

TRI-UNIT LUNCHEON MEETING

Spring Knolls, Warm Spring Knolls and Golf Knolls HOAs met on Friday 1 March for the quarterly combined unit meeting. Representatives of all three units met to discuss common issues: security, rentals, caregivers, streets, community events, the new 3-can waste system, and the Knolls website (*theknollofmurrieta.org*).

Spring Knolls:

- **Rentals:** the government requires 55+ HOAs to manage the number of rentals in their unit; the current requirement is 25% or less. Spring Knolls is currently at the limit and has implemented procedures to control further rentals. They have established a waiting list and keep a close eye on sales to ensure that buyers are aware of the requirements to “purchase for rent” of properties. It was reported that they have been successful in this endeavor and vigilance is the key element. Golf and Warm Spring reported they are still below the limit.
- **Waste Organic and Recycle:** Spring and Golf are new to individual recycling cans, and they have been making efforts to help residents get up to speed and understand the guidelines. Spring Knolls demonstrated a large brown paper bag that can be used in the Organic barrel to help keep the can clean.
 - The Organic guidelines prohibit any plastic bags, even if they are designated bio-degradable. The paper bags will allow wrapping of food waste and still meet guidelines. Brown paper and newspaper are permissible wrappings in the Organic/Green cans.
 - The large paper bag would easily fit into a kitchen trash can to make it easy to dispose of when filled.
 - They are also collecting 3/5 pound coffee cans to be used as an inexpensive, temporary food waste storage in the kitchen. If you have some cans you want to donate, that would be appreciated. The cans will be made available to residents.
 - It was reported that some people have received incorrect bills. The regular bill is \$93.00 for 3 months. If you feel your bill is incorrect, contact WM.

Warm Spring Knolls

- **Security Gates:** WSK – reported on the gate committee research and progress.
 - The committee is seeking a grant for purchase and construction of the gate. In the absence of a financial grant, they have evaluated the cost to be less than \$150 per owner. It was pointed out that this could be a financial burden for some, and methods to soften the impact are being considered.
 - Several pointed out the weakness of a system that was short of a fully enclosed fence. Or that people would cheat the gate by driving in with another vehicle, or the fact that the gate would not stop pedestrians.
 - The answer to these concerns is that any gate system is better than none. Even if it only provides limited security, it helps increase property values, it reduces people driving through the neighborhood. No system is perfect as history shows us with examples like the Berlin wall that was manned 24/7 with machine guns. It is like locking your door; a real thief will go around or through it.
 - It was noted that a survey and resident approval by vote might ultimately be needed. The legality of implementation by Board vote is still unclear at this time.

- **Flock Cameras:** we currently have two cameras, one at each entrance that record license plates of vehicles passing through. The City police report using these cameras to help in their investigations. Currently only Spring and Warm Spring Knolls are paying for the system. This is a daily cost to the residents of less than 25 cents a month. That is not a lot to pay for the security it can provide.

Golf Knolls

- **Streets:**
 - Via Zapata and Paloma will have work done when the weather is less volatile, which will possibly be in April/May timeframe. Information will be provided to the other HOAs and residents when the work is to commence.

James Sebring: **Website Update:** *theknollofmurrieta.org*

- James reported the cost of the website and usage rates. He is currently paying for the website; although the HOAs have in the past contributed to this cost. James acquired the website some six years ago; it has over the years changed and grown in the information is provided.



- He discussed some of the pages and what information was available currently on the site.
 - Concern was voiced that this information was available to anyone, even outside the Knolls. It was pointed out that the newsletters were also public, although not so widely.
- The website contains a lot more information for the community other than just the Newsletter.
- The site is a contact point for many people within the knolls as well as the general public who might be looking for a Senior Living Community to move into.
- **Censorship:** Is always a difficult subject in any venue. This country has taught its citizens from a very early age that they have a right to free speech. I gave 30 years of my life to defending this country's belief in that freedom, so I feel strongly about the responsibility that free speech imbues on the individual. I also feel that government, at any level, has the responsibility to its citizens to ensure their welfare and be servants to those who have given them the power to govern. The people have the right and the responsibility to observe and, if necessary, challenge the actions of the government.
 - James pointed out that there was recent conflict between WSK Board and himself over an editorial article he published that reported on a Board meeting in which he added some personal editorial. They wondered why he felt he needed to report on the meeting, since the Board published and distributed minutes. He was not cited for misinformation, slander, or erroneous reporting, just that they felt blindsided by the comments.
 - Some felt that anything published on the website should be approved by the Boards prior to publication. It was acknowledged the HOAs gave implicit approval when they provide copies of the newsletters for publishing.
 - He stated that paying for the cost by the HOA would not give censorship authority; he would rather pay the cost himself. However, if the HOAs wanted to withdraw their input to the website, that was their choice. The website would continue to provide the residents of the Knolls information about their community and more.