



NEWSLETTER – Spring 2024

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

Current HOA Board and Committee Members

Dave Bette — President — (310) 245-2446
Deandra Amaral — Vice President — (209) 277-0061
Jessica Bolton — Secretary — (916) 300-7729
Jeannine Crew — Treasurer — (209) 304-8265
Cheryl Rutty — Member at Large — (916) 505-7110

Committee Member Contacts:

Gate Keeper: **Dave Bette** — (310) 245-2446
Landscaping: **Jennifer Edwards** — (408) 421-2382
Architectural Chair: **Dan Schiff** — (916) 606-4793
Parking Committee: **Andy Reid** - (916) 204-6911
Jim Wright - (916) 579-3050
Laura Summers - (916) 483-7797



Thanks to those owners and residents who attended the Parking Forum via ZOOM in January, and/or sent e-mail regarding the 2012

Parking Rule and Camino Village CC&R's. There was plenty of thoughtful input on the subject of parking within our development.

The HOA Board will discuss possible changes to the Parking Rule WEDNESDAY, MAY 1 at 5:30 PM via ZOOM.

Interested owners and residents are encouraged to attend as the Board considers thoughts and suggestions from the January 17 meeting.



Summer Landscape

Front yard sprinklers will be set soon to cycle on and off from 10 PM to 7 or 8 AM. Got a broken sprinkler, a geyser sending water skyward or a leaking valve? You can disable the system by finding the “STOP/OFF” switch in the control box on the side of your home. (Please do NOT lock the box. The gardeners cannot reset the system after repair.

Contact:

Jennifer Edwards by text at 408-421-2382.



Most trees within Camino Village were planted between 1994 and 1998. It does happen that roots invade water and sewer lines. It is the responsibility of each home owner to make necessary repairs. The HOA does not typically remove any trees whose roots have caused a problem. Trees are important assets to our properties for shade, aesthetics and increased property values.

Camino Village Fixed Assets

The 2023 RESERVE STUDY was approved by the HOA Board. This report resulted from an on-site evaluation of all fixed assets owned by our HOA. This is done every three years by an engineering firm. It includes information about the useful life of each asset, what year it may require repairs or replacement and the anticipated cost of the work. Part of the monthly HOA Assessments are set aside to pay for future fixed asset repairs and replacements.

For the year 2025, several assets may need work including resealing our street and evaluating the cement parking pads and berms.

The Board will be evaluating these projects during 2024. Any home owner interested in working on these projects would be welcome. Contact any of the above listed Board members.

Security Camera for Front Gate Area

Several HOA members continue to explore options for installation of a security camera to monitor pedestrian and vehicle access via the gate(s) including monitoring for any damages to the front gate. Over the past few years, gate damage repairs have been costly, particularly when we were unable to identify who caused the damage. Our Insurance rates were adversely affected.

Camino Village HOA Budget for 2024

\$91,461.00 is the approved budget amount, and at the time of approval it was determined that the monthly assessments would adequately fund the expenses with no increase. Major Budget Expenses:

• Landscape maintenance (weekly service, color plantings, weed/pest control, front yard irrigation repairs, tree pruning/spraying)	\$31,520.00
• Insurance	\$6,300.00
• Utilities (SMUD, phone)	\$1,250.00
• Maintenance/repairs (Gate/Common areas)	\$3,000.00
• Governance (Accounting Service, Management requested, reports, postage, printing, taxes, CAI, legal, website, other)	\$20,253.00
• <u>Reserve Contribution</u>	<u>\$29,103.00</u>
TOTAL	\$91,441.00
\$20 adjustment due to increase income	
\$91,461.00	