

THE STATE OF THE ESTATES

Woodridge Estates Homeowners Association Newsletter¹

August 2023

Neighbors: We hope everyone had a fun and yet relaxing Independence Day, and that your doggies weren't too upset by the somewhat distant firework booms. Canadians get August 7th off, but we have no holidays again until the ironically named Labor Day, on which we don't work (September 4). But what the "eh," take August 7 off and pretend to speak French, we are sure your boss will understand!

IN THIS ISSUE:

BREAKING NEWS! Another neighborhood burglary.

-Sidewalk Safety

-Thousand Oaks City Council District 3

-Wildlife Bridge Tours

-Ask the Newsletter

-Sunset Hills median pruning update

HEADS UPS

- ***Burglars are back:*** *Sad/angry/disheartened/frustrated to report that our neighborhood suffered another burglary or attempted burglary during the week of July 24. What information we have at present is below, this "heads up" is to remind everyone that ongoing vigilance is the price we must all pay for the current crime surge. PLEASE be careful and watchful! See below for security reminders.*
- **Fire Abatement Brush Clearance Update:** The annual perimeter brush clearance effort has concluded and been blessed by the local Fire Department. This is an ongoing effort as conditions warrant, and more work is expected with respect to perimeter trees that are encroaching some home boundary lines. Marina Landscape will be in touch with you in advance if it finds it necessary to trim or remove some of that growth as a fire prevention tactic.
- **PMP Gateway Electronic Mail Set-Up:** *You recently received, or should have received, a missive (or two) from PMP Management reminding you that it saves everyone money if you sign up for email communications instead of paper/mail. You can change your communication preferences from regular mail to email and save us all that cash as follows:*

¹ Prior issues of the Newsletter are available at www.woodridgeestatesresident.com, www.woodridgecommunityassociation.com, or https://connect.pmpmanage.com/Home_v2/Login (on the latter two sites, click on the "Documents" tab after you log in, and then on "Community Newsletters").

Login to your PMP Portal at www.connect.pmpmanage.com

Click "Contact Info" on the left-hand side menu

Click "Email" under the "General Communication Preference" and under the "Billing Communication Preference"

Click "Update"

That is all there is to it!! Thank you!

WOODRIDGE FUNDAMENTALS

● **Emergencies:** Always call 911 first in a genuine emergency in or around the community. Our Gate access personnel are not "security guards"—you can let them know of any problems, *but first call 911 in any emergency.*

Police: 805-654-9511

Fire: 805-371-1111 ext. 34

Open Space **Park Rangers can be reached at (805) 402-9551** for matters pertaining to our local trails and their environs. Open space hides burglar gang lookouts with their eyes on our community, *so if you do see something "off" on the trails, say something!* The Park Rangers and the police really appreciate all inquiries and notifications.

● **Vacation Security:** *TO Police want you to know that you can call them if you are going out of town—they will occasionally check on your home while you are gone. Call 805-449-2760, and you can read more about the Thousand Oaks Police Resource Center and its offerings at https://nextdoor.com/p/FzzLBNS2b2C5?utm_source=share&extras=NzM5NDQ1NTU%3D.*

● **Management Contact:** Email your requests, concerns, and inquiries to PMP Community Care at care@pmpmanage.com to automatically open a "ticket." If you need to speak with someone, call (805) 642-2400 and ask for Julie Phan. You also can submit a request via your PMP Management account at www.woodridgecommunityassociation.com and its "Dashboard."

● **Please both get and use the GateKey app at www.gateky.com/resident-login.** *This allows you, with a couple of very simple clicks from your computer or phone, to let the Gatekeepers know you have a visitor coming and drastically increases the speed at which guests can be allowed entry. Tutorial access is on the site. It is very user-friendly once you sign up, and its use really speeds things up at the gate for all visitors and vendors.*

● **Website:** The Woodridge community website is www.woodridgestatesresident.com, and also try www.woodridgecommunityassociation.com or https://connect.pmpmanage.com/Home_v2/Login and look for the "Documents" tab after you log in. Agendas, minutes, and all your personal PMP account information, methods of payment of dues, violation notices, etc., are on both of the latter sites.

● **Bulky Items:** *Athens Services will pick up bulky items for free twice a year with a simple request at www.athensThousandOaks.com. Great for all that still unfinished spring cleaning!*

● **Help for the homeless:** Call the TO Police non-emergency response line, 805-654-9511, to report anyone you see, anywhere in the city, who seems to need medical care or non-emergency law enforcement intervention. Help is available for those who need and want it.²

● *Community Facebook Group: One of our residents has created a Facebook Group called, "I Live in Woodridge Estates, Thousand Oaks," and you are invited to join and share. (NOTE: This is not an HOA project.)*

GOOD (OR NEED) TO KNOW

ANOTHER BURGLARY

Details presently are unavailable, but a home on Eaglewood was burgled, or at least a burglary was attempted, during the week of July 24 at approximately 9:30 pm, thus not long after darkness settled in. We believe the home was unoccupied at the time, the alarm system sounded, and the TO Police responded. That is all we "know" right now, but it is more than enough to know that the rash of burglaries in and around our community last winter is going to continue.

