Camarillo Springs Townhomes News

July 30, 2024 www.townhomesnews.com

Sorry Neighbor,

Sad News

Today Your HOA Monthly Fees Are $424.00

$657.00

Are Your Monthly Fees Starting September

(estimate only - may be higher)

HOW DID WE GET HERE?

- **Only a few years ago our monthly fees were $340.00**
- **Sizable annual fee hikes have been implemented in recent years by our current Board of Directors.** (Chelsea Reuters Pres.-Gus Gonzales V.P. & Treas.-TJ Patrick-Karen Collins (landscape)-and Bob Schuett)
- **Operating and maintenance costs are out of control as Chelsea and Gus refuse to adopt a three bid policy (a standard business principal). Thousands of our dollars are continually wasted. Why?**
- **Transparency, communication, and required board reporting to the homeowners is all but missing.**
- **The board now only meets 6 times a year insisting their meetings be held at 1:30 PM and only on ZOOM. Homeowners are limited to 3 minutes. A recent meeting took only 27 minutes start to finish.**

SO, WHAT'S THE NEW FEE HIKE FOR?

Our HOA fire insurance will be canceled on 9/1/2024. Replacement insurance is estimated to be another $280,000.00 per year. This equals $192.00 per month homeowner assessment, plus any board's increase for 2025. E-mail sent by board on 7-25-2024.

Our insurance agent notified the board on June 14, 2024. State law requires homeowners to be notified within 75 days. **Our Board of Directors sat on this until July 25**. It is irresponsible to not promptly notify the homeowners! The value of our homes will drop. We will own homes with a $616.00+ monthly HOA fee and other properties are finding that lender's are refusing to write mortgages for their home buyers. Serious!

On August 14, 2023 Brian Morris wrote to the Board of Directors (listed above) stating his concern over Townhomes suffering the same insurance cancellation fate as Miramonte condominiums (across Adohr Ln) and offered suggestions to at least prepare for a major fire insurance rate hike. Their response; "The Board together with the insurance agent for the Association have done their due diligence to ensure your community has appropriate insurance coverage."

We had a long and detailed conversation with our insurance agent Steve Reich on July 29. It is clear we are in a fire zone and obtaining like insurance will be challenging. He convinced me he has done all he can do to help us, however, the job is not yet finished. It's not the board's fault we lost our insurance. It's not their fault replacement is estimated so high. It is their lack of transparency that is proof of their homeowners neglect.

PLEASE: Anyone interested to running for the Board of Directors to help repair the damage please notify Brian Morris @ 805-484-1299 and I will put you in touch with the elections service.

DON'T WAIT! TIME'S RUNNING OUT!