

# THE STATE OF THE ESTATES

*Woodridge Estates Homeowners Association Newsletter*

**December 2023**

**Woodridge Neighbors:** We hope you and all of yours had a lovely Thanksgiving, Black Friday, and a long holiday weekend of delicious leftovers. We wish everyone the best for Hanukkah, Christmas, Kwanza, New Year's day, and whatever else you might celebrate in whatever way you choose to do so in the coming weeks. Winter officially begins December 21, at 7:27 p.m., at which point the North Pole is tilted the farthest away from the Sun and we have the fewest hours of daylight throughout the Northern Hemisphere—more sunlight per day starts the very next day and continues until we “spring forward” an hour to supercharge our sunlight hours on March 10, 2024, when Daylight Saving Time arrives again.<sup>1</sup>

## IN THIS ISSUE:

- Gatehouse holiday gifts*
- Current Irrigation Rules*
- Pest Watch*
- Power Outages and Generator Info*
- No short-term rentals!***
- Landscape report*
- Home Burglary Report*
- Ask the Newsletter*

## HEADS UPS

- **GATEPERSON GIFTGIVING:** Please see full article below on how to give a holiday “Thank You” to our front gate access personnel—*contribution to this fund is much preferred to cookies and cakes, and each contributor will be acknowledged in a card to each recipient of your generosity.*<sup>2</sup>
- **PAINTING REMINDER:** *If you are going to do ANY exterior painting, please contact PMP with your plans in advance!!*

*PMP will help you comply with community architectural rules and promises quick turnaround on your proposals. Contact Amanda at [aramos@pmpmanage.com](mailto:aramos@pmpmanage.com) for your painting inquiry, and*

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<sup>1</sup> California has passed legislation ending Daylight Saving Time if and when the federal government ever does so. There are a few jurisdictions in the US that do not follow DST—Hawaii, Arizona, and part of Indiana (!!) among them—but a lot of states have been pushing the feds to end DST. Your Newsletter is ambivalent on the subject.

<sup>2</sup> This means, of course, that our gatekeepers also will know who did NOT contribute . . . . So, contribute!!

see “Ask the Newsletter” below for more information.

● **RAINY DAYS:** California’s “Rain Season” is October 1 through April 30 and we are off to a good start so far in what is expected to be another wet winter in SoCal thanks to “El Nino.” While some local water use restrictions have been lifted, this is a reminder that you still are not supposed to water your shrubs (or whatever remains of your lawn) within 48 hours of rainfall measuring .25 inches or more, or more than three days a week for 10 minutes per station each of those days, or at any time other than between 6 pm and 8 am. With cooler weather now here for awhile, your landscape is less thirsty, so *watch the weather reports and shut your irrigation timer off when rain is in the forecast*—yeah, they often are wrong about rain predictions, but your yard can handle it during these cooler days. *Let’s all be water wise, a little helps a lot.*<sup>3</sup>

● **PEST ALERT:** *Local authorities have found several Queensland Fruit Flies within TO in in area that includes our neighborhood. Some of you may have seen some fruit trees in our community containing fly traps; these are designed to help the Ventura County Agriculture Department measure the scope of the problem and design strategies for combating what can be a devastating pest. Thankfully, it is a rare discovery and effective non-chemical eradication strategies are available. Please do not disturb the flytraps if you see them!*

*And here is another reminder to **please harvest your fruit trees regularly!** It keeps all kinds of vermin to a minimum.*

● **Power Outages:** Your Newsletter office suffered two power outages in October, neither of which was preceded by any SCE notice, and our lines in Woodridge are underground, so evidently these were due to unplanned technical difficulties at a nearby transformer or two. If you are planning a big event and want to know of any planned maintenance outage that could force a change in plan (or generator rental), you can visit <https://www.sce.com/outage-center/outage-information/maintenance> for more information.<sup>4</sup>

### **WOODRIDGE ESSENTIALS**

● **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.

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<sup>3</sup> It also would help if the state would build more water storage, but that is another story altogether.

