

LEMON WOOD

H O M E O W N E R S

HOMEOWNERS MEETING MINUTES — FEB. 6, 2024

The meeting was called to order by Mike at 4:30 pm. Residents in attendance: 40.

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

- The Minutes from last month were approved.

Treasurer's Report (Phyllis):

December 31, 2023: Balance	\$9,987.83
January 12, 2024: Deposit from Recycling	190.00
January 31: BALANCE	\$10,087.83
ACCOUNTS:	
Checking	\$9,392.83
Legal Fund	\$600.00
Savings	\$5.00
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January 31: BALANCE	\$10,087.83

Committee Reports:

- Welcomer's Report (Roberta): No activity.
- Social Committee (Eveline and Hazel) — Eveline provided dates for two upcoming events:
 - March 14: Potato Bar
 - May 4: Duck Derby
- Sunshine Ladies (Adrian and Elizabeth) — Adrian reported:
 - Four cards were distributed (three "get well" and one "sympathy")
- VMRC Report: Ralph
 - The January meeting was held at Lemon Wood.
 - The February meeting will be held tomorrow at Marina Park (2pm).
- Emergency Response: Ralph
 - One Voice-Shot was sent about the escaped prisoner.
 - VC Alert also sent a text message and an email, so please sign up for that service.
- Speakers Committee (Carla and Mike):
 - Suggestions are welcome.
 - Ideas for future meetings:
 - A representative from Southern California Edison
 - Firewise Certification Program and Home Hardening Assessment
- Management Communication (Norma):
 - Sun is looking into setting up a notification system based on text or email.
 - The Board has suggested using a Voice-Shot type system instead.

Speaker: Brett Reed (Fire Marshall)

- Following the most recent fire in the barranca, Brett has spent a lot of time with SoCal Edison discussing the field behind Lemon Wood:
 - The vegetation must be kept cleared to limit the impact of fires and the speed of the spread.
 - Luckily the last fire happened after the field had been cleared.
 - The Fire Department is limited in what they can enforce, based on the Municipal Code.

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- Brett is working on a long-term plan that will comply with the Code.
- He is not optimistic about a solution to the homeless situation.
- He is not happy about spending taxpayer money clearing private land, because it is the landowners' responsibility, and it creates a precedence to clear other private areas.
- One suggestion is to bill the landowners for any costs incurred by the City.
- He has made Edison aware of the City Municipal Code requirements and enforceable measures:
 - If an area is prone to fire and a direct threat to property, it must be maintained.
 - Vegetation must be cleared when 50% of the area exceeds 12 inches in height.
- Embers can be cast for up to one mile.
- The first five feet around a structure is "Zone Zero":
 - All homeowners should maintain a "non-combustible" zone around their homes.
 - "Defensible space" is the buffer between your structure and the surrounding area.
 - Practical ways to protect your home from wildfire can be found here:
<https://www.fire.ca.gov/dspace>
 - See Firewise Certification Program below.
- Brush clearance is done by licensed/certified contractors, not the Fire Department.
 - Edison's contractors are fully booked, so when they need to come back due to inadequate efforts, their schedule takes time to rearrange.
- Fire maps are being redrawn and the field may go from a "Moderate" to "High" fire hazard zone:
 - We do not know if this will increase our fire insurance, because rates are determined by the insurance companies.
- There will be a free, public Wildfire Preparedness Town Hall on Thursday, March 7, from 6 to 8 pm:
 - Hosted by the Ventura Fire Department and the Ventura County Wildfire Collaborative.
 - Location: Community Meeting Room at City Hall, 501 Poli Street, Ventura.
 - More info here: <https://www.cityofventura.ca.gov/2575/Wildfire-Preparedness-Town-Hall>
- QUESTIONS/COMMENTS FROM THE AUDIENCE:
 - The Eucalyptus trees in the barranca are technically weeds, so they should be removed:
 - Brett will not issue an abatement notice for those trees, because then he would have to cut down every Eucalyptus tree in Ventura.
 - The pine trees around the perimeter of the park cause needles and cones to fall on homes.
 - This is not covered by the Fire Department.
 - Our HOA is responsible for maintenance in our common areas.
 - Pine needles should be cleared but they do not actually burn very fast.
 - Do we call Brett when the grass and weeds are over 12 inches?
 - Yes, but he requests that we have one point person reach out to him, instead of numerous people calling. The Board will make a recommendation on this.
 - Ventura County Fire Dept. Standards and Guidelines can be found here:
 - <https://vcfd.org/standards-guidelines/>

New Business:

- Pam Bowman presented the Firewise Certification Program.
 - Be sure to read her article on page eight of the February 2024 Lemon Wood newsletter, which is available online at: <https://lemonwoodhomeowners.com/newsletter/>

Open Discussion:

- Reserving community rooms for private parties vs. residents:

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- What is the policy?
 - LEMON WOOD RULES AND REGULATIONS: May 18, 2017, Section H, Paragraph 5:
Use of Communities' clubhouse and recreational facilities which are open to all community residents takes preference over private uses.
- Need clarification from our resident manager, Pam.
- Big-Screen Movie Matinee (hosted by Gina, Cathy and Sarah):
 - 2 pm on Friday, Feb. 9 — movie is *The King's Speech*.
 - Popcorn will be served; bring your own beverages.

Meeting was adjourned at 6 pm.