



WARM SPRING KNOLLS

A 55+ Community



Community Newsletter

June 2025

38145 Via Del Largo
Murrieta, CA 92563

Office: (951) 677-5758

wsk.murrieta@gmail.com

Office Hours:

Fridays - 9 to noon

2024 Board of Directors

President

Woody Smith
951-440-6900



Vice President

Glenn Ingraham
951-642-2897



Treasurer

Joanne Marsh
714-401-7648



Secretary

Open Position

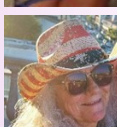
Architectural Director

Henry Kantrowitz
951-202-1130



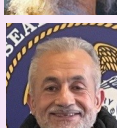
Facilities Director

Debra Clark
562-322-7727



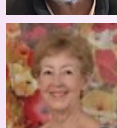
Facilities

Hector Martinez
818-497-7400



Keys & Calendar

Sherry Tatar
951-536-4604



Alliance Association Mgt.

42111 Avenida Alvarado
Suite E2 Temecula, Ca 92590
951-412-1662

Newsletter.wsk@gmail.com

A Note From Our President– Woody Smith

Well, it looks like we are finally getting to summer. I hope everyone has had a chance to use the pool and enjoy this great weather we are having.

Our contract for road improvements has been finalized. A BIG thank you to Jim Francis for all his hard work. He has spent countless hours doing research and making phone calls. He has sent 157 emails out, and that does not include the incoming emails! He has kept this project going, and now our roads will be fixed. We are not exactly sure when the project will start, but we will let you know as the roads get ready for closure. Thank you, Jim. You are AWESOME and greatly appreciated.

Hope everyone has a great month, and please stay safe.

Woody

HOA Board Meetings

The board has decided to hold the regular monthly meetings every fourth Wednesday of the month at 6 PM. The exception will be our quarterly meetings that will be held on Saturday, July 26th, and Saturday, October 25th, all at 10:00 am.

-2025 Street Project-

Probable road closures are coming, maybe in June...

Playa Del Rey, between La Paloma and Princesa; La Paloma, between Playa Del Rey and Princesa;

Del Largo, between Zapata and Del Sol; WSK Parking Lot and Colina at Del Sol. More info to follow.

Jim Francis



Welcome New Members



Sharon Carriedo & Steve Minor, 38111 Via La Colina. Sharon is an executive assistant; Steve does home remodeling. They are excited to be living in a 55+, owning their own land, and the community is so nicely kept up. This friendly couple enjoys hiking, traveling, listening to live music, and being socially involved.

2024 Volunteers

Activities

Sherry Tatar
951-536-4604

Audit Committee

Open position

Clubhouse Rental

Sherry Tatar
951-536-4604

Compliance Officers

Frank Biddle
760-716-4775
James Sebring
760-294-1122

Library

Sue Starling

Newsletter

Ray Clark

Senior Advocate

Shelby Price
951-303-4409

Streets/Infrastructure

Jim Francis
951-440-2215

Welcome Committee

Joanne Marsh
714-401-7648
Sherry Tatar

Website

James Sebring
760-294-1122

Police (non-emergency)

951-304-2677

Waste Management

(Trash bin replacement)
714-558-7761

From the Vice President– Glen Ingraham

Each WSK homeowner is responsible for paying their monthly assessment. It's how we keep the streetlights on, the pool and spa open, and the clubhouse and roads in good shape. However, your WSK Board of Directors understands that hardships can occur, making it difficult to make those payments. When that happens, the afflicted homeowner can work with our financial management company (Alliance) to set up a payment plan. But when a homeowner consistently 'forgets' to make their payment, a new rule implementing a fine schedule is proposed as follows.

Current Rule (CC&Rs section 4.7)

- Monthly assessments are due by the 15th of each month.
- Monthly assessments are late if not paid by the 1st day of the following month.
- A fee of \$10 is applied to monthly assessments that are late. The delinquent homeowner is notified by the WSK Financial Management Team (Alliance) that their monthly assessment is late and that the \$10 fee has been applied.
- These \$10 monthly late fees are applied every month the assessment is left unpaid.
- The HOA will apply 12% interest to the accumulating arrears assessments after the 3rd month of unpaid assessments.

Proposed Rule

After the third (3rd) month of unpaid assessments, an **additional** fine schedule will be imposed as follows:

- \$50 for the fourth (4th) month of unpaid assessments
- \$150 for the fifth (5th) month of unpaid assessments
- \$300 for the sixth (6th) month of unpaid assessments
- The accruing monthly fine will be increased by \$150 for each additional month of unpaid assessments.

