

THE STATE OF THE ESTATES

Woodridge Estates Homeowners Association Newsletter

April 2023

Calling all Woodridgists: Welcome to spring, and no, you did not miss the March Newsletter—now that HOA Board meetings are on the fourth Thursday of every month instead of the third, we usually won't have time to get this missive out before the next month arrives; so for those of you collecting your Newsletters in commemorative 3-ring binders (on sale at your Newsletter Store!), you need an insert to note that in 2023 we jump from February straight to April but without missing an actual beat (or March). Peace!

IN THIS ISSUE:

-HOA Election IMPORTANT (\$\$) DEADLINE!!

-Parking rules reminder

-Rain Report

-Security report

-Potential Scam Report

-Ask the Newsletter

HEADS UPS

● **HOA Election:** Each homeowner registered as a Woodridge voter (one per household) now has received a ballot package for the April 27 HOA Board election. **Completed ballots must be sent back in the envelopes provided by noon on April 25, 2023.** WE MUST HAVE 51% OF THE BALLOTS SIGNED AND RETURNED OR BY STATE LAW THE HOA HAS TO DO ANOTHER MAILING AND THAT COSTS MONEY WE DO NOT NEED TO SPEND IF Y'ALL WILL JUST SIGN YOUR BALLOT AND RETURN IT ASAP!!

● **Turf Installation:** *If you are planning to install artificial turf, PLEASE be sure your installer leaves your underlying irrigation lines in place and puts a bubbler head near your parkway median tree(s). Homeowners are responsible for watering their parkway trees, and replacing a dead tree is expensive, so plan ahead if you are installing turf!*

● **Natural Gas Bills Going Down (some):** We just got our February natural gas bill, and usage was up for that month (it was cold!) but the cost went down some.

● **New streetlight lamps** *have been delayed because the new soft-white brighter and longer-lasting LED bulbs that will replace the now antiquated florescent bulbs on each of our streetlight poles throughout the community have not yet arrived. #supplychainissuesagain*

● **HOA Planning:** Your HOA has a couple upcoming projects to watch for in your email and on our streets. First, the periodic "slurry" work on our streetscape is coming sometime in the next several months—this re-surfacing seals up cracks and prevents potholes and will be done according to a schedule that will help everyone plan accordingly in advance. Second, common-area wrought iron

repair work will begin approximately in May—if you need wrought iron repairs of your own, please let PMP know and you should be able to piggyback on the HOA’s work to some extent, perhaps including a modest volume discount. If you share wrought iron fencing with a common area, the HOA will share some of the cost of repair with you—again, let PMP know of your interest as a starting point. Finally, new Architectural Review and HOA Board Ethics guidelines will be discussed at the next HOA Board meeting and then circulated for comment.

So, keep your eyes open for all that, and you really oughta attend a Board meeting. Stuff happens!

WOODRIDGE COMMUNITY BASICS

● **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.”

● **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

● **Website:** The Woodridge community website is at www.woodridgeestatesresident.com. If you can’t find what you are looking for there, try www.woodridgecommunityassociation.com.¹

● **Get the GateKey app at www.gatekey.com/resident-login.** Tutorial access is on the site. *No complaining about visitor lane backups at the gate unless you are signed up with Gatekey!*

By the way, you have received, or soon will receive, information about how to pay for transponders through your existing HOA account on the PMP site for our community. This should speed up the process of getting new or replacement transponders.

STUFF

HOA ELECTION AND MEETING CHANGE

The HOA Annual Meeting is at 6 pm (not 6:30) on Thursday, April 27. At the Annual Meeting, the two seats on the HOA Board up for election this year will be filled, followed by the regular Board meeting.

IMPORTANT!! The election is conducted by an outside independent vendor, Ballot Box, and they will count the ballots off-site starting at 6 pm on the 27th and advise of the result during the Annual Meeting—but they will not be present at the meeting, and by that time ballots will be overdue. SO, and this is the real important part, YOU MUST MAIL YOUR BALLOT TO BALLOT BOX IN THE ENVELOPE ALREADY PROVIDED IN YOUR ELECTION PACKET SO THAT IT IS

¹ Your HOA is working on a plan to consolidate these websites, and we will keep you posted!

RECEIVED BY BALLOT BOX NO LATER THAN NOON ON APRIL 25!! You may not drop your ballot off at the 6 pm meeting—it will be too late at that point.

AND THIS IS THE NEXT EQUALLY IMPORTANT PART: State Law requires at least 51% voter participation—if at least 51% of voters do not return their ballots on time, a second mailing will be required and that will cost the HOA money that certainly can be used better elsewhere. **SO COMPLETE AND RETURN THOSE BALLOTS ASAP!!**

*Yeah, we know there are only two candidates for the two seats, **but you still gotta vote!!***

Also, HOA meetings are now in-person again, though you can still attend by Zoom. The in-person meetings are at the PMP offices at 515 Marin Street, Suite 404 (opposite The Oaks mall off Hillcrest). Zoom connection information is on the agenda sent to you by email.