-Get an alarm system and get in the habit of having to turn it off when you need to go outside, not having to remember to turn it on in the first place. Make sure you have glass-break sensors!

-Get cameras, they are a very effective early warning device and give you some peace of mind when you are away from home.

-Get motion lights to illuminate any open space adjacent to you.

-If you see something or someone that looks "off" on the trails around us or within the neighborhood, call the TO Police non-emergency hotline at 805-654-9511—they WANT you to call because they WANT to catch these miscreants, and a false alarm is better than no alarm at all.

-Maintain your outdoor lights and set them to come on at dusk and stay on all night.

-Make your home look occupied at all times: Turn on some lights and radio or TV (or three), arrange with a neighbor to pick up your mail and driveway newspapers and doorstep deliveries and trash cans, and pack that car for your roadtrip inside a closed garage (the hills do have eyes).

-Update your personal valuables insurance policy, and store at least some of your valuables someplace other than the main bedroom closet—generally these thieves have been targeting main bedrooms and their closets and specifically seek jewelry and other small valuables.

Friends, this simply is the world we live in right now. It is not going to change anytime soon. We are fortunate to live in a county and city that still take law enforcement seriously, but we are not far from

² Those experienced in actually helping the homeless get off the streets and into appropriate care and off-street shelter *implore* you not to contribute to panhandlers. It may make you feel good about yourself, but only enables people to stay in our public spaces. It does nothing to help people who really need help get the real help they need.

counties and cities that do not, and the bad guys are mobile. Orange County recently arrested two burglars from Los Angeles known to have operated in Ventura County as well as in the OC. A loophole in immigration law that we reported on here a few issues ago has not yet been closed, and it is just a fact that some people are coming to the US under a visa program as part of organized theft gangs targeting suburbia.

*Our local constabulary really wants to catch these guys, and to stop the crime before it ramps up even further. **Help them, and all of us, by being smart about your own security.***

SIDEWALKS ARE FOR SAFETY

Everyone recently received a note from PMP management about the safety challenges presented by those of you who choose to walk or run in the street instead of on the sidewalks with which our community is blessed. This is a subject your Newsletter visited some time ago, and we were told by two helpful resident runners that street blacktop generally is softer than the sidewalk cement, and thus less injurious to one's toes and shins. Fair enough, but it does not explain the *walkers* on the streets.

As PMP explained in its memo, the community has had several recent near-miss accidents between pedestrians and drivers, in part due to our longer daylight/sun-on-the-horizon hours these days, but darkness certainly doesn't make it any better. PLEASE confine your walking to our sidewalks, and runners, if you must use the streets please be very mindful of where the sun is, run against traffic, and maybe scootch off the road to let vehicles pass (and which you will see well ahead of time if you run against the traffic).

We realize this is a little "Get off my lawn" of us, but we really do care about safety—including that of drivers who can be traumatized as much as pedestrians/runners by near-misses or, heaven forbid, collisions.

WE ARE NOW IN T.O. CITY COUNCIL DISTRICT 3

As recently reported here, Thousand Oaks City Council has been required to divide itself into five separate districts (one for each councilperson) for fair representation election purposes (state law). After considerable debate about how to divide the community up into roughly equivalent population segments while still preserving neighborhood continuity, the Council has adopted a new TO district map, and our community is in District 3. Councilperson David Newman lives in our district and, at least for now, is considered our district's council representative. But be advised, none of the councilpersons has yet set up his office to reflect district-specific representation mechanisms, and that likely will take some time. But if you do have local concerns, by all means start with his office at (805) 449-2103 and dnewman@toaks.org.

Here is an article about the new districting: <https://www.toacorn.com/articles/thousand-oaks-city-council-selects-district-map-for-future-elections/>

AGOURA WILDLIFE BRIDGE UPDATE

If you drive a few miles south on the 101, you can't miss the large support structure being erected in the freeway median in Agoura Hills just before you get to Las Virgenes Road. This is for the Wallis

Annenberg Wildlife Crossing bridge due for completion in another couple years. Intended for all fauna in the region, particular impetus for the project was presented by cougar/puma/mountain lion deaths on the freeway, further threatening an already threatened precious population in our local surrounds.

Public tours of the planned crossing are now available on weekends by reservation at www.tinyurl.com/y2d7rpch. Local trails will be used to oversee the area of the work on what will be the largest wildlife crossing structure in the world. It is a .3 mile hike on uneven ground, and there is no shade and no restroom facility, so plan ahead—and for now, the tours are recommended only for those 18 years or older. It is a great opportunity to see this interesting and arguably historic environmental work in progress—all free, but registration is required at the website noted above.

ASK THE NEWSLETTER

What's up with the major pruning on Sunset Hills?

Good for you for noticing the pruning of the Sunset Hills “Day Lillies” right down to the ground now that they have finished their most recent bloom! According to Marina Landscape, Day Lillies need to be cut back twice a year to avoid woodiness and a possible failure to bloom again. They need new growth to maintain their viability, and some already have started sprouting new leaves. So they already are on their way back, and thank you, Marina Landscape, for your work to preserve our beautiful flowering medians.

