

THE STATE OF THE ESTATES

Woodridge Estates Homeowners Association Newsletter

November 2023

Fellow Woodridge Peeps: The holiday season has arrived, whether you are ready or not! But never fear, the Powers That Be have granted you an extra hour of sleep or work (your choice) commencing at 2 a.m. on Sunday, November 5, at which time 2 a.m. magically becomes 1 a.m. as Daylight Saving Time comes to an end and you set your clocks back one hour. Use that extra hour wisely, it will go away again next March!

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HEADS UPs

● **Back by Popular Demand:** If all the people who commended the Newsletter for last month's note on slowing down, stopping at stop signs, and no tailgating were innocent of such behavior themselves, we wouldn't have to ask again—but alas, by popular demand we do hereby ask again, *please slow down*, *please do not tailgate*, and *please fully observe the stop signs* in our neighborhood. Our community management company, PMP, will take a report (license plate, make and model, address, photo—any info you have will help) and send a warning letter to malefactors, and we all have cameras on our phones, so **please do take it easy while driving in the community.**

● **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."

● **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.¹ PLEASE. DO. IT. NOW.**

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.*

● **Board Meeting Agendas:** Speaking of Board agendas (see above!), the Board meets every fourth Thursday of each month; 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. 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.*

● **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=NHVfYAXI0LE>; <https://vcfd.org/firewise/>; and <https://vcfd.org/fire-prevention/fire-hazard-reduction-program-fhrp/>.

¹ Prior issues of your non-award-winning/not even nominated 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”).

THINGS TO KNOW NOW OR WHENEVER

LANDSCAPE UPDATE

As previously reported, the grassy area on Morning Ridge has been overseeded, the front fountain is operating again, and light fixtures in the front entry area have received substantial maintenance work and an upgrade to LED bulbs. The grassy area by the front gate also has been over-seeded and some turf area there has been replaced by other more drought-resistant foliage.

As many noticed—and as those who didn't notice figured out at the last Board meeting—a number of rose bushes in the entryway gatehouse area have been replaced with boxwood bushes that will grow-in to form a hedge over time. Most of the rose bushes were relocated to other common areas, mainly on Willow Canyon's median. This change was a subject of much discussion and disagreement at the last Board meeting. PMP and the Board have promised better communication and stricter homeowner input and Board approval requirements for future changes such as this. Reasonable minds can differ on aesthetics and other reasons for common area landscaping changes—but the HOA Board recognizes and confirms that those differences deserve a chance to be heard in a public Board meeting before a final decision is made and so as to avoid resident confusion when such projects occur.

The Landscape Committee chair reports to the Newsletter that the \$12,000 budget allocated to the front entry area refurbishment is less, by a factor of ten times, than the estimated budget for the original plan necessitated by the water restrictions of last year. He further reports that the rose bush removal/relocation/replacement effort did not cause that new and reduced budget to be exceeded. The lighting work also evidently came in for substantially less than the original proposals received for that work.

Everyone is reminded that your HOA Board members are volunteers, many of them having demonstrated a commitment to the community by being actively involved in HOA matters for several years. Those lengthy terms (some would say "sentences"!) would not be necessary if more residents were equally willing to devote/sacrifice personal time to community matters. HOA Committee participation is open to all residents—just let PMP know you want to help and you will be contacted and given something to do post haste. And, of course, Board meetings also are open to all residents, and all are encouraged to attend and to provide input.

Please also be reminded that if you see any landscape issue that needs 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 will work with Marina Landscaping to address your concerns.

*NOTE: For transparency and clarity purposes, homeowners and Board Members alike are asked to communicate with and give instructions to community vendors **only through PMP.***

GATEHOUSE HOLIDAY GIFT-GIVING

As was done last year, your HOA plans to establish a fund to which residents are encouraