

THE STATE OF THE ESTATES

Woodridge Estates Homeowners Association Newsletter

October 2023

All Y'All in Woodridge: Welcome to fall! Is it Halloween yet? This is expected to be an *El Nino* winter, so we are supposed to have some wet months ahead. Feels like it already started, no?

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- Parking and Doggie Don't Reminders
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HEADS UPs

● **Speeding, etc., in Woodridge:** More than one Woodridge resident has been in touch with your Newsletter in the last month to urge us to urge everyone (**yet again**) to *please slow down*, to please not tailgate, and to please fully observe the stop signs in our neighborhood. Our community management company, PMP, says it has heard from even more residents on this subject. Several close calls with pedestrians and pets, and especially children, have been reported of late

PLEASE, friends, SLOW DOWN, STOP TAILGATING, and MAKE FULL STOPS AT STOP SIGNS. Your Newsletter's lawyer, Marvin Belie, tells us to trust him (and we do), you do NOT want to be in an accident within our gates (or without, for that matter). PMP will take a report (license plate, make and model, address, photo—anything you have will help) and send a warning letter to malefactors, and we all have cameras on our phones, so c'mon, people, take it easy while driving in the community, please.¹

● **Parking Issue:** Both the CC&Rs and the Woodridge Rules and Regulations require garages to be used for their intended purpose, i.e., parking vehicles. The community has approved some parking exceptions, but please be reminded that parking in one's driveway in a manner that blocks the sidewalk is a violation of California Vehicle Code 22500(f) and **will be enforced by TO Police.**

¹ Your Newsletter also can report observing **more periodic patrols by TOPD (Thousand Oaks Police, a/k/a VCSD (Ventura Country Sheriff Department)) within our gates** in the last month, by the way. TOPD is looking for bad drivers in residential areas throughout the city; **this is a BIG issue for VCSD these days.**

● **Dog Re-Doodoo:** After about a year of solid success with the community's "No Poop Left Behind" effort, some of us evidently have reverted to old habits and un-picked-up puppy poop ("UPUPP") reportedly is again on the rise. Friends, we have four doggie bag-and-drop stations in the community, and it simply is inexcusable for anyone not to pick up after their pets. It also is a violation of the TO Muni Code! Let's dooo better, please. Put your phone away, tell the high school and visiting college kids to do the same, give the dog enough of a walk to pass at least one doggie dumpster, and be kind to your neighbors by taking care of bowser's little blessings, m'kay?

● **New ARC Rules:** *The new Architectural Review guidelines and rules recently circulated received no adverse comments from the community and were passed unanimously at the September HOA Board meeting. You can find them on either of the Woodridge websites (see "Woodridge Essentials" section below for website details).*

● **New Personnel:** Please welcome our new PMP Community Manager Hannah Lupoli, who can be reached at hlupoli@pmpmanage.com, and also Quintin Ridley at quintin.ridley@aus.com as our new gatekeeper supervisor. The Newsletter thanks Julie Phan and Doug Huemme for their prior service to our community and welcomes aboard these new representatives of our VIV (Very Important Vendor) group.

Please also be reminded that it is NOT acceptable for anyone to berate our management or Gatekeeping staff! If you have trouble getting anyone inside the gate, the fault likely is largely your own—get your visitors on the list ahead of time via GateKey! (See below for instructions (again).) There are cameras everywhere, so it is not just you and the Gatekeeper who know who you are when you go off on the gate personnel The world outside our gates has enough strife, let's try to keep things peaceful within our gates. Please and thank you.

● **New Vendor:** We also welcome Wildlife Management Professionals ("WMP") to Woodridge as our new PPCV (Perimeter Pest Control Vendor). WMP offers a discount to Woodridge homeowners needing PPA (Personal Pest Attention), please feel free to contact Troy Spillman at (805) 578-3454 for your specific gopher, vole, and rat control needs. (No, sorry, in-laws are not included.)