<sup>4</sup> And if you are interested in adding a back-up generator to your home, our community is eligible for rebates on certain models. Visit [https://marketplace.sce.com/portable-generators/?utm\\_source=google&utm\\_medium=cpc&utm\\_campaign=11326823735&utm\\_keyword=sce%20generator%20rebate&utm\\_device=c&utm\\_placement=&utm\\_network=g&gad\\_source=1&gclid=Cj0KCQiAmNegBhD4ARIsADsYfTdmxonvUoutxRlign55rKtjn4I5AxaDKDSTljdHVBjctmfFmj1ZLBUaAonUEALw\\_wcB](https://marketplace.sce.com/portable-generators/?utm_source=google&utm_medium=cpc&utm_campaign=11326823735&utm_keyword=sce%20generator%20rebate&utm_device=c&utm_placement=&utm_network=g&gad_source=1&gclid=Cj0KCQiAmNegBhD4ARIsADsYfTdmxonvUoutxRlign55rKtjn4I5AxaDKDSTljdHVBjctmfFmj1ZLBUaAonUEALw_wcB) to learn more.

● **Management Contact:** Email your community requests, concerns, and inquiries to PMP Community Care at [care@pmpmanage.com](mailto:care@pmpmanage.com) to automatically open a “ticket.” If you need to speak with someone, call 805-642-2400 and ask for Hannah Lupoli. You also can submit a request via your PMP Management account at [www.woodridgecommunityassociation.com](http://www.woodridgecommunityassociation.com) on its “Dashboard.”

● **Website:** The Woodridge community website is [www.woodridgeestatesresident.com](http://www.woodridgeestatesresident.com), and also try [www.woodridgecommunityassociation.com](http://www.woodridgecommunityassociation.com) or [https://connect.pmpmanage.com/Home\\_v2/Login](https://connect.pmpmanage.com/Home_v2/Login) and look for the “Documents” tab after you log in. Agendas, minutes, Rules and Regs, and all your personal PMP account information, methods of payment of dues, violation notices, etc., are on both of the latter sites.

● **HOA Board Meeting Agendas:** Your HOA Board (thank you, volunteers!) meets every fourth Thursday of each month except July and December; if you have something you want the Board to discuss, let PMP know (see above) and **ask for it to be on the agenda at least 7 business days before the meeting.** Please Note: Under state law, and with few exceptions, the Board only can discuss matters that are on the meeting agenda.

● **Bulky Items:** Athens Services will pick up bulky items for free twice a year with a simple request at [www.athensThousandOaks.com](http://www.athensThousandOaks.com).

● **Local Wildfire/Homefire Prevention:** VCFD (Ventura County Fire Department) offers “Firewise” workshops you can access online. Check out these links: <https://www.youtube.com/watch?v=NHVfYAXIOLE>; <https://vcfd.org/firewise/>; and <https://vcfd.org/fire-prevention/fire-hazard-reduction-program-fhrp/>.

● **Community Facebook Group:** A Woodridge resident 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.)

## **THIS MONTH’S TIDINGS**

### **GATEHOUSE HOLIDAY GIFT-GIVING**

By now you should have received a special note via PMP and/or GateKey email blast about your HOA’s fund for holiday gifts of cash to the gatehouse personnel. The gatekeepers unanimously report that all the cookies and other goodies are appreciated—**but cash is King!** Yeah, we get it. Your Newsletter joins the HOA Board in encouraging **full homeowner contribution participation** in whatever amount you can spare this year—in case you missed the memo, here are the particulars:

*In lieu of bringing snacks, treats, or gift cards, the Board will be collecting voluntary donations from residents and distributing those funds to the front gate personnel that work for our community. The amounts given to each greeter will vary based upon seniority, full time versus part time employment status, and a performance evaluation. Only personnel who are assigned to our community on a regular basis will receive a holiday bonus. In addition to receiving a check they will also receive a holiday card that **includes a list of all residents who contributed to the fund.***

If you would like to show your appreciation and make a voluntary contribution to this holiday fund, please mail a check to our property management company made out to Woodridge Estates with Holiday Gate Personnel Fund in the memo line. Checks can be mailed to the following address.

*Property Management Professionals, ATTN: Woodridge Holiday Fund, 515 Marin Street, Suite 404, Thousand Oaks, CA 91360*

You can contribute through December 31, but the sooner the better for our deserving gatekeepers! Thank you in advance to all who participate. Please do participate!

