

THE STATE OF THE ESTATES

Woodridge Estates Homeowners Association Newsletter

July 2023

Fellow Woodridgescites: The longest day of the year is behind us now, all downhill from here in terms of daylight. Hope everyone has a rousing Independence Day holiday—it is on a Tuesday this year, sounds like a long weekend to us!

IN THIS ISSUE:

-Once again: PLEASE PLEASE PLEASE use GateKey!!!

-Landscape plans

-Security Report

-Ask the Newsletter

HEADS UPS

● **SECOND NOTICE:** *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. *Our community has way-below normal participation and use of this really easy-to-use tool—let’s get on it, people!! (More information below.)*

● **SECOND NOTICE Fruit Tree Reminder:** *Please remember to harvest your fruit trees regularly! Leaving ripened fruit on the vine is harmful to your tree and attracts nuisance wildlife, especially rodents. Share your excess fruit with a neighbor, or visit this site and get help with your harvest: <https://foodshare.com/gleaning/>.*

● **New streetlight lamps:** All lamps have been replaced, but three streetlights remain out due to power connection issues currently being examined. Repair expected soon.

● **Neighborhood “Tesla Workshop”:** *Your HOA is aware of this issue and is addressing it with the resident.*

● **Fire Abatement Brush Clearance:** 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.

WOODRIDGE COMMUNITY BASICS

● **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. *If you do see something on the trails, say something!* The Park Rangers 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=NzM5NDg1NTU%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.”

● **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, 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.

● **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.*

● **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.)

NEWS AND OTHER INFO

“BRING WOODRIDGE ON-LINE!”

Last month we continued 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 the 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.

Your HOA understands that some residents are not computer/smartphone savvy or proficient, but currently 50% of our residents are receiving communications *only in hard-copy form*. 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. Everyone's HOA dues can be much better spent elsewhere!

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. Here again is the site: www.gateky.com/resident-login. Please note there is a tutorial on the site that will help you with the sign-up process and train you on the few simple steps required to take advantage of this easy-to-use money-and-time-saving tool. And don't be surprised if you soon get a knock on your door with a personal offer of sign-up assistance!

NOTE: Your HOA *promises* this has nothing to do with digital currency or any other one-world conspiracies. **It is only about saving everyone time and money!**

CURRENT IRRIGATION RULES REMINDER

Thousand Oaks and its water suppliers are under "Level 1" irrigation conditions, which means:

Watering Hours: NO watering between 8:00 a.m. and 6:00 p.m.

Watering Days: Three days per week; no specified days.

Watering Duration: Irrigation is limited to (10) minutes of watering per day per station. Drip irrigation systems (including subsurface) and water efficient devices such as rotator stream nozzles are permitted to operate for a longer period such that an equivalent volume of water is dispensed.

No Washing Down Hard of Paved Surfaces.

Recirculating Water Required for Decorative Water Fountains and Running-Water Features.

Check out this site for all the details: <https://www.toaks.org/departments/public-works/sustainability/water/water-use-regulations>. Yes, we had a lot of rain this year and our reservoirs are full—but there is no reason to waste water, let's conserve for the future, shall we?

LANDSCAPING UPDATES

Proposals for re-working the grassy area near the front gates remain in. Meanwhile, the entryway planter will receive a seasonal makeover, and Marina Landscape is aware that some of our beautiful roses around the front gate area have been hit with mildew and other issues as a result of our heavy

winter rains and the more recent spate of “May Gray” and “June Gloom” overcast skies. Rest assured that rose care remains high on Marina’s maintenance priority list. All roses have been deadheaded and sprayed and trimmed of affected leaves. That said, we hope everyone noticed how wonderfully abundant the rose bloom was this spring!

Re-planting common area parkway strips on Sunset Hills and Heavenly Ridge with drought-tolerant groundcover awaits water agency rebate approval. Such approval is dependent on, among other things, installation of drip-irrigation lines. Rebates will more than offset that additional cost. Once rebates are approved, work will commence subject to weather and appropriate planting timing.

SECURITY REPORT

The South American Theft Groups that hit our community several times late last year most recently have resurfaced in Westlake Village. Your alarms, cameras, and outdoor lights help us all, so please install and use, and help everyone stay safe!

We are pleased to report that Congress finally has awakened to this issue, which is by no means limited to California. Some 39 countries have a special “visa waiver” relationship with the US allowing their citizens to complete an on-line application and pay just \$21 for a permit to enter the US for up to 90 days at a time throughout a two-year period—subject to the home country conducting a background check and reporting its results to and obtaining approval of US Homeland Security. Several countries that have not complied with this background check requirement have seen their access to such waivers rescinded, e.g., Argentina and Colombia. Chile, however, has not complied since 2018 and yet still has access to the program—350,000 Chileans have used the program to enter the US over the past 12 months. Not coincidentally, arrests of “Open Space Burglars” have been almost exclusively of Chileans. California’s congressional delegation has put Homeland Security on notice and this access loophole should be closed shortly. Orange County led this effort after a recent sting operation that netted more than a dozen arrests. Thank you OC!

ASK THE NEWSLETTER

How are the HOA’s finances these days?

Your HOA and its Finance Committee are pleased to report that HOA finances, including with respect to its reserves, are in very good shape half-way into the year. Savings on water use continue, and the recent rise in interest rates has led to new conservative investment income. The Board reviews a thorough financial report at every Board meeting, so please attend and hear more details. It is your money!

Does everyone in Woodridge read the Newsletter?

Only the cool people.

OLD BUSINESS

● **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 HOA participation.

Please consider volunteering to help out in some way. This is our neighborhood, let's all pitch in! Meanwhile, we thank those who already have responded by helping out, in particular on the Landscape, Irrigation, and Finance Committees. We need more like you!

● Check in with 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!**

Artificial turf installation is of course permitted, but you MUST run it by the ARC for recommendations and approval of the kind of turf you plan to install and the manner of installation; this can save you money and time as there are some “tricks” to installation of which not all installers are aware, and you will want to be sure to get these right.

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.vcpublishworks.org/wsd/iwmd/hazardouswaste/ewaste/>

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

Athens Services also will pick up your e-waste by appointment, see

<https://athensservices.com/thousand-oaks-household-hazardoues-waste/> *for more information on that great option.*

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

MISCELLANEOUS

Holidays of the Month: July 4 is on a Tuesday this year, which makes for a long weekend starting June 29 or so (Thursday nights are the new Friday nights). Feel free to extend it, next official day off is not until Labor Day!!

*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-evbatterydisposal.)*

NEXT HOA BOARD MEETING: NO MEETING IN JULY!! The next HOA Board meeting is on August 24, 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 because it makes for better discussion.*

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

SEND COMPLAINTS ABOUT THIS NEWSLETTER TO getoffmylawn@soisyouoldman.