



2025 Camarillo Springs Palmeras Townhomes Board of Directors Candidates

Sept. 13, 2024

WWW.CAMARILLOSPRINGSNEWS.COM

BOARD CANDIDATES:

Debbie Garrison
Brian Morris
Sharon Ball
Sony Nguyen
and introducing
Denise Zirkle

FOCUSING ON:

Corrections to Chelsi Reuter's Letter:

'NOTICE OF UNOFFICIAL INFORMATION FROM HOMEOWNER 9-12-2024'

Below is a quick review with corrections to Chelsea Reuter's (Our Board President) OFFICIAL NOTE to we the homeowners.

805-484-1299

UNOFFICIAL INFORMATION (We suggest True information from Homeowners is "ALWAYS OFFICIAL")

- ✓OTE If not from the homeowners, where will we receive our community information? It hasn't come from the Board.
- ✓OTE For nearly 3 years the Current Board of Directors have held only "TWO" live meetings in the clubhouse.
- ✓OTE All others were poorly attended and constantly rescheduled 1:30 ZOOM meetings now only every other month.
- ✓OTE The last meeting we attended lasted 27 minutes, no decisions were made, and had a \$1,000,000.00 error in their financial report. Nobody had even noticed until we brought it to their attention. Didn't they read their own Agenda?
- ✓OTE How many homeowners receive board meeting notices or board news letters via mail or email? Maybe 30? You must complete a form that you don't even know exists. Desired result: You stay in the dark and become apathetic.
- ✓OTE In the last meeting, the board was confronted by many unhappy homeowners upset they were not notified of the meeting. They had no idea they were not on "the email list". They learned about the meetings from neighbors.
- ✓OTE The Townhomes News website (now www.camarillospringsnews.com) was launched shortly after we retired our 2021-2022 Board administration. It was developed primarily to inform and expose the truth after our leaving.
- ✓OTE We will continue to distribute factual emails to our neighbors and update the website to help keep you informed.

CHELSEA'S POINTS

- ✓OTE When aware of Chelsea's and our broker's "deliberate delay" in notifying we the homeowners of our insurance policy cancellation, the previous board (listed as candidates above) shifted into high gear to stop their anticipated steamrolling the passage of their replacement policy. Why? We already knew what happened in Miramonte.
- ✓OTE If elected, our goal is to upgrade our insurance to "full insurance" and reduce our rates in January with a new HOA insurance professional who's ready to go. He's the same HOA specialist who replaced CPM's broker in Miramonte.
- ✓OTE They played out their same plan they implemented at Miramonte Condominiums across Adohr Lane last year when they were also canceled by Farmers. THE SAME PLAN, except they gave Miramonte only 5 days notice. As a result, Miramonte's 240 units canceled CPM and Chelsea as their HOA Co. just as our Townhomes Board did in 2022.
- ✓OTE While unable to dispute her history of sky rocketing dues increases, Chelsea minimized our board's success in reducing monthly dues in 2021 and 2022. She said we left our community in decline, roofs leaking, and trim falling off buildings. This is nonsense. We did have an entire community termite control project under way which "**required**" roofing, gutters, and fascia removed to be replaced/painted due to the termite infestations. This was during the COVID-19 epidemic as vendors' services slowed and their labor force constricted. "Things do happen."
- ✓OTE We were addressing the pool issues before we retired from the board in Dec. '22 by securing "BIDS" for a new technology custom cap which permanently covers the old plaster surface of the spa and thus eliminates the repeated acid washing costs. We passed this on to Chelsea's board ... this work would be conducted in winter.
- ✓OTE Many homeowners may not realize the Townhomes pool and spa were the only swimming pools open in all five Camarillo Springs HOA's during the pandemic. Chelsea's CPM (then our HOA management co.) strongly advised us to close them. We said no. Due to our board's efforts, diligence, daily inspections, and adhering to the many county requirements the pool was open to our homeowners and children that summer free from stains and chips.
- ✓OTE We'll be distributing more reports based on our Board experience backed by facts. Please keep smiling and **Vote**.