

Warm Spring Knolls (WSK)

A 55+ Community

Neighborhood News



From the 2022 Board of Directors

And then, Spring arrived! We know that springtime weather can swing wildly, but it looks like winter is behind us. Even the ducks have moved into the pool to test Nancy's patience. Nancy has moved to take advantage of the warm weather by starting up the pool heater! It's now up to temperature and looking good. Of course, with the nice weather comes (if we're lucky) the occasional rain shower and... weeds. If you have any questions about what is expected when it comes to taking care of your property, give Rick a call.

We've engaged with a handyman to complete a few small projects in the clubhouse and Spa building. We're hoping to finally get the blue trim at the top of each building painted. Also, the electrical improvement project that was voted on at the March meeting will begin the first week of April.

Please join us in welcoming Debra Clark to the team! She has been appointed by a board vote at the March meeting to the board where she will serve as Secretary.

You Ought to Know...

Doggie Vaccinations

It's that time of the year when all the critters come out to play. Sadly, the wild things have no idea where our properties begin and end, so we should all count on an unwanted visitor or two. When that happens, remember to not harm it and call either Glenn or Henry to come collect it - that's a win/win for everyone.

Also, did you know that you can get your little furry friends vaccinated against rattlesnake venom? Dogs are curious and after growing up in the lap of luxury, they usually have no idea what they're dealing with. Avoid tragedy by getting your pal the shot. Check with your vet or call Animal Friends of the Valley at 951-674-7729.

Too Much Plastic! - from Henry

Did you know that environmental plastic pollution has been detected in human blood? One source of plastic waste that we can do something about is in the millions of doggie poop-bags that are used daily in the U.S. That is a lot of non-degradable plastic. But the

good news is that biodegradable poop bags made of plant based material can be purchased. Be sure that the ones you buy are printed with 'compostable'. While there are many types out there, I am recommending the following:

- Greener Walker Poop Bags
• BioBag Pet Waste Bags
• The Original Poop Bags

Please use them.

Again, Big Thanks...

... to those that help out around our community. On your way to an early morning swim or spa visit you might run into Craig when he is opening up the spa building. Or if you're a late user of the pool/spa facilities you might see Duane & Amparo when they come in to lock up at night.

These three neighbors do these tasks for us every day! If you see them, be sure to say thanks. They are awesome!!

38145 Via Del Largo
Murrieta, CA 92563

Office: (951) 677-5758

wsk.murrieta@gmail.com

Office Hours:

Fridays - 9 to noon

Check the Calendar for the next Board Meeting

2022 Board of Directors

President

Glenn Ingraham
951-642-2897

Vice President

Henry Kantrowitz
951-202-1130

Treasurer

James Sebring
951-365-3419

Secretary

Debra Clark
562-322-7727

Architectural Director

Rick Martinez
559-816-9240

Facilities Director

Nancy Misko
805-268-0523

Keys & Calendar

Terry Quinn
541-788-8293

If you have an opinion, a brief article, a joke, or an interest that you would like to see in the Newsletter, send it to the

editor at:

newsletter.wsk@gmail.com

WSK Board Meeting
April 12 @ 3:30 pm

**2021 Volunteers****Activities**

Marcia Livingston  
951-440-5611

**Audit Committee**

To be determined  
XXX\_XXX\_XXXX

**Clubhouse Rental**

Terry Quinn  
541-788-8293

**Emergency Prep**

Holly Martinez  
559-816-0635

**Library**

Pierce & Norma Box  
951-696-1070

**Newsletter**

Glenn Ingraham  
951-642-2897

**Senior Advocate**

Shelby Price  
951-461-7557

**Streets/Infrastructure**

Jim Francis  
951-440-2215

**Website**

James Sebring  
760-294-1122

**Welcome Committee**

Terry Quinn  
541-788-8293  
Holly Martinez  
559-816-0635

**From the Treasurer**

James Sebring

**WSK HOA Financials -****YTD as of End of March 2022**

Operating Account: \$ 50,957

Reserve Checking: \$ 103,001

Reserve Savings: \$ 139,534

**Senior Advocate**

Shelby Price

**Community Garage Sale!**

**April 23rd**

Get your stuff ready because the annual Tri-unit garage sale is back. This is the one day of the year when we cart our priceless treasures out to the driveway and hope that complete strangers will see the same value that we did when we stuck all that stuff in storage all those years ago.

**Get Joy from Your Walk**

Get more from walking by making it enjoyable and not a chore. To change your thoughts from "How do I fit this in?" to "I get to do this!" try these tips:

**Look for happiness** – Appreciate spring blossoms, wildlife, and people out walking their dogs. When you have that joyful feeling, you'll want to go back and do it again.

**Listen to music you love** - Choose songs that mean something to you, whether it's the theme or value, or what you're reminded of.

**Find special locations** – Go to new and interesting places, the mall, a pond, or park. Variety will keep your interest.

**Use your walk to reset** - Walking can help calm you, release built-up stress, and help you to think clearly.

**There is nothing like a peaceful walk out-doors! It will energize you and help you find your happy place!**

**The 'A' Team – Josie Ingraham****WSK Activities Committee**

A big Thank You to the Activities Committee for the delicious and fun St. Paddy's Day Breakfast (see Pictures). We fed about 40 people, and everyone enjoyed feeling a bit Irish that morning. Next up is an Ice Cream social that will be held just before the April Board Meeting on Tuesday, April 12<sup>th</sup> at 3 pm. After that, the committee is planning a **Chili Cook-Off**. We expect about 10-15 chili recipes for us all to try. Then, we'll congratulate the winner and feast on the competition (their chili, that is!). Hot dogs and beans will also be served. So far no date has been decided for that event.

To join the Activities Committee, call Marcia at 951-440-5611 or Terry at 541-788-8293. It is a great way to meet people and have a lot of fun. Men are also welcome. At the breakfast we had men cooking eggs and pancakes, working as greeters, and helping set up and clean up. We have all kinds of jobs for all kinds of people.

**Murrieta Senior Center**

(951) 304-7275

**Police (non-emergency)**

(951) 304-2677

**Waste Management**

(Trash bin replacement)  
(714) 558-7761

**Hey Card Players -Weekly Games are Back!**

Join us for Hand n' Foot on the 1st and 3rd Tuesdays of each month, and Mexican Train on the 2nd and 4th Wednesdays. Each game starts at 1 pm and wraps up by 4. Check the newsletter calendar. See you there! – Leslie & Carol

**WELCOME COMMITTEE** – Terry Quinn & Holly Martinez

Warm Spring Knolls has just added two great women to our community.

**Mary Lou Russell** at 38166 Via del Largo relocated from Gig Harbor, WA. Her hobbies are gardening, crocheting, cooking, and golfing.

**Rebecca Miller** at 38267 Via la Colina enjoys winetasting, walking and travelling. Ireland is on her bucket list. Rebecca grew up in Illinois and moved here from Lake Elsinore.

If you have a new neighbor, you might offer to give them a tour of the Clubhouse, Pool and Spa. WSK has so much to offer. Let's brag!



The signs below are from the department of...  
 "You've got to be kidding me!"



**Looking for a Friend that will Love you Always?**



One waits just for you!  
 Call "Friends of the Valley" 951-506-5069

**AVOCADOS**

*Humor from Shelby*

A wife asks her husband, "Could you please go shopping for me and buy one carton of milk and if they have avocados, get 6."

A short time later the husband comes back with 6 cartons of milk. The wife asks him, "Why did you buy 6 cartons of milk"

He replied, "They had avocados."

*If you're a woman, I'm sure you're going back to read it again! Men will get it the first time.*

**Critters R Us**

Got a snake or other critter? Don't kill it! Just keep an eye on it from a distance and call or text:

**Henry**

951-202-1130

**Glenn**

951-642-2897

**We'll relocate it to a safe place - FREE**



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Mobile Home	Other Structures	Personal Property	Living Expense	Personal Liability	Guest Medical	Annual Premium
\$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



CA license 0D50865

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

## Emergency Preparedness – Holly Martinez



Be prepared for an emergency by having a “go bag” packed with essentials that is ready to be grabbed on your way out. Use a simple & sturdy bag with handles (or duffel with wheels). Essentials include food (protein bars, nuts, peanut butter, food for pets, etc.) & water for your family & pets for three days. Also include travel sized hygiene items, basic first aid, wipes, pen & paper, matches, mask(s), medications, phone charger, flashlight, and a change of clothes & shoes. Please remember to help anyone in need. Be caring, and kind. WSK is canvassing for proactive, able-bodied people to volunteer to be part of our **emergency preparedness team** to assist in the event of emergencies/disasters. Duties may include traffic control, making notifications and calls, etc. If interested please contact me at (559) 816-0635 or email [hollymartinez686@gmail.com](mailto:hollymartinez686@gmail.com).

