

Board of Directors - Camarillo Springs Townhomes HOA

Dear Camarillo Springs Townhomes neighbors.

A mistake was made in a recent letter sent to Townhome's homeowners suggesting the newer members of the Board of Directors (serving 2020 and 2021) are running for reelection for 2022. These being Debbie Garrison, Brian Morris, Sharon Ball, and Sony Nguyen. Personal obligations, other community obligations, and a sense of completion have guided our decisions not to continue serving on the board next year. We came to the Townhomes board to improve it and not just to "sit on the board". Positive results were our only calling.

We feel we have met the goals we set out to meet in 2020. It was a difficult process and COVID didn't make it any easier, but we're proud of our achievements. Much has been accomplished.

- 1) We had no ability to stop the \$42.00 per month dues increase from the prior board in 2020, but we were able to affect a <\$10.00> per month reduction in 2021. We'll know soon about the 2022 dues.
- 2) CPM was replaced with Gold Coast Management affecting a \$5,000+ a year savings. All credit goes to Gold Coast's patience and experience during the transition finding most records and including an easier to use and transparent on-line homeowner's account website. More and more records and documents are available to us online thus reducing previous delays.
- 3) In February of 2020 our new board ordered a 3-bid rule for all general expenses over \$1,000. We are pleased to announce this policy alone has yielded an additional \$36,000+ in savings to the HOA with better-quality results.
- 4) As a result of our 3-bid process more competent and efficient vendors such as arborists, roofers, pool and cleaning services, general maintenance, and even banking was found.
- 5) The parking patrol was cancelled in 2020 affecting a \$4,000 a year savings. The parking patrol had no security authority, and its parking violations were rarely implemented by the previous board.
- 6) Managing parking is an unpopular duty for any board especially when no favorites are allowed. We can only manage parking fairly and without knowing who's a visitor and who's not a visitor is difficult. The homeowner vehicle information you patiently provided us is now ready. Homeowners should expect available parking for guests providing that each homeowner disclosed all their accurate vehicle information. Any unfortunate violations will be correctly assigned as per the report.
- 7) After the management transition, we found alarming neglect in our banking and IRA records. Sharon Ball, Gold Coast, and the bank struggled to make the corrections and we can report that all accounts have been updated and corrected.
- 8) Out of six HOA pools in Camarillo Springs only our pool remained open during COVID. The board worked very hard to open our pool and comply with all the county COVID restrictions.

We are not going away. We will be watching, helping, and reviewing the 2022 board's actions hoping they will build on the same goals that we have found to be most successful. We hope our replacements will continue our policy of listening, planning, and then implementing instead of just reacting as in the past. We have appreciated the opportunity to serve you, our neighbors.

Finally, **we endorse Karen Collins as a new board member.** Karen has HOA board experience, has lived in the Townhomes for many years and is truly anxious to help her neighbors as a board member. She will be a treasure for Camarillo Springs Townhomes. **Put your confidence in Karen and vote for Karen Collins.**

Respectfully this 15th Day of October 2021,

Debbie Garrison-President, Brian Morris-Vice President, Sharon Ball-Secretary/Treasurer, and Sony Nguyen