



NEWSLETTER – SUMMER 2024

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
- Cheryl Rutty — Vice President — (916) 505-7110
- Jeannine Crew — Treasurer — (209) 304-8265
- Jessica Bolton — Secretary — (916) 300-7729
- Matt Depa — Member at Large — (510) 313-3564

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



NEW HOA BOARD MEMBER

Matt Depa was appointed to the HOA Board filling a vacant position.

The HOA Board now consists of:

Dave Bette	President	310-245-2446
Cheryl Rutty	Vice President	916-505-7110
Jeannine Crew	Treasurer	209-304-8265
Jessica Bolton	Secretary	916-300-7729
Matt Depa	Member at Large	510-313-3564

NEXT HOA BOARD MEETING SCHEDULED FOR THURSDAY AUGUST 1 AT 5:30 PM. Meeting details and agenda will be available closer to the date.

TREE ROOT PROBLEMS

Our trees provide shade and enhance the look of our community, which is a factor in maintaining the value of our properties. Yes, our trees do sometimes present root issues with the various pipes in the front yard. Any damage done to the pipes in the front yard by the tree roots is the responsibility of the homeowner to repair.



VISITOR PARKING PADS IN OUR COMMUNITY.

There are 28 “extra” parking pads throughout our community. These are considered “visitor” parking spaces and are not assigned to any specific property, even the ones that are adjacent to a driveway. The visitor spots are available for use by guests, workers, delivery people, etc.



A homeowner may park in a visitor parking pad for a reasonable time during the day when the

garage is not available. See the HOA Parking Rule for more details.

GARBAGE BIN PLACEMENT

Garbage (and green waste and recycling) bins need to be placed at least 3 feet apart on garbage pick-up day. That will make it easier for the trucks to maneuver between cans and hopefully lessen the incidents of the cans falling over.



USE OF STREETS IN CAMINO VILLAGE

It is summertime and many of us like to enjoy the outdoors. Please keep in mind that our 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.

Please keep in mind that our streets are narrow and there has been an increase over the past couple of years in deliveries for all sorts of reasons. Even though speed limit signs are posted not all drivers adhere to the speed limit.

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

HOA BUDGET FOR 2024

In October 2023 the HOA Bd approved the budget for 2024 in the amount of \$91,461. The major expenses are landscape (Lawns, trees & irrigation), insurance,



accounting, Management services from CiCD and contribution to Reserves. No increase in monthly assessments was necessary for this year.

2024 Budget

Landscape Maintenance: weekly service, flower planting, irrigation repair, tree pruning, etc.	\$31,520
Insurance	\$6,300
Utilities: SMUD, Phone	\$ 1,250
Maintenance: gate, common area	\$ 3,035
Governance: accounting & management services, reports, postage, taxes, etc.	\$20,253
Reserve Contribution	\$29,103
Total	\$91,461

PARKING IN CAMINO VILLAGE

The Camino Village CC&R's and the Parking Rule spell out the restrictions on the use of our street and the parking of vehicles. Please reference the HOA Board's letter which was sent to all homeowners and residents in May 2024:



Camino Village Parking Update MAY 2024

The HOA Bd recently voted to keep the HOA Parking Rule as it exists with no changes. This decision was made after months of discussions. The Parking Rule exists to explain how the CC&Rs provisions on parking, apply within our community.

Please remember the Parking Committee members are volunteers and are our fellow neighbors. They are authorized to provide "reminders" that a vehicle may be in violation of the Parking Rule or CC&Rs; and to write actual parking tickets. The committee members do not set any policy regarding parking. Please be respectful of those who volunteer for this job.

Any questions regarding why you received either a Parking Reminder or Parking Ticket must be addressed to the HOA Board in writing (e-mail is fine).