### **JUST SAY “NO” TO “AIRBNB” AND OTHER SHORT TERM RENTALS!**

Residents on one of our streets recently alerted the HOA and PMP to a home in our community being rented-out on a short-term basis via Airbnb. *Your HOA and PMP put a quick end to that, and they say “Thanks” to all the residents for promptly letting them know of this clear and serious rule violation.*

*Woodridge Rules and Regulations are available at [www.woodridgecommunityassociation.com](http://www.woodridgecommunityassociation.com) or [https://connect.pmpmanage.com/Home\\_v2/Login](https://connect.pmpmanage.com/Home_v2/Login) at the “Documents” tab after you log in. Every homeowner in the community has signed a commitment to abide by these Rules and Regulations—ignorance of their content, even as it may be changed (with notice) from time-to-time—is no excuse, and penalties for violations can be severe: \$2500 for a violation of Rule 7.1.2, which clearly and expressly prohibits any lease or sub-lease of fewer than 30 days and prohibits rentals via “Airbnb” and VRBO” and other similar sub-rental sites.*

### **LANDSCAPE UPDATE**

Your HOA Board approved two landscape undertakings at the November meeting, and put one proposal on hold while seeking further community input.

*First, after a diligent walk-about, various proposals for dealing with common area fire-prone acacia on the perimeter of our community were considered, in particular as to the slopes below Morning Ridge. Acacia root balls support slope stability, but this woody plant chokes out rosemary groundcover and is excellent fire tinder. All acacia on Morning Ridge will be trimmed and some will be removed to create fire breaks, though the roots balls will remain to avoid slope erosion. Further removal may be in the offing after this initial “fire break mosaic” effort is completed. Re-planting with alternative ground cover also will be assessed after this initial removal effort. The catch basin east of Morning Ridge also will be cleared of weeds subject to reasonable access.*

*Second, all turf areas within the community common areas (parkways and the “pocket park” on Morning Ridge) will be aerated, de-thatched, and re-seeded. In the grassy area by the front gate, some additional turf area will be replaced by boxwood, reducing but not eliminating turf coverage there.*

On hold is a proposal to replace the seasonal “colorway” plantings in the entry gate planter with white or other rose bushes surrounded by a boxwood hedge. This would imitate (and match) similar planted areas in the immediate vicinity of the front gate and gatehouse, and should save money over time by

eliminating the several times a year re-planting of season-appropriate flowers. However, some support was voiced for the changing colorway plantings, along with concern about blocking the view of the gatehouse fountain; the boxwood hedge and the roses also may require more regular maintenance to sustain them over time.

***If you have thoughts about the front gate “welcome planter” and its future, please share them with the Landscape Committee via PMP at [hlupoli@pmpmanage.com](mailto:hlupoli@pmpmanage.com) and/or with the Newsletter at [jbriggs@jbriggslaw.com](mailto:jbriggs@jbriggslaw.com).***

Meanwhile, irrigation savings continue to accrue to the community as a result of ongoing efforts of the Landscape and Irrigation committees of the HOA. This includes monthly common area irrigation “audits” by Marina Landscape of all irrigation lines and prompt attention to cracked pipes and broken irrigation heads. As the rainy season and cooler weather descend, adjustments to watering cycles will be made and plantings monitored for signs of stress. Every effort is made to shut irrigation off when we get measurable rain.

Thank you to all committee members and to Marina for their attention to this cost and environment saving work. You are most appreciated!

## **COMMUNITY POLICE AND FIRE SAFETY NEWS**

The most recent home burglaries by South American Theft Groups were in Morrison Ranch a little southeast of here, targeting open space/golf course adjacent homes as usual. **As daylight lessens and the holidays approach, an increase in these attempts is expected.** These professional burglars are using drones to monitor homes lacking in activity due to vacations and other temporary departures.

*If you are going to be out of town over the holidays, please let your neighbors know to be on the alert, to move your waste bins out and in each week (even if empty), and to make sure your outdoor lights are on.*

TO Police and the Ventura County Sheriff recently sent around a flyer reminding people to be extra vigilant during the holidays. The increase in home burglaries, porch-pirating, follow-home robberies, and smash-and-grab thievery is not going to dissipate, so just be aware of your surroundings at all times and don't hesitate to call the police at 805-654-9511 to report suspicious activity—they really want you to call!

