEWSLETTER – February 2014

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

Current HOA Board and Committee Members

Gloria Weiss Yeater – President – 616-9504
Larry Raskin, Vice President – 759-7506
Sara Avila, Secretary - 397-2847
Dan Schiff, Treasurer and Architectural Chair – 606-4793
Gina Hofen, Member at large – 692-8090

Committee Member Contacts:

Gate Keeper: Doug Baty – 482-6555
Landscaping: Myra Stewart – 514-9289
Parking Permits and questions: – Call any Board Member noted above or Laura Summers at 483-7797



Annual HOA Meeting & 20-Year Anniversary Celebration! Wednesday, January 15, 2014



We all had a great time visiting with old and new residents, eating pizza and cake! Hope to see more of you all next year. Gloria Ho won the \$50 gift certificate to Serritella's.

HOA Reserve Study

Every 3 years the HOA is required to have our reserve study updated per State Government code. This includes an on-site inspection of the assets the HOA is required to maintain. The Browning Reserve Group who has provided this service in the past, will be on site in the next month evaluating the condition and remaining useful life of the street, parking pads,

street lights, gates, entry kiosk, front fence, landscaping, etc. They will recommend a repairs and replacement schedule including cost estimates for these assets over the next 20 years. The scheduled maintenance work and costs are included in the annual HOA budget. If you have questions about the reserve study, please contact any Board member. A copy of the study will be mailed to each owner.

Upcoming Major Street Repair

This summer will be the time we have a major asphalt overhaul instead of just sealing the top. This will involve major equipment and require that we close access to our entire street for a period of time. There will be plenty of advance notice, but you may want to start thinking about a plan if you cannot drive your car in or out of the garage for a day or two.

Are you feeding rats?

If you are leaving food outside for your own pets or for feral animals, please stop! This practice encourages rats to our neighborhood according to pest control companies who have responded to rat problems at a few of our properties.

Food left outside may also be attracting the pets of your neighbors who would prefer that they stick to their own diets. Animals should be fed indoors or under your supervision if outside. If you are concerned about a feral or apparently homeless pet, they should be trapped and taken to a shelter. You can now call 311 if you need help dealing with a feral animal.

See article on back page for more info.

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Garage door reminder

Please remember to keep your garage doors closed unless you are actively using or working in the garage. It's a violation of the CC&R's and an open invitation to theft and vandalism. We may be a gated community, but thefts have been reported. Garage doors may be left slightly open (less than 12") for ventilation or pet access. Keep in mind other critters may be visiting you under these circumstances. One resident had a raccoon come into their house through a cat door last year which caused quite a bit of excitement!

Drought and Landscaping

Although sprinklers have been turned off for now, we will be very cautious with our landscape watering in view of the inevitable water rationing that will be in force before summer heats up. If you ever notice any broken sprinklers, leaky pipes, or inappropriate watering times, please email:

caminovillagehoa@gmail.com

or call Myra at 514-9289 to report these things. We cannot monitor the entire neighborhood daily, so we need your help to bring these things to our attention.

Mosquitos!

Warm weather and a little rain brought them out in droves. Any standing water (flower pots, bowls, buckets, etc.) needs to be emptied because mosquitos can breed in even small amounts of standing water.

Don't forget the website:

www.caminovillage.com

If you haven't checked it out, please do so soon. On the website, you will find everything you need to know about Camino Village HOA.

IMPORTANT INFORMATION

PLEASE REPORT ALL SUSPICIOUS ACTIVITY TO THE LAW ENFORCEMENT. CITIZEN COOPERATION IS VITAL IN DETERRING CRIME AND MAKING OUR NEIGHBORHOODS SAFER.

ALWAYS Call 911 if you think you have an emergency.

NEW 311 Service

You can now call 311 for other county related issues such as code violations or nuisances.

Controlling Rats and Rodents

The roof rat is the major problem species in California. This agile rat is slender with the tail longer than the head and body. Roof rats frequently enter buildings and move about neighborhoods by using utility lines and fences as runways. The roof rats prefer to feed on many of the fruits, nuts, ivy, and pet food commonly found in residential backyards. Rats and their fleas are capable of transmitting a variety of human diseases. Among the diseases transmitted by rats, bubonic plague is perhaps the most serious.

Roof rat survival and prosperity are dependent upon the existence of these three basic environmental conditions:

- abundance of food
- available source of water
- access to suitable harborage

Good environmental management practices supplemented by the wise use of rodenticides are the most effective approaches to roof rat control program. The homeowner can help control rat populations by doing the following:

- Harvest oranges, avocados, peaches, apricots, plums, walnuts, and tangerines as soon as they ripen. Pick up all fallen fruit.
- Never leave uneaten food outside overnight.
- Keep pet food in sealed metal containers if stored in the garage or other outbuildings.
- Keep shrubs and trees thinned and trimmed well away from roofs, walls, fences, utility poles, and trees.
- Store wood and lumber piles on racks at least 18 inches above the ground and 12 inches away from walls.
- Clean up debris piles.
- Repair leaky faucets and eliminate any other unnecessary standing water.

Roof rats can enter a home through small exterior openings of less than one inch in diameter. Important steps a homeowner can take to exclude rats are inspecting and repairing:

- windows and ventilation ports
- attic vents and louvers
- gaps between roof and chimney
- vent pipes and shafts
- tile roofs along the eaves

All access openings should be screened with 1/4 inch galvanized hardware cloth and inspected at least once a year for condition. Gaps around pipes and electrical conduit should be sealed, and cracks around doors and windows should be weatherproofed. Tree limbs should be kept away from eaves, roofs and exterior walls of the house.