Example:

- The March assessment is left unpaid as of April 1.
The \$10 late fee is added to the unpaid assessment.
- The April assessment is also unpaid as of May 1.
The \$10 late fee is added to the unpaid assessment (the homeowner now owes 2 months of assessments plus \$20 in late fees).
- The May assessment is left unpaid as of June 1.
The \$10 late fee is added to the unpaid assessment.
A fine of \$50 is applied to the unpaid assessments (the homeowner now owes 3 months of assessments, plus \$30 in late fees, and a fine of \$50).
- The June assessment is left unpaid as of July 1.
The \$10 late fee is added to the unpaid assessment.
12% interest will be applied to the unpaid assessments.
A fine of \$150 is applied to the unpaid assessments (the homeowner now owes 4 months of assessments, plus \$40 in late fees, an accumulating fine of \$200, and 12% interest on the unpaid assessments).
- The July assessment is left unpaid as of August 1.
The \$10 late fee is added to the unpaid assessment.
A fine of \$300 is applied to the unpaid assessments (the homeowner now owes 4 months of assessments, plus \$40 in late fees, an accumulating fine of \$500, and 12% interest on the unpaid assessments).
- *Each successive month of unpaid assessments will receive a fine that continues to be increased by \$150 and added to the previous accumulating fine.*

Please send your comments on this proposed rule (to be voted on at the June Board Meeting) to wsk.murrieta@gmail.com. Thanks, Glenn

From the Treasurer– Joanne Marsh

Treasurer Report

Hello WSK friends, I know that I rant every month about assessments not being paid. As of the end of May, we are owed over \$8,000. So here is the rundown.

As a member of WSK, when you aren't compliant with assessment payments, you are in arrears of monthly assessments: you can lose your status as a member in good standing, which means

You lose your rights to use and to be on the common property of WSK.

That means your clubhouse code will be deactivated, and you will have no access to the WSK facility until the monthly assessments and fines are paid. You cannot be a guest of another resident. If you continue to gain access, somehow, to the WSK facility, you and whoever is getting you in will be trespassing. Furthermore, you are not allowed to attend social functions at the facility. The only two exceptions are

- (1) On Fridays when the office is open, you can be allowed to go in (hopefully to pay your monthly dues/fine).
- (2) To attend the monthly HOA meetings. Please pay your monthly dues and fines.

Monthly Assessment:

Regarding our monthly dues, \$95 a month, if you are late, you are automatically charged \$10.00 that ***cannot be waived***. In addition, on July 1st, we are charging a fine for homeowners missing three months or more. During the month of June, you will receive the Fines & Penalty update. This will be initiated at the June board meeting. So please pay your assessment so we DON'T HAVE TO FINE YOU.

Insurance: Cornerstone is our new agent for insurance; we had to go with the California Fair Plan.

Homeowners:

All new homeowners and renters here at WSK are required to attend orientation prior to getting use of our facility. The welcome committee will try and reach out to you, but it's your responsibility to contact Joanne Marsh at 714-401-7648 to schedule an appointment.

To owners of rental properties within WSK, only WSK-approved renters must have a tenant survey and a copy of a picture I.D. on file at the WSK office. Also, for owners living outside of WSK, we need a current mailing address and current phone number on file.

Have a wonderful day!
Joanne



WSK HOA FINANCIALS YTD as of end March 2025

Operating:	\$127,781.17
Petty Cash:	\$ 1,116.36
Total Operating:	\$128,897.53
Reserves:	\$188,571.75
CD Investments:	\$145,165.60
Total Reserves:	\$333,737.35
Total Funds:	\$462,634.88

**WSK Board Meeting
June 25, 2025
@ 6pm
Warm Spring Knolls Clubhouse**



“Warm Spring Knolls Clubhouse”

During these hot summer days or cool evenings, come on down and enjoy our refreshing pool and newly refurbished jacuzzi. You might even want to step inside where it's air-conditioned and shoot a game of billiards or ping pong.



From Facilities Director– Debra Clark



Summer is here! The pool and Jacuzzi are open and looking good!!!
Welcome aboard Hector Martinez!

I look forward to working with you in Facilities and keeping our Club House and grounds looking great!!

