



NEWSLETTER – August 2020

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

- Vacant — President — None
- Jasmine Cusic — Vice President — (916) 715-0846
- Dan Schiff — Treasurer — (916) 606-4793
- Andy Reid — Secretary — (916) 204-6911
- Tracy Dennison — Member at Large — (503) 830-0236

Committee Member Contacts:

- Gate Keeper: **Dave Bette** — (310) 245-2446
- Landscaping: **Rosy Alereza** — (510) 381-7908
- Architectural Chair: **Dan Schiff** — (916) 606-4793

Parking Permits and questions — Call **any board member** or **Laura Summers** at (916) 483-7797



Camino Village

Camino Village is a Planned Unit Development, which differs from the usual neighborhood in that we have a Homeowner’s Association (HOA) whose board members are elected by the residents of the community. All property owners are members of the HOA. The CC&R's, (Covenants, Conditions & Restrictions) provide guidelines for managing and living in our community.

The HOA is responsible for enforcing the CC&R's and maintaining the value of our properties. Annual assessments are necessary to carry out the duties of the HOA. The fees we pay fund the annual operating costs such as landscaping and gate maintenance, phone and electricity for the kiosk, as well as the management company which collects the fees and pays the bills and taxes.

In addition, a portion of the fees are set aside in a reserve fund to pay for future upgrades and/or replacement of assets maintained by the association. These include house painting, street repaving and resealing, gates, signage, mailboxes, streetlights, the overflow drain and the front fencing. The CC&R's, available on the HOA

website (www.caminovillagehoa.com), provide more information on the management of the HOA.

If an owner rents his/her property, the owner is responsible for providing the CC&R's and the Parking Rule to the renters as the CC&R's and the Parking Rule apply to ALL residents of and visitors to Camino Village.

Reserve Funds at Work in 2020

In 2020, close to \$135k in reserve funds have gone towards several large projects:

1. House Painting
2. Gate Upgrades
3. Street Sealing
4. Landscaping



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. The following serve as reminders regarding restrictions on parking:



1. Resident cars are to be parked inside the garage at all times, day and night with few exceptions. A resident's car may be parked outside **ONLY** if a

YELLOW VARIANCE PASS has been issued

for a valid reason such as a broken garage door, or workers needing to store items in the garage overnight for completion of a job, etc. A resident's vehicle will be ticketed at any time, day, or night, if it is in violation of the CC&R's and a yellow variance pass is not displayed. **The GREEN PASS is permitted for guest parking only.**



2. A guest may park on the driveway of the home they are visiting or on any of the 26 guest parking spots. Guest parking is permitted any time, **EXCEPT from MIDNIGHT THROUGH 5 AM**, unless an appropriate parking pass is displayed in the front window of the vehicle. **If no pass is displayed, the vehicle will be ticketed.**
3. A guest may park overnight using the resident's **GREEN PARKING PASS for 3 consecutive nights and no more than 6 nights in a calendar month.** *To clarify*, this means a total of 6 nights per **ADDRESS, NOT** per vehicle, in a calendar month. If a guest has a valid reason for a staying additional time, a **YELLOW VARIANCE** pass must be obtained and will have an expiration date. The yellow variance pass may be obtained from the parking committee or any board member.
4. **Parking fines are \$50 per occurrence and are added to the monthly assessment of the property owner.**

- **The first ticket OR parking reminder notice** will serve as a warning. Parking must be brought into compliance within 24 hours.

- The **second ticket** will result in a letter scheduling a hearing with the HOA Board at which time the property owner may appear at the hearing. The board will decide if a fine is warranted.

- **Any future parking tickets** issued for any vehicle parked at the specific property will result in a fine.

5. Per the CC&R's there is no parking allowed on the street within Camino Village including the area in front as one enters the front gate. **(in Front of the Flowers.)**



6. Each year there are several sprinklers broken and the lawn damaged as vehicles drive on them. This is an unnecessary cost to everyone who lives in Camino Village.
7. There are 26 guest parking pads throughout the neighborhood. **No individual guest parking pad belongs to any specific resident/homeowner.**
8. When workers and service people are visiting a resident, their vehicle must be parked in the resident's driveway or on a guest parking pad. However there are instances where such a vehicle will not fit in a driveway or a parking pad. In those instances, such vehicles may park on the street. **Please request cones be set out for such vehicles.**
9. For further information on parking please go to the www.caminovillagehoa.com to view the CC&R's and the Parking rule. **VARIANCE PASSES** may be obtained from the parking committee or any board member.

Use of Streets in Camino Village by Children and Adults

Children have recently been observed playing in the street, darting in front of vehicles as they enter Camino Village, as well as leaving bicycles and scooters in the roadway.



This creates a dangerous situation for the children as well as any driver of a vehicle driving on our street. Remember that our street is quite narrow. Many vehicles, including delivery and service vehicles, drive on our street daily. The following information is important for the safety of everyone living in and visiting Camino Village:

Section 3.5 of the CC&Rs, Use of Streets says:

The street may not be used for recreational purposes, including but not limited to skateboarding, joyriding, and racing, except for walking and jogging and Board approved events.

This includes skating, rollerblading, biking, and riding of any device with wheels, including electric or battery powered, in the street by children or adults.

Section 2.5 of the CC&Rs, Obligation of owners (e) responsibility for conduct of others spells out that: *The owner is responsible for the conduct of anyone living or visiting the residence and their compliance with the CC&R's.*

It is unfortunate that there is not adequate space or a safe area for children to play in our neighborhood. But, unfortunately, the HOA needs to maintain compliance with the CC&Rs and children should not be playing in the street in Camino Village.