The procedure once a parking ticket has been issued (not a reminder) is as follows:

- a. HOA Board Review: The Board reviews all parking tickets to ensure they are in compliance with the Parking Rule and / CC&Rs.
- b. HOA Board Hearing: For the first ticket issued to an address the homeowner is invited to a closed hearing where the owner may present information including disputing the ticket.
- c. HOA Board will discuss the information provided by the homeowner and decides if a fine is warranted.

Note: Any subsequent tickets issued to the same address will be an automatic fine.

Remember a "Parking Reminder" is not a ticket. It is a reminder that maybe the vehicle is in violation of the C&R's or Parking Rule. Perhaps a green pass was forgotten, or a yellow variance pass is needed. An updated "reminder notice " is being developed.

The HOA Board appreciates the efforts of all homeowners who diligently comply with our CC&R's and rules to make Camino Village a vibrant community in which to live.

HOA PARKING REMINDER UPDATE

Below is a proposed update to the standard parking reminder that may be issued to remind homeowners, residents, or guests of the need to follow the HOA parking rule:

Camino Village Homeowners Association

PARKING REMINDER

Any vehicle parked outside of a garage overnight must display a green or yellow pass.

GUESTS may use a green pass with limits:

- 3 consecutive nights
- A total of 6 nights per calendar month per address
- A YELLOW pass may be requested for additional nights – **if approved**

RESIDENTS:

- Vehicles must be parked in the garage at all times with some exceptions:
- Residents may not use the green pass
- A yellow variance pass may be requested for unusual situations, e.g., garage door is broken, temporary storage of items blocking the garage, anticipated moving, etc.

Please note: This notice is a **parking reminder** and **NOT** a citation. Additional violations of the Camino Village HOA parking rules may result in a hearing and/or fines.

Please see the Camino Village HOA Website @ <http://caminovillage.com/> and the Parking Rule for additional information:
<http://caminovillage.com/pdfs/parkingpolicy10-12.pdf> (July 2024)

SUMMER LANDSCAPE

Front yard sprinklers are set for watering per Carmichael Water Districtive direction:

Even number houses water on Wed, Fri, Sun. Odd number



houses water on Tues, Thurs and Sat. No one watering on Monday, Sprinklers are set to run between 10 pm and 8 am for two cycles.

If you notice a broken/leaking sprinkler or valve report this to Jennifer Edwards. If you notice a water geyser please turn the control clock off by moving the lever to the stop/off position. Then report this to Jennifer.

Please do not close or lock the door to the control clock as it will lock and will require a key to open. Most likely will have to wait for the irrigation staff to unlock the clock.

Reminder if your control clock includes watering in your back yard, you are responsible for setting the clock and any repairs that might occur.

HOA FIXED ASSET PROJECTS



The HOA Bd recently approved the most recent reserve study, This was the result of an on site visit and evaluation of the various fixed assets owned by the HOA, including photos of each asset. This is

done every 3 years by a reserve study company analyst, and is required every 3 years per the state civil code. The report includes information on the useful life of each asset, the year repair or replacement may be anticipated and the estimated cost of that work.

Part of the monthly assessments is set aside into a reserve fund to pay for the repairs and replacement of our fixed assets.

Each year the HOA Bd decides based on the reserve study which work needs to be done that year.

In 2023 the HOA replaced the fence on the west side of the neighborhood. No major reserve expenses are anticipated for this year. In 2025 a number of repairs are recommended per the reserve report. These include re-sealing the street, repair of the street concrete and gutters, possible repair of all of the visitor parking spots particularly the cement berms, painting of the

sign posts, wrought iron gates and the light poles and, updates to the gates. The anticipated costs for 2025 is \$27, 000.

A portion of the latest Reserve Study, including a list of each fixed asset including photos, will be available on the HOA website soon.

REMEMBER THE WEBSITE

www.caminovillage.com

The HOA website has lots of great information and a full copy of the CC&R's, Parking Rules, Bylaws, current and past Newsletters, current and past Board Meeting Minutes, contact numbers and more.

The official Camino Village email address is:

caminovillagehoa@gmail.com