● **Dead Bird Reports:** *It seems that WNV (West Nile Nirus) is on the uptick this year (of course it is, always gotta be something, right?), so Ventura County Public Health officials are asking everyone to check our patios and yards for standing water (and get rid of it) and suggesting we all use extra repellent in the early evening hours in particular. Turns out the VCPHO track the virus in part by way of DB (dead birds), so call 877-968-2473 to report any dead birds you may happen upon while out and about. (Seriously, they are taking dead bird reports—who knew? Well, Hitchcock knew.)*

● **Local Wildfire/Homefire Prevention:** VCFD (Ventura County Fire Department) offers "Firewise" workshops you can access online. Check out this link: <https://www.youtube.com/watch?v=NHVfYAXI0LE> . More information is available at <https://vcfd.org/firewise/> and <https://vcfd.org/fire-prevention/fire-hazard-reduction-program-fhrp/> .

● **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 , and signing up for email communications from the community management company, PMP, instead of paper/mail, **SAVES EVERYONE MONEY**. None of this*

is difficult—PLEASE take care of this, you will be glad you did, really. See the September Newsletter for more sign-up details.²

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.

● **Management Contact:** Email your community 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 Hannah Lupoli. You also can submit a request via your PMP Management account at www.woodridgecommunityassociation.com on its “Dashboard.”

● **Website:** The Woodridge community website is www.woodridgeestatesresident.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, 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.

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

● **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. 28 members and growing! (NOTE: This is not an HOA project.)

THIS MONTH'S INFO

HOA BUDGET AND DUES

Your HOA’s annual budget planning process is underway. Dues have not been increased for a couple of years now, and the HOA’s community consultant has recommended a dues increase to account for inflation, in particular to cover increases in vendor contract costs and to maintain the HOA’s reserve fund. Your HOA Finance Committee, however, has taken advantage of increasing interest rates by conservatively investing reserve funds; along with ongoing irrigation savings and other expense planning, therefore, no dues increase *presently* is anticipated for 2024.

² 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”).

SAFETY UPDATES

Security and other concerns arose last month when an “Estate Sale” on Eaglewood resulted in a large number of “guest” vehicles entering Woodridge and parking all around that area. HOA President Mary Jo Ammon addressed this directly at the September HOA Board meeting, noting that various communication errors in the approval and implementation process resulted in an event over which proper control was lost. While the community Rules and Regs allow such sales upon HOA Board approval, the CC&Rs prohibit any sort of “visible” commercial activity within the community; in any event, the HOA Board indicated “lesson learned” and announced it will not approve any yard or garage or estate sales in the future.

Meanwhile, the South American Theft Groups operating in Ventura County are still around. So our vigilance still is required. See prior Newsletters for plenty of safe-and-secure tips.³ And please be safe when out and about as well—situational awareness is critical these days!

LANDSCAPE UPDATE

As previously reported, cost and aesthetic considerations led to your HOA Board’s decision (in consultation with the community’s common area landscape provider, Marina Landscape—no acronym, just “Marina”—to restore the grass in the front gate area and on common area parkway medians on Sunset Hills and Heavenly Ridge. Throughout the fall these areas will see irrigation placement modifications, aeration, dethatching, iron-treatments, and overseeding. Some drought-resistant planting tweaks also will be made in the front gate area to reduce the prior extent of the grass coverage in the front gate “park” area.

The grassy area on Morning Ridge already has been overseeded, the front fountain is operating again, and light fixtures in the front entry area have received maintenance work and been upgraded to LED bulbs.

Meanwhile, perimeter tree trimming for fire prevention nearly is done, and a second fire abatement weed reduction effort is underway on the common area slopes surrounding our community. Internal common area planted areas continue to be hand-weeded by Marina workers on a rotating basis throughout the community. Marina will prepare a rotation schedule for publication on the community websites.

Please be reminded that if you see landscape issues that need addressing you can email PMP Community Care at care@pmpmanage.com to open a “ticket.” PMP and the Landscape and Irrigation Committees of your HOA welcome your input and will work with Marina to address your concerns.

³ 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”).

ASK THE NEWSLETTER

Will those sneakers on the light poles on the Sunset Hills parkway median between Erbes and North Amaranto ever be removed?

Good for you for even noticing! They have been up there for several years now, so probably not. It is more likely they will rot and fall down on their own before anyone comes to remove them forcibly. Your Newsletter tried waiting for the city or SoCal Edison to notice—no such luck. (Can't say we didn't give that a fair four-year try.) Second, we used the "Mobile Citizen" reporting app, went through the whole registration process, figured out an address to use for the shoes because it is required for reporting, and then were told it is an Edison responsibility, not the city's. Two phone call tries and 27 automated call prompts later, plus 7 minutes wait time (that's actually not terrible), we finally spoke to someone at Edison. Some 6 minutes later our simple report was completed. Result? Their shoes still be up there

Can I put bags of food in my organics (green) trash bin?