*For some good news, though: Ventura County was the safest large county in Cali for 2022 (in terms of per capita violent crimes) and TO was the 10<sup>th</sup> safest city—Moorpark was third, so that is something to shoot for, er, hope for. Here is an article with all kinds of feel-good statistics about Ventura County: <https://www.toacorn.com/pageview/viewer/2023-11-10#page=2>*

On the fire-prevention front, your HOA is looking into the possibility of applying for a ‘Firewise Community’ certification that could result in substantial savings for the HOA and individual homeowners on their fire insurance. It is a complex application process, but something your HOA volunteers are looking at closely for the benefit of the entire community.

## ASK THE NEWSLETTER

*I have heard that even old and disconnected cell phones can be charged up and used to call 911—we are not hoarding our old phones, just asking for a friend . . .*

We have heard the same thing, and your “friend” is ahead of the game because s/he actually seems to know where all his/her old cellphones and their chargers are! When we find ours (we admit to hoarding them; no reason, we just do, don’t judge) we will test this out. If you don’t hear from us again on this subject, it means yes, it really does work. (Or it means we couldn’t remember where our old phone stash is.)

*I miss the lighted wreaths on our entrance gates, and can we just leave the beautiful holiday lights up all year?*

Those wreaths we all loved are as old as the community and had to be retired. We anticipate new wreaths in 2024, as well as even better lighting, thanks to various HOA volunteers and donors. Maintaining those lights year round, however, is an expense your HOA has chosen to forego.

*Do I need permission to re-paint the exterior of my home with the same colors?*

No, and you won’t need to complete a painting application if using the same colors, but PMP sends out cease and desist letters as soon as it sees painting prep work being done if no initial inquiry is on file—so always let PMP know about your painting plan in advance!

*What is the status of the Thousand Oaks homeless shelter?*

The city’s plan to create a 30-bed homeless temporary shelter in an industrial area northwest of downtown TO has been approved for a state grant to cover construction and some administration. TO is one of only seven recipients throughout the state (which says a lot about how well planned this facility is—good work, TO city council!). The facility should be open in the fall of 2024 and will be invaluable, given the current state of the law, in helping those in TO who genuinely need it and in keeping TO public spaces clean and clear of encampments. Work to convert a hotel near The Oaks mall into “permanent supportive housing” also has begun and is equally important to helping those who need it and preventing LA-style encampments.<sup>5</sup>

## OLD BUSINESS

**GateKey App and PMP Electronic Mail Set-Up:** Please be reminded that signing up and using the GateKey app at [www.gatekey.com/resident-login](http://www.gatekey.com/resident-login) , and signing up for email communications from the community management company, PMP, instead of paper/mail, **SAVES EVERYONE MONEY**. None of this

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<sup>5</sup> Your Newsletter has been involved in fighting homelessness for 15 years. We welcome your questions about the scourge of homelessness and efforts to combat it. Write [jbriggs@jbriggslaw.com](mailto:jbriggs@jbriggslaw.com) with your questions and comments.

is difficult—PLEASE take care of this, you will be glad you did, really. **See the September Newsletter for more sign-up details.**<sup>6</sup>

**Pest Control Discount:** *Wildlife Management Professionals (“WMP”), our new pest control vendor, offers a discount to Woodridge homeowners. Please contact Troy Spillman at (805) 578-3454 for your specific gopher, vole, and rat control needs. Here are the discount details:*

“Should a homeowner/resident require additional service, such as general pest spraying, we provide a discounted fee of \$45.00 on the days we are scheduled to service the community. Should a homeowner/resident request service on a non-community scheduled service day, the fee is \$85.00. (Our regular rate is \$145.00). A rat bait station is \$65 for placement and \$45.00 for ongoing monthly service. Discounts do not apply to bee treatment, rabbit removal, coyote depredation, racoon, skunk, and/or possum control.”