## Springtime is Weed-Time

The Property Maintenance crew was out and about last Saturday. To the many that received a Thank You note, nice work! We’ve got a lot of people taking excellent care of their homes & yards.

If you were one of the handful of residents who received a “gentle nudge” flyer that noted that you still have weed or debris to clean up, please do so! Sadly, if progress isn’t made, then the next step is board involvement and a possible violation letter. No one wants that!!

## Donations Wanted

Henry and friends are making a lot of progress on improving the undeveloped area that we call the ‘plateau’ (just south of the clubhouse). To help keep costs down (some of the costs come out of his own pocket), Henry is welcoming donations of garden hoses, benches, and \$\$\$. Any money received would be used to buy benches or to plant more trees and plants.

A fruit tree section has been started and hopefully will be producing lots of fruit for the community in the next two or three years. To walk out and take a look yourself, just turn left as you approach the clubhouse front door. Be careful since work on the area is still in progress and it is unpaved. And when you see him, be sure to tell Henry how much we all appreciate the labor of love he is giving us.

# Health Insurance



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Lic# 0F86590



FRANK SANDOVAL  
Licensed Agent  
Lic# 0L74083

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## Are you House Rich but Cash Poor?



A reverse mortgage can improve your “Quality of Life” and give you “Peace of Mind”<sup>SM</sup>

### Home Owners 62 and older:

- Supplement your retirement income
- Never make a monthly mortgage payment (Responsible for property taxes and home owner’s insurance)
- Tax-free money
- Lump sum, monthly payments, line of credit; or combo
- Will not affect Social Security or Medicare Benefits (May affect Medicaid and SSI)

It’s more than a Mortgage, it’s a **Reverse Mortgage!**

Most reverse mortgage companies want to do business over the phone and use the US Postal Service. I do business “The Old Fashion Way”, I come to your home and meet with you face to face at your kitchen table.



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[www.reversemortgages62.com](http://www.reversemortgages62.com)

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Helping Seniors realize their desires while still residing in their homes.<sup>SM</sup>

These materials are not from HUD or FHA and were not approved by HUD or a government agency.



### April Gardening

- Henry



Feed organic fertilizer to all trees for strong growth and good fruit production. Top dress them with compost and/or organic fertilizers and chicken manure. Keep composts, manures, and fertilizers at least six-inches away from tree trunks. Thin out fruits that are small now because they will take lots of energy to mature, and you don't want to stress the tree or vine to produce fruit you won't eat because there's too much ripening at one time. Best to keep fruits about six inches apart while growing on a stem. Continue pulling weeds before they form seedheads or scatter their seeds, and you'll have fewer weed problems later. Weeding the day after watering will ease the chore, and weeds' entire root systems will come out more readily.

Happy Gardening!

### Need a Venue?

If you're planning a party, memorial, or any other gathering, be sure to check into the availability of the WSK Clubhouse.

4 hours or less - \$100  
 Up to 6 hours - \$150  
 Security Deposit - \$200  
 Kitchen rental: - \$40

Not all events are subject to charges (except for the security deposit)

Contact **Terry at 541-788-8293**

### Facilities Update

- Nancy Misko



Happy Spring and Good news! Now that the pool heater has been repaired, I've decided that it's not too early to fire it up and open the pool. I cleaned up the pool deck area and it is ready for those who want to brave spring swimming in 82° pool water. The last few weeks have seen some warm days and we know we have many more to look forward to. We will have our official pool opening picnic later in May and will post the date.

Just remember basic pool rules: Pool is open from 9 am until 9 pm. No food or glass bottles near pool, only in the breeze-way. Also remember to turn off jacuzzi jets and lights and the bathroom lights when you are finished. Finally, please be sure to turn the shower handles completely off.

Thanks for all your support to make our clubhouse and pool area a great place to swim and relax.

We are in the process of starting our electrical upgrade to the front of the clubhouse area which will include improvements in parking lot lighting. Also, we are planning to use the services of a local handyman to take care of several smaller projects throughout the clubhouse and spa areas.

Have a great April!

### MORE FOR YOU

Benefits Checkup by **Kristina Merrick**



I am YOUR Local **Medicare Advantage Plan Health expert** which includes Medicare-Medi-CAL Plans, Medicare Supplement Plans, Prescription Drug Plans, and Individual Family Plans. This Fall, there will be changes to many health plans so be sure to call me with your questions. If you're leaving a *Group Plan* or *turning 65* this year, call me right away to assist you in the transition from Group to Individual Insurance.