Yes! Athens Services advises that it prefers food scraps be put in your container in the raw (not bagged), but understands why we might not want to do that, what with rats and maggots and smells and all. (Kind of them to understand.) So, paper bags for your food trash are the next preference, and plastic bags are okay IF they are clear (so the lucky Athens "Trash Sorting Specialists" can see what you have in there before they just throw it all into a landfill-destined container). *The More You Know.*

OLD BUSINESS

- **"BRING WOODRIDGE ON-LINE":** We continue to urge everyone to use *GateKey* to notify the front gate guardians of expected guests and vendors in advance whenever possible. *GateKey* is easy to use and available on your computer and/or via a free "app" on your smartphone. **Here is the website log-in page:** www.gatekey.com/resident-login .

Using GateKey to let gate personnel know of expected visitors in advance reduces wait times for your visitors arriving at our front gate. 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 money! PLEASE sign up and use GateKey!!

- **WOODRIDGE STREETLIGHTS UPDATE:** The effort to get Edison out to handle two troublesome streetlights on Willow Canyon (at Country Home Court and Hampton Court) finally worked, at least for the analysis phase—we know Edison visited and inspected, but we also know they decided it is a power source issue and requires more of an effort than they had thought. So, it is hurry up and wait time again for those two streetlights. The light out on Eaglewood and Heavenly Ridge, however, will get a replacement lamp from our vendor in the nearer future.

At least one homeowner has asked about adding streetlights in the community. We have one at each intersection in the community (betcha never noticed that, did ya?), which is not a lot.

Unfortunately for those who would like a little more light on our streets, Woodridge is designated a “dark sky” community within TO (Thousand Oaks) and is unlikely ever to get approval for additional or brighter lights, to say nothing of the lengthy process (and likely significant community expense) such effort would require. So, no, it is a welcomed suggestion but a non-starter.

Your Newsletter reminds you yet again that our lack of street light coverage would not be as apparent *if everyone would attend to their outdoor lighting*—with the time-change and its earlier darkness fast approaching, this is a great time to make sure your lights are working and are properly timed to go on at dusk and to remain on until 4-5 am.

● **RULE CHANGE PROCESS:** Just so y’all know, amendments to HOA Architectural Review standards and Rules and Regulations require a (lengthy and tedious) process *dictated by state law* for proposal, drafting, legal review, board discussion, and (sometimes multiple) circulation for final resident comment and ultimate Board approval. All such matters must be put on a Board agenda and can be discussed by the Board only in open meetings—again, a state law requirement. This process allows for full community discussion, development, and approval; so if you have specific ideas, send an agenda request to PMP and encourage your neighbors to give input to PMP ahead of time to enable open Board discussion and due consideration on a timely basis. But forgive the HOA for the time it takes to effect change—this is a highly state-regulated process (what isn’t?).

WHATEVER

Holidays of the Month: No official days off in October (boo), but Halloween (Boo!) is October 31, a Tuesday this year. *And get ready for Daylight Saving Time to end on November 5.*

Humble Brag of the Month: “I see your expensive Alaska cruise and raise you a recent trip to the gas station.”

Thought Exercise of the Month: Before we get too far into “artificial intelligence,” shouldn’t we first try to fix actual ignorance?

DOM (Definition of the Month): An “acronym” is “an abbreviation formed from the initial letters of other words and pronounced as a word” and “known to be used to excess by people who don’t know what they are talking about to make others think they do know what they are talking about. But they probably don’t.” LOL.

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/helpfulphonenumbers. Let us know of any others you suggest. (This month’s un-helpful number is 1-555-edisonstreetlightrepair.)

NEXT HOA BOARD MEETING: The next HOA Board meeting is October 26 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, but your HOA encourages at least occasional physical presence—especially if you can bring donuts.*

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

SEND COMPLAINTS ABOUT THIS NEWSLETTER TO streetlightrepair@socal Edison.con.