*This is also a good reminder for us to harvest our fruit-bearing trees before over-ripe fruit attracts unwanted visitors. If you have an overabundance of fruit, feel free to donate at TO’s local foodbank, “Manna Food Bank,” at 95 N. Oakview Drive, just a block off TO Boulevard and near Old Conejo School Road. They also accept frozen food as well as canned and other packaged foods that are not yet “expired.”*

**Streetlight Update:** After the recent streetlight bulb renovation, just one light remains non-operational, but this is due to an SCE power connection issue and we are in line with SCE for a repair—but it’s a long line (kinda like that waiting room in “Beetlejuice”). It might help get that last light (at Willow Canyon and Country Home Court) working if individuals contact SCE directly at <https://www.sce.com/outage-center/report-street-light-outage>, you can use 3373 Country Home Court as the address and Willow Canyon as the cross street. Thanks!

**Landscape Matters:** *If you see a landscape issue that needs addressing, please email PMP Community Care at [care@pmpmanage.com](mailto:care@pmpmanage.com) to open a “ticket.” PMP and the Landscape and Irrigation Committees of your HOA will work with Marina Landscaping to address your concerns. For transparency and clarity purposes, homeowners and Board Members alike are asked to communicate with and give instructions to **community vendors** only through PMP.*

## WHATNOT

**Holidays of the Month:** Hanukkah begins December 7 (also Pearl Harbor Day); Christmas is Monday, December 25; Kwanza is December 26; and New Year’s Day is on a Monday this year.

*Prepared or not, Happy holiday season to you all from all of us at your Newsletter!*

**Fire Prevention Tip of the Month:** If you have wood-chip mulch in garden areas next to the walls of your home, make sure they are at least 5 feet away—use rocks for the rest of that area.

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<sup>6</sup> Prior issues of the monthly Woodridge Newsletter are available at [www.woodridgeestatesresident.com](http://www.woodridgeestatesresident.com), [www.woodridgecommunityassociation.com](http://www.woodridgecommunityassociation.com), or [https://connect.pmpmanage.com/Home\\_v2/Login](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”).

**Trash Tips of the Month:** *Your green trash bin (for “organics”) is not for pet waste, palm fronds, cactus or any other succulents, or even plain old “dirt.” Pizza boxes are okay (if 100% fiber based). Athens Services also will pick up Christmas trees left at the curb, as long as they are not longer than 6 feet (it is okay to cut yours in half or more; the green bin also is okay if the pieces fit).*

**Gatehouse Numbers of the Month:** 6,903 non-resident vehicles were processed at the front gate during October. However, only 35% were waved through thanks to advance GateKey notice by a resident, all the rest required resident contact by the gate access personnel. **PLEASE** sign up for *and use* the GateKey app at [www.gatekey.com/resident-login](http://www.gatekey.com/resident-login) for your planned visitors! Most communities process at least 60% of their visitors via GateKey, and we are *better* than “most” communities, no?

**Newsletter Update:** *There probably will not be a January 2024 issue. We more likely will catch you all up in early February. (Our staff is planning a union organization effort and a strike through the holiday season. We are going to hold tough on our no salary and no benefits policy, though!)*

*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](http://www.woodridgeestateresident.com/helpfulphonenumber).** Let us know of any others you suggest. (This month’s un-helpful number is 1-555-powershutoffhelp.)*

**NEXT HOA BOARD MEETING:** There is NO DECEMBER BOARD MEETING, so the next HOA Board meeting is January 25 at 6:30 pm at the PMP offices at 515 Marin Street, Suite 404 (opposite “The Oaks” mall off of Hillcrest). *You can attend HOA Board meetings remotely by way of Zoom, but your HOA encourages at least occasional physical presence.*

*Reminder: HOA Board members are prohibited by law from discussing most matters outside of public Board meetings and items not on the published agenda. If you want the Board to address something specific, please ask PMP to put the matter on the agenda at least 7 business days before the next Board meeting.*

**TO PROVIDE INFORMATION AND IDEAS FOR THIS NEWSLETTER, WRITE [jbriggs@jbriggslaw.com](mailto:jbriggs@jbriggslaw.com).**

**SEND COMPLAINTS ABOUT THIS NEWSLETTER TO [www.socal Edison.com](http://www.socal Edison.com) .**