What the heck is a Kiwanis Club and why is it offering beer?

Kiwanis Clubs are local volunteer organizations focused on bettering the expectations of and for young people in their communities. The Thousand Oaks chapter is fundraising for more than 20 other local good-doing organizations with its 11th annual “Brewfest” at Conejo Creek Park North on *Thursday, August 3, 4-8 pm*. Many area craft beers and wines will be available, along with music and local food offerings. It's a worthy cause, will introduce you to some local entrepreneurs, and is in a great location you probably always have wanted to visit anyway—so check it out!

OLD BUSINESS

● **“BRING WOODRIDGE ON-LINE:” We continue to implore everyone to use GateKey to notify the front gate guardians of expected guests and vendors.** GateKey is available on your computer and/or via a free “app” on your smartphone. **Here is the website log-in page: www.gateky.com/resident-login.**

Using GateKey to let gate personnel know of expected visitors in advance is extremely helpful to the community. It reduces back-up wait times for your visitors arriving at the gatehouse. It reduces the need for the gatekeepers to interrupt your last-minute visitor preparations with a call for access approval (but you still get notice of arrivals in whatever manner you choose). It helps your HOA keep track of various metrics important to community security. It provides an alternate method of communication with residents about topics of importance. **AND IT SAVES ALL OF US MONEY.** Hard-copy mailings take time and especially money—the cost of mailing out an upcoming notice to residents is \$1000 more than it would be if everyone not already receiving electronic notice were signed up with GateKey.

Accordingly, your HOA is launching a “Get On-line Woodridge!” campaign to encourage you to sign up for GateKey on your computer or on your phone. Please also sign up with PMP Management for email delivery—see “Heads Ups” section above. Don’t be surprised if you soon get a knock on your door with a personal offer of sign-up assistance!

● **HOA COMMITTEES NEED YOUR HELP:** Here again are your HOA Committee Chairs, please contact if you are interested in helping out:

Architectural Review:	Mary Jo Ammon	mjammon@hotmail.com
Finance:	Felicia Rue	eur.jf8@gmail.com
Rules and Regulations:	Joe Nakos	joe@nakos.net
Landscape:	Bob Gray	bobandbeckygray@gmail.com
Irrigation:	Brendan Devlin	brendandevlin0@gmail.com
Newsletter:	Jeff Briggs	jbriggs@jbriggslaw.com

You also can reach out to care@pmpmanage.com to express interest in any manner of HOA participation.

● Contact the **Architectural Review Committee** if you are planning renovations in and around your home—this applies to **all** renovations, including your landscaping **and including installation of artificial turf!** The Architectural Guidelines and forms for review can be found here:
https://www.woodridgeestateresident.com/files/ugd/fccece_7c9127bcb5194ae792fccd3236b8ffc5.pdf

Please direct all ARC inquiries to PMP at care@pmpmanage.com or call (805) 642-2400 and ask for Amanda Ramos. (NOTE: No homeowner should contact any Board member directly with regard to Architectural Committee submissions!! They all need to go through PMP!!)

● If you have e-waste or other potentially hazardous waste (paint, old batteries, computer equipment, etc.), please visit one of these sites for more information about how to dispose of it in an environmentally safe manner:

<https://www.vcpbublicworks.org/wsd/iwmd/hazardouswaste/ewaste/>

<https://www.conejovalleyguide.com/welcome/household-hazardous-waste-collection-options-for-thousand-oo.html>

Athens Services also will pick up your e-waste by appointment, see <https://athensservices.com/thousand-oaks-household-hazardous-waste/> for more information on that great option.

For info on your own ordinary household recycling, see <https://athensservices.com/recycling-guide/>.

● Don’t forget to harvest your fruit trees!! Many are now done with their production for the year and are in need of picking, it greatly helps reduce the rodent presence, especially the fruit rats!

MISCELLANEOUS

Holidays of the Month: No holidays in August (boo). But Labor Day is coming September 4, Rosh Hashana begins September 15, and Yom Kippur begins September 24. Oxymoronically, you can take “Labor Day” off. And shana tova umtukah and yom tov.

*That’s all s/he/it/they/we wrote for this month. **Please find a list of helpful local phone numbers at www.woodridgeestateresident.com/helpfulphonenumber**. Let us know of any others you suggest. (This month’s un-helpful number is 1-555-dogdaysofsummer.)*

NEXT HOA BOARD MEETING: The HOA Board had July off. The next HOA Board meeting is on August 24 at 6:30 pm at the PMP offices at 515 Marin Street, Suite 404 (opposite “The Oaks” mall off Hillcrest). *You can attend HOA Board meetings remotely by way of Zoom as well, but your HOA encourages at least occasional physical presence.*

TO PROVIDE INFORMATION AND IDEAS FOR THIS NEWSLETTER, WRITE jbriggs@jbriggslaw.com

SEND COMPLAINTS ABOUT THIS NEWSLETTER TO longwaytothetop@acdc.om.