

LEMON WOOD

H O M E O W N E R S

HOMEOWNERS MEETING MINUTES — NOV. 7, 2023

The meeting was called to order by Mike at 4:32 pm. Residents in attendance: 52
Board members in attendance: Mike StaffordCrane (Chair), Carla Thompson (Vice-Chair), Phyllis White (Treasurer), Norma Nick Taylor (Member-at-Large), Ralph Trigo (Safety) and Beverly Mason (Secretary).

Welcome From the Chair

Treasurer's Report: Phyllis

September 30, 2023: Balance	\$9,620.34
October 4: John O'Neal (Recycling) Deposit	225.00
October 4: Roberta Clark (Welcome Gifts) Check #1187	(15.40)
October 31: BALANCE	\$9,829.94
ACCOUNTS:	
Checking	\$9,134.94
Legal Fund	\$690.00
Savings	\$5.00
October 31: BALANCE	\$9,829.94

Committee Reports:

- Welcomer's Report: Roberta was absent and no report was given.
- Social Committee (Eveline and Hazel) — Eveline reported that:
 - The Halloween party was a big hit
 - Christmas Social is coming up on Dec. 10
 - 2 to 4 pm
 - Wine, cheese, crackers, a bake sale and Christmas carols!
 - No sign-up required
 - NYE Potluck on Sunday, Dec. 31
 - 6 to 9 pm
 - Tickets are \$3
- Sunshine Ladies (Adrian and Elizabeth) — Elizabeth reported:
 - Good news: Seven cards were distributed
 - Bad news: There were all for sick people!
- VMRC Report: Ralph
 - There is an in-person meeting tomorrow
 - The January meeting will be held at Lemon Wood
- Emergency Response: Ralph
 - He has delivered two "go bags" since the last meeting.
 - A long discussion ensued regarding the November 2 fire in the barranca/SoCal Edison field behind Browning:
 - Ralph was told by the fire department that there was no need for evacuations because the fire was under control.

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- A resident voiced her strong disapproval about the lack of response from Sun management and the Board.
- Other residents suggested that there should be a “Voice Shot” whenever there is a fire, even if the fire department is not recommending evacs. Consensus was this is not appropriate.
- One resident reported two explosions beforehand.
- Residents complimented first responders on the incredible job they did.
- One resident lost a chair to the high-flying embers and there was a report of ember damage to a shed as well.
- A resident indicated that there is a high-volume water spigot in the Edison field that might be utilized
- Responses from Board members:
 - Neither Pam — nor the Board members — are available 24/7 to watch for and respond to fires.
 - There will be a report from the Fire Dept. about how the fire started.
 - If it is determined that the encampment residents caused the fire, the police can only do what the law permits:
 - Camping is not currently a crime and trespassing is only a misdemeanor
 - District 6 Councilmember Jim Duran has told us that we will need to change the laws about encampments.
 - SoCal Edison owns a portion of the barranca where the campers are living and Ventura may have plans to annex it for a park where camping is not allowed.
 - Every resident can contact the city council and mayor to voice their concerns and suggestions.
- Speakers Committee (Carla and Mike):
 - Upcoming speakers:
 - December 5 (first Tuesday): Tai Chi
 - January 9 (second Tuesday): Scam awareness presentation by the District Attorney’s office.

Speaker: Pam O’Callaghan (Resident Manager, Sun Communities)

- Regarding the fire:
 - Pam is not an emergency responder.
 - Voice Shots may not be an effective tool in an emergency because Pam might not hear an after-hours alert and residents might not hear their phones.
 - Police and the Fire Dept. have an evacuation alert procedure that includes the use of sirens. If evacuations are necessary, they will let us know by going door-to-door with bullhorns.
 - Have your important papers ready to go, along with your “go bag.”
- Our new landscaping vendor (Brightview) is getting up to speed and should be caught up by February.

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- Holiday Party hosted by Sun on Thursday, Dec. 14:
 - Sit-down meal for 200
 - Reminder will be sent out
 - Tickets are required
- Questions/comments from attendees:
 - Pool and spa are in great shape, thanks to Ryan.
 - What is Sun doing with regard to the homeless issue and fire safety?
 - Pam has reached out to the Fire Marshall and SoCal Edison, but Sun does not own the property where the encampments and fires occur.
 - A resident would like Pam to contact the City Council on our behalf.
 - Is the pool heated during the winter?
 - Yes, 365 days a year.
 - Inspections have been completed and homeowners should have received a notification for remediation or a blue ribbon — but Pam ran out of ribbons. If you didn't get a notification of work needed, then you passed the inspection.
 - Regarding bare sections in the landscaping:
 - Our Rules say: "No more than 36 inches of bare dirt" are allowed on the homesites, but there are large bare sections in the common areas.
 - The rules for the homesites do not apply to the landscaping of the common areas, so it is not appropriate to conflate the two issues (apples to oranges).
 - Pam will request a budget to install additional plants or gravel in bare spaces, but this will definitely NOT happen before the end of 2023.
 - It was reported that the sandy surface material on the walkways is slippery.
 - Pam was asked about plants growing in gutters and she will follow up to see if these problems have been corrected since the inspections.
 - Pam was asked about inoperative cars on homesites and she requested that she be called directly.
 - A resident asked about cleaning under their driveway plates:
 - Answer: The plates belong to the homeowners and it is their responsibility to maintain them.
 - Previously, plates were not allowed, so Sun could just ban them again if they deem necessary.
 - Laundry facilities are not operational:
 - Pam has not been able to locate a vendor who is willing to service only two washers and two dryers on a regular basis.
 - If she can't find anyone, the equipment may be removed.

Old Business:

- How many received the Voice Shot on Sunday 11/5?
 - Those who did not receive it were asked to contact Ralph

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- How to better hear questions and answers
 - We tried using the microphone but it's not very functional. Residents were again asked to stand when speaking.

New Business:

- More on the fire:
 - Ralph talked to the Fire Marshall about creating a gravel "fire-break" behind the fence. More to come on that later.
 - The weeds were only cut because they were threatened with citations
 - Another suggestion would be to roto-till the whole field and spray for weeds, but this will create a lot of dust.
 - The sound of explosions could have been caused by the trees when they caught on fire
- A new website has been launched for homeowners:
 - URL is: lemonwoodhomeowners.com
 - For now, Beverly will monitor incoming emails, which are sent to: lemonwoodhomeowners@gmail.com
- Big-Screen Movie Afternoons are being hosted by Gina, Cathy and Sarah.
 - 2pm on Fridays (flyers will be delivered).
 - A popcorn machine has been donated, and popcorn will be served.
 - Bring your own beverages.
 - 11/10 movie: *The League of Extraordinary Gentlemen*

Raffle drawing by Ralph.

Upcoming meetings:

- December 5 (first Tuesday) at 4:30pm
- January 9 (second Tuesday) at 4 pm (note special time and date)
- February 6 (first Tuesday) at 4:30pm.

Meeting was adjourned at 6pm.