*Are you getting all the money-saving benefits that Medicare can offer you? Call to find out.*

**Kristina Merrick**

(951) 805-7588 (TTY:711) 9am to 5pm

email: KMerrick@SBHIS.net

[www.sbhis.net](http://www.sbhis.net)

### Keys & Calendar Report

- Terry Quinn

*The clubhouse is a great place to host your fun activity such as games, dancing, movies, or crafts/art projects. These activities must be hosted by WSK residents and can be listed in the newsletter calendar if they take place regularly and have a leader (I use that term loosely HaHa). Give me a call at 541-788-8293.*

## St. Paddy's Day Breakfast

*Thanks to all those that helped make our community breakfast a success. Below are most of the people that helped out. Whether in the kitchen, on the serving line, at the collection box, or just helping on the many other things that needed doing, everyone had a great time!*



Above, Tom and Debbie do it in style.

Sherry's artistry and baking skills on display in the holiday cookies at right.



**From Rick Martinez – Architectural Director**

This article is intended to keep you apprised of the Property Management Committee's (PMC) activities and to set our expectations going forward. We have been out touring the neighborhood ensuring we are all doing our best to keep our properties safe and beautiful. For the most part, we are. Most of the homes viewed are in excellent condition and gorgeous. However, there are a few homes identified not in compliance and in need of care and/or general maintenance.

This year the PMC conducted two separate tours of the community. During the first tour I identified homes with egregious violation and not in compliance with our CCRs. During the second tour, the PMC issued thank you notices to the homes that continue to excel in the maintenance and upkeep of their properties. We also identified a few homes with minor issues that need to be addressed and corrected.

The PMC will be conducting another tour next month to ensure compliance with the corrective notices issued. During this tour we will also be focusing on some issues that, as a community, we have become complacent. For example:

1. We will be checking to ensure that garbage cans are secured within the home's property and out of sight from the street.
2. We will be looking for unkept clutter, again-that can be seen from the street.
3. And lastly, we will be looking for vehicles parked out of compliance.

These are the issues that have surfaced over the last few months and need to be corrected.

Overall, our community is in good shape but there are some things we can still do to improve. Now is the time to correct any deficiencies your home may have to avoid a citation from our upcoming inspection. Keep in mind that the PMC is a committee formed by members of the unit to enforce our CCRs, and to make sure our property values are at their maximum. Do not hesitate to contact us if you should have any questions or concerns.



# WSK Meeting & Ice Cream Social



Tuesday, April 12th

3 pm Social

3:30 Meeting

# WSK Clubhouse Calendar

## April 2022

We're on the Internet!  
[www.theknollfarmurieta.org](http://www.theknollfarmurieta.org)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>April Birthstone</b> <i>Diamond</i> <b>April Flowers</b> <i>Daisy &amp; Sweet Pea</i>						
<b>Ramadan Starts</b> <i>- Muslim</i>		<b>Hand &amp; Foot</b> <i>1 pm – 4 pm</i>		<b>Trash &amp; Recycle</b>	<b>Board Office Hours 9-12</b> <i>Nancy Misko</i>	
<b>Palm Sunday</b> <i>- Christian</i>		<b>Ice Cream Social – 3 pm</b> <b>Board Meeting</b> <b>3:30 pm</b>	<b>Mexican Train</b> <i>1 pm – 4 pm</i>	<b>Trash Day</b>	<b>Board Office Hours 9-12</b> <i>Henry Kantrowitz</i>	<b>First Day of Passover</b> <i>- Jewish</i>
<b>Easter Sunday</b> <i>- Christian</i>		<b>Hand &amp; Foot</b> <i>1 pm – 4 pm</i>		<b>Trash &amp; Recycle</b>	<b>Board Office Hours 9-12</b> <i>Terry Quinn</i>	<b>Last Day of Passover</b> <i>- Jewish</i>
<b>Orthodox Easter</b> <i>- Orthodox</i>			<b>Mexican Train</b> <i>1 pm – 4 pm</i>	<b>Trash Day</b>	<b>Board Office Hours 9-12</b> <i>Glenn Ingraham</i>	

- Pool is Open!
- Spa is open until 9 pm
- Clubhouse is open for games and for rent