WOODRIDGE RULE OF THE MONTH--PARKING

Some questions were asked about community parking rules and enforcement at the March HOA Board meeting (see what you are missing?). So here again are the details:

Woodridge Community Rules and Regulations, Sections 5.3, .5, .6, and .7 (*summarized*):

If you are a resident with a vehicle, you need to get a transponder. The transponder gets you through the “Resident” side of the front gate. If you have a transponder, however, you may park on the street—as opposed to in your driveway—only between 7 am and 7 pm. If you park on the street with a transponder between 7 pm and 7 am, you are subject to a citation and fine.

Your “guest” with a vehicle— a “guest” is someone who does not live here AND is visiting you for no more than 14 consecutive days AND for no more than 30 days in a one-year period—needs a Guest pass from the gatehouse for his or her vehicle in order to park it on the street. Such a guest can park on the street day and night IF the Guest pass is displayed visibly on the dashboard. A visitor who starts as a “guest” but loses eligibility (stays with you more than 14 days in a row or more than 30 days in a year) will get a citation and fine for which the homeowner is responsible. (Yes, the gatemindees keep track of this stuff.)²

There are a couple of exceptions to these restrictions, set forth in the Rules and Regs in detail.

See here for all those details—note that all exceptions must be approved in advance:

https://www.woodridgeestateresident.com/files/uqd/fccece_64a2f8a3ffdb465693bd55d6ea9e491f.pdf.

Enforcement takes place by random patrols approximately 10 hours per month. Note that some 50 citations were handed out in February—so enforcement is in gear and scofflaws will get a citation eventually!

² PLEASE sign up for the Gatekey app at www.gatekey.com/resident-login. It is really easy to give your guest info to the gate personnel by way of this app, and that helps avoid your guests having to wait in a long line at the gate.

Please be reminded that the Rules and Regs are something you signed when you bought your home here. Please check them out now and again to ensure compliance—they are designed to keep the neighborhood clean and quiet and valuable!

DROUGHT REPORT

We had a dry February after a wet December and January, but the March rains certainly made up for that, and then some!

The week of March 20 alone saw us get 2 inches of rain, we are at 26.33 inches for the rainy season (commencing October 1), and almost at twice the “normal” rainfall amount for the season—last year at this time we had just 9.33 inches at this same time, so we are almost three times ahead of last year! So, yeah, it has been wet.

“Drought” can be measured in lots of different ways, and our Science Reporter is ill with a weird new fungus that has the CDC all worried (we think he just needs to shower more, but he is very eco-conscious), so we will just leave it to y’all to decide for yourselves whether and to what degree we are still in a drought condition locally or statewide. Here are some local articles on the subject:

<https://www.vcstar.com/story/news/2023/03/07/california-drought-lake-casitas-ojai-valley-reservoir-water-capacity-storms/69964903007/>

<https://www.vcstar.com/story/weather/2023/03/21/ventura-county-california-rainfall-historic-record-years-west-drought/70030107007/>

<https://www.vcstar.com/story/news/2023/03/24/california-ends-some-water-limits-after-storms-ease-drought/70046969007/>

What we *will* venture to say is that we have, indeed, had more than a mere “drop in the bucket” worth of rain, and have made more than just a “dent” in refilling reservoirs and recharging acquifers. We also will note that few, if any, climatologists predicted this wet a season in advance, the Sierra snowpack is nearing all-time highs, and the Colorado River basin also is improving with our recent (and again, unpredicted) “atmospheric rivers.” Will this allow us to return to grass lawn care anytime soon? On that we can only say, again, your local voice (and vote) matters. Thousand Oaks has yet to ease up on the restrictions.

You can track local rainfall at <https://www.vcwatershed.net/fws/reports/rain-season-report>.

COMMUNITY SECURITY UPDATE

While pleased to report a second month without a burglary incident within or adjacent to our community, other neighborhoods in our general area have suffered more burglaries of late, indicating that the South American Theft Groups operating in our general area are not gone, just mobile. We have it on good authority that these groups work mostly independently of one another, so they don’t compare notes—so, unlike that first ding in your new car, which we all know provides immunity from further dings for at least a year, being victimized once does not mean you won’t get hit again. Whatever

you can do with alarms and cameras and motion lights and dogs to harden your target, now is not the time to slack off!

We won't bore you again with a list of "to do's" around your house—see any number of old Newsletters for all that advice you have ignored so far to date anyway—but we would like to remind everyone that you should revisit your home insurance policy in regard to valuables schedules (these miscreants are after your jewelry, not that old VCR) and, for the sake of the community, get your outdoor lights working and turned on from dusk to dawn (a strong recommendation from local police).

POSSIBLE SCAM ALERT

Some of us recently received a "Community E-Waste" flyer with a number to call for "free pickup" of various "e-waste" items like computers, cellphones, batteries, and light bulbs. Experience in another community suggests that this is a means by which people with less than environmental protection on their minds can obtain names, phone numbers, and addresses within our community for all manner of other intents and purposes. **Your HOA does not sponsor this sort of "community event" and those flyers did not come from the city or from Athens Services, our local waste hauler.** Please do not give community visitor/vendor access to these folks.