Role of the Architecture Committee

The Architecture Committee is established per the CC&R's for the purpose of considering acting with respect to proposed work or improvements within Camino Village. **Article VIII Section 8.3 says: No**



owner without the approval of the Architectural Committee may construct, reconstruct, recolor, refinish, alter or maintain any part of the exterior of an improvement ... or landscaping in any yard visible from a public road or common area.

The findings of the Architecture Committee must consider that the improvement(s) is consistent with: **General architectural considerations, including the character, scale, and quality of the design, its architectural relationship with the design of the Improvements in the Project, and the building materials, colors, screening, exterior lighting and similar elements are incorporated into the design in order to ensure the compatibility of the proposed Improvement with the character of adjacent dwellings and improvements.**

Landscape requests must consider various elements that incorporate a complement to homes and provide an attractive environment for the community occupants and enhance property values in the Project. Section 8.3 (b) (ii)

The Architecture Committee request form is on the Camino Village HOA website including instructions for completion of the form and considerations for the request. All requests for any kind of change to the

outside of your residence must be submitted to the Architecture Committee for approval. (Do not make any changes on your own as you may be asked to remove the changes by the committee.)

The Camino Village Architecture Committee is:

- Dan Schiff
- Anne Destefano
- Jessica Bolton

Landscape Reminders

Report any leaking or broken sprinklers including "geysers" in your front yard or leaking valves to **Rosy Alereza @ (510) 381-7908 (Texts OK).**



If your front lawns look brown or dry, that may be an indication that the sprinklers are not running as they should. Check the control clock to make sure the bottom lever is in the "run" position, otherwise, the sprinklers will not turn on. In that case, contact Rosy Alereza.

Remember that the Program A on the control clock is for the front yard only and is set by the Thursday landscape crew. Program B is to be set by the homeowner for any landscape in the back yard that needs watering.

Homeowners are reminded **not** to ask the weekly landscape crew to do any severe pruning or cutting to the front landscape at your home. The CC&R's are clear that any major changes to the front landscape such as severe pruning, tree removal and or planting of new vegetation must be reviewed and approved by the Architecture Committee. **Section 3.7 (o) and (z).**

The Landscape Committee oversees the ongoing maintenance of the landscaping including the irrigation program, tree pruning and color spot planting. In addition, the committee oversees any small changes to the landscaping and consults with landscape companies about improvements and upgrades such as turf renovation, shrub replacements, etc.

Board Vacancy and Volunteer Projects



The current board has a vacancy for the remainder of 2020. Consider volunteering to fill this vacancy. The annual election for

new officers will occur in the fall. Consider serving on the 2021 board.

Current Board Members and Terms

Name	Position	Term End
Dan Schiff	Treasurer	2021
Tracy Dennison	At large	2021
Jasmine Cusic	Vice Pres.	2022
Andy Reid	Secretary	2022

In addition, volunteers are needed for several upcoming projects for Camino Village.

- Signage needs to be updated and some signs replaced. A suggestion has been made to add a 15MPH sign along with of the Fire Lane signs.
- Our cluster mailboxes need to be replaced as they are 26 years old and the USPS does not replace them. An evaluation needs to be made as to whether or not they can stand another year or two as they are now. Per our Reserve Study, they should be replaced in 2021.
- Installation of surveillance cameras throughout the neighborhood is under consideration to enhance safety, monitor parking violations and add to the value of our properties.
- **Board Members Needed:** The board currently has a vacancy for this term. If anyone is interested in becoming an HOA board member, or *volunteer to work on a committee or project*, please contact one of the current board members listed above.



Roofing Tip

The green moss growing on homeowners’ roofs may be something that should be cleaned off periodically. The moss apparently can clog the channels between the tiles that are designed to direct the flow of water off the roof and into the gutters. When clogged, the water must go somewhere and it may then just work its way under the tile and the protective material beneath the tile and leak into the house.



Since the company that manufactured the tiles used in Camino village went out of business, if you need to replace any broken tiles, you may have to go to Vintage Roof Tile at 2544 Q Street, Rio Linda, 95673 (916) 243-

9380. They carry discontinued tiles and have a large supply of the tile that was used in Camino Village. You can text pictures of what you need and they can match it with what they have.

Gutters

Fall is just around the corner. Don't forget to have your gutters cleaned once leaves have fallen.

Lights in Front of Houses

Outdoor lighting should be on at night for safety.

Rats are in the neighborhood

Please dispose of any fruit on or dropped from trees to discourage the rodents. Do not leave any animal food or water outdoors overnight. Make sure garbage cans are closed tightly.

House Painting: Touch-ups

Now that the house painting is complete, if you need touch-up paint, the house and trim paint was from Dunn Edwards and is called Evershield exterior paint. If you know the color of the paint scheme of your house and need touch up paint, you may contact a Dunn Edwards paint store.

Reminder

Please ***do not call the management office*** – contact a board member – names and phone numbers are on the website and at the top of this newsletter.

IMPORTANT INFORMATION

Please report all suspicious activity or any kind of domestic violence to
LAW ENFORCEMENT: 911

**Sheriff Non-Emergency phone number
(916) 874-5115**

ALWAYS Call 911 if you think you have an emergency.

Call 311 for other county related issues such as code violations or nuisances.

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