Debra



Water Aerobics Class

Our class meets Monday through Friday from 9:00am to 9:45am. We would love to have you join us or you can just float around in the pool while we work out. But be aware, if the air temperature isn't at least 60 degrees, we won't be going in the pool.
Carol



From Architectural Director– Henry Kantrowitz



I would like to remind everyone in our community to request an architectural form to make any changes on the outside of your house. You should first check to see if you need a permit from either the city of Murrieta or, in some cases, the county of Riverside. If you hire a licensed contractor, they normally acquire the needed permits for you. You should always check to make sure they have. Our CC&Rs are more stringent than some of the codes provided by Murrieta, and that is one reason you need to request an Architectural Form from the HOA office or call me, and I will bring you one.

Just a reminder, if you have an unwelcome visitor like a rattlesnake or any other wild animal in your yard, please call myself or Glenn, and we will come and remove it. Sometimes someone calls, and we arrive to find that the snake is no longer where it was when they last saw it. We ask you to keep an eye on the animal until we get there.

My phone number is 951-202-1130, and Glenn's is 951-642-2897.



They are as afraid of you as you are afraid of them. Rattlesnakes can only leap less than half the length of their body when attacking and they won't chase you. Every year about 2 people die from rattlesnake bites in California. About a thousand rattlesnakes are killed each year in California. Who should worry the most, the rattlesnake or the human? Remember they have every right to live here since they were here tens of thousands of years before we were here. They also help keep down the rodent population, which is their main diet.

Also, twice in one week, two wild animals have been trapped in claw-type animal traps. The first was a young bobcat. Glenn and I got a call about the young cat in Spring Knolls trying to walk with a large claw trap around its leg. We were going to rescue it, but after we arrived, we realized we didn't have the right equipment to do it. We called Fish and Game and also Friends of the Valley. Both came out and were not prepared for the capture. They botched the whole attempt and had to euthanize the young bobcat. This could have been prevented if they had had any past experience in this type of rescue.

On May 28th I received a text from one of our neighbors on Via La Colina. She had a video of a raccoon also trying to get around with a claw trap around its leg. This is pure torture and against the law. If you know anyone that has an animal claw trap in their yard, please let me know, and I will go to the house and discuss the situation and the illegality of it. No names will be mentioned. This needs to stop! It was horrible watching this poor young bobcat suffer for around three hours trying to survive with the trap digging into its leg.

Henry

If anyone has a garden hose between 50 and 75' in good condition and would like to donate it to be used on our sunset plateau, it would be greatly appreciated. The five we have now have seen their day. Please call me at 951-202-1130.

Henry

From Key's & Calendar– Sherry Tatar

The clubhouse will be closed for a private party on Saturday June 14th.

From Activities– Sherry Tatar

As you can see in our photos, the craft fair was a great success. We hosted 19 vendors selling a wide range of crafts that they made by hand. All three units were represented by the sellers, some first-timers, some seasoned to the event. Our next event will be a Poolside Happy Hour on Friday, July 18th. The time is yet to be determined.

Sherry



I LOVE THIS ANALOGY:

You are holding a cup of coffee when someone comes along and bumps into you or shakes your arm, making you spill your coffee everywhere.

Why did you spill the coffee?

"Because someone bumped into me!!!"

Wrong answer.

You spilled the coffee because there was coffee in your cup.

Had there been tea in the cup, you would have spilled tea.

Whatever is inside the cup is what will spill out.

Therefore, when life comes along and shakes you (which WILL happen), whatever is inside you will come out. It's easy to fake it until you get rattled.

So we have to ask ourselves, "What's in my cup?"

When life gets tough, what spills over?

Joy, gratitude, peace, and humility?

Anger, bitterness, victim mentality, and quitting tendencies?

Life provides the cup; YOU choose how to fill it.

Today let's work towards filling our cups with gratitude, forgiveness, joy, words of affirmation, resilience, positivity, kindness, gentleness, and love for others.

Thanks! Shelby



On the 3rd Wednesday of each month, Warm Springs Knolls has a group of fun people who like to play Bunco. We have a few openings left if anyone wants to become a permanent member or play as a sub.

Please reach out to Linda Wilson for details: 916-956-5292



Organizer Specialist



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Professional Organizer

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Warm Spring Knolls
Murrieta, Ca
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\$120,000	12,000	60,000	24,000	100,000	1,000	\$342
\$130,000	13,000	63,000	26,000	100,000	1,000	\$367
\$140,000	14,000	65,000	28,000	100,000	1,000	\$392

Rates are examples of replacement cost on new manufactured homes in most CA parks with a \$500 deductible.



Favors for Neighbors

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MICHAEL SAIZ
Friend & Founder
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mikesaiz33@gmail.com



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Nuisance of barking dogs



We have rules in our "Rules and Guidelines handbook" about constant obsessive dog barking caused by dogs being left outside alone for quite some time or just being left outside while homeowners are at home. This could also fall under cruelty to animals, especially during the hot summer days. We are going to start cracking down on this situation as the HOA gets formal noise complaints from neighbors in the area. A letter will be mailed out to the residents of the dog owner to contact the WSK-HOA Board to discuss this matter. If this matter persists and you do not comply with our rules, there will be fines implemented. Thank you

Kristina Merrick

Health Plan Specialist
License # OC19662

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34TH ANNUAL BIRTHDAY BASH

JOIN US!

SATURDAY
JUNE 28, 2025

Cal Oaks Sports Park
40600 California Oaks Rd.

Event times

2:00 PM Kid Zone Opens
4:30 PM FF Hosedown
5:00 PM Opening Band
7:15 PM Headlining Band
9:00 PM Fireworks



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COMMUNITY

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YEAR ROUND

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MURRIETA
SOUTHERN CALIFORNIA

June 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>1</p> <p>GK Bible Study at Golf Knolls Clubhouse Sunday morning's 10-11am</p>	<p>2</p> <p>Pool Aerobics 9:am Chair Exercise 10:30am</p>	<p>3</p> <p>Pool Aerobics 9:am Chair Yoga 9:am Line Dancing 12-1:30 pm Cards 1:30-4</p>	<p>4</p> <p>Pool Aerobics 9:am Chair Exercise 10:30 am</p>	<p>5</p> <p>Pool Aerobics 9:am Gentle Yoga 9:am</p>	<p>6</p> <p>Pool Aerobics 9:am Chair Yoga 9:am Chair Exercise 10:30 am HOA OFFICE Hours 9-12 Woody Unit 1 BBQ - Fri's @ 5 D-Day</p>	<p>7</p> <p>Unit 3 BBQ - Sat's @ 4:30</p>
<p>8</p>	<p>9</p> <p>Pool Aerobics 9:am Chair Exercise 10:30am</p>	<p>10</p> <p>Pool Aerobics 9:am Chair Yoga 9:am Line Dancing 12-1:30 pm Mexican Train 1:30-4</p>	<p>11</p> <p>Pool Aerobics 9:am Chair Exercise 10:30 am</p>	<p>12</p> <p>Pool Aerobics 9:am Gentle Yoga 9:am</p>	<p>13</p> <p>Pool Aerobics 9:am Chair Yoga 9:am Chair Exercise 10:30 am HOA OFFICE Hours 9-12 Glenn</p>	<p>14</p> <p>Clubhouse closed for private party Pentecost Flag Day </p>
<p>15</p> <p></p>	<p>16</p> <p>Pool Aerobics 9:am Chair Exercise 10:30am</p>	<p>17</p> <p>Pool Aerobics 9:am Chair Yoga 9:am Line Dancing 12-1:30 pm Cards 1:30-4 SK Unit 1 Bingo- 12:30</p>	<p>18</p> <p>Pool Aerobics 9:am Chair Exercise 10:30am WSK Bunco @ 5:30</p>	<p>19</p> <p>Pool Aerobics 9:am Gentle Yoga 9:am</p>	<p>20</p> <p>Pool Aerobics 9:am Chair Yoga 9:am Chair Exercise 10:30 am HOA OFFICE Hours 9-12 Debra</p>	<p>21</p>
<p>22</p>	<p>23</p> <p>Pool Aerobics 9:am Chair Exercise 10:30am GK Women's Luncheon</p>	<p>24</p> <p>Pool Aerobics 9:am Chair Yoga 9:am Line Dancing 12-1:30 pm Mexican Train 1:30-4</p>	<p>25</p> <p>Pool Aerobics 9:am Chair Exercise 10:30 am WSK Board Meeting 6pm @ Clubhouse</p>	<p>26</p> <p>Pool Aerobics 9:am Gentle Yoga 9:am</p>	<p>27</p> <p>Pool Aerobics 9:am Chair Yoga 9:am Chair Exercise 10:30am HOA OFFICE Hours 9-12 Henry</p>	<p>28</p>
<p>29</p>	<p>30</p> <p>Pool Aerobics 9:am Chair Exercise 10:30am</p>					