Instead, if you have e-waste or other potentially hazardous waste to dispose of, the city does offer great e-waste handling options. Please visit one of these sites for more information about where you can take your hazardous waste for environmentally safe disposal without compromising community security:

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

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

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

Athens Services further³ reminds us that it will pick up bulky items for free twice a year with a simple request at www.athensThousandOaks.com, and please contact them for your senior discount on your monthly bill if you haven't done that already!

ASK THE NEWSLETTER

Do driving schools teach 4-way stop sign management anymore?

³ "Grammar Tip of the Month: "Further" and "farther" are not interchangeable! "Farther" is used when speaking about geographic distance—"I hit my golf ball farther with my new club" (sure you do)—and "further" is used only to mean "here is something more" or "in addition," as in "I hit my ball farther with my new club, and I further like the way it looks in my new golf bag" (braggart).

Based on observational experience, either they don't teach it or people don't learn it. One cannot leave our beloved community without encountering a 4-way stop intersection at Sunset Hills Avenue and Erbes Road, and if going south on Erbes you reach another one at Pederson before you get to the traffic lights at Avenue de Los Arboles. Neither intersection is usually very busy, but when they are, wow, many people seem to be utterly mystified about how to proceed. So here's a flashback to your Driver's Ed days:

The first vehicle to come to a complete stop at a 4-way stop intersection has the right of way, so pay attention to the order of arrival as you approach the intersection. If two or more vehicles arrive and stop at the same time, each vehicle defers to the vehicle to the right.⁴

Simple, no? Apparently not, and for many drivers of all ages. The main problem is approaching the intersection too fast and not paying attention to the other arriving vehicles. (Put that cell phone down!) It also helps to come to a clear complete stop so there is less doubt about who arrived first. (No more rolling California stops.) And when in doubt, just give a friendly wave to the other guy to go ahead, count it as your good deed for the day. Also, FYI, when it is your turn you do not have to wait for the first car to completely clear the intersection to proceed, so long as the first vehicle is not in your way (e.g., if that car to your right is going straight through and you are making a right hand turn, get going!). Let's all try to do better and keep the traffic flowing, okay?

Have you ever been to the Ronald Reagan Presidential library in Simi Valley?

Yes, and I think we do not appreciate how very cool it is to have such a facility in our backyard. It doesn't matter what you thought of Reagan; his tenure as President is part of our history and the Reagan Library is quite full of history of all kinds. The Air Force One exhibit—it's a whole darn plane!—and the Oval Office replica are alone worth the visit, and the Ron and Nancy gravesites and the Berlin Wall section offer extraordinary views of the Conejo Valley (and peaceful spots for contemplation when you need a little perspective in your life). The current exhibit is a Holocaust reminder, and we cannot recommend it enough—talk about gaining perspective. Here is an article about the exhibit:

<https://www.toacorn.com/articles/a-harrowing-story-that-needs-to-be-told/>

OLD BUSINESS

- Reminder that you **always** must check in with the **Architectural Review Committee** if you are planning renovations in and around your home—the Committee promises to respond to your inquiries and submissions with alacrity, and checking with the Committee up front can save you lots of time, and even money. This applies to *all* renovations, PLEASE especially don't take on any outdoor modifications without getting ARC approval!

The Architectural Guidelines and forms for review can be found here:

https://www.woodridgeestateresident.com/files/uqd/fccecce_7c9127bcb5194ae792fccd3236b8ffc5.pdf.

⁴ Of course, if 4 vehicles arrive at exactly the same time you all have to stay there forever.

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!!)

● **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.*

MISCELLANEOUS

Holidays of Next Month: No official holidays in April. (Boo!) Passover starts at sundown on April 5, April 7 is Good Friday, and April 9 is Easter. Our best to everyone for the season no matter how or when or whether you celebrate a higher power.

Word of the Month: “Alacrity:” *brisk and cheerful readiness.*

Funny Sign of the Month: “My housekeeping style is best described as, ‘There appears to have been a struggle.’”

That’s all s/he/it/they/we wrote for this month. (Are we woke or what?) 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-loweryourgasbill)

NEXT HOA BOARD MEETING: April 27, *SPECIAL TIME 6 PM*, at the PMP offices at 515 Marin Street, Suite 404 (opposite “The Oaks” mall off Hillcrest). You also can attend HOA Board meetings remotely by way of Zoom. THE APRIL MEETING IS ALSO THE HOA’S OFFICIAL ANNUAL MEETING, AND VOTES FOR THE BOARD WILL BE TABULATED STARTING AT 6 PM BY THE INDEPENDENT ELECTION EXAMINER. Remember, we must have 51% of the ballots returned, so please get yours in by the Noon, April 25 deadline. *It will save you/the HOA money!*

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

SEND COMPLAINTS ABOUT THIS NEWSLETTER TO vladimere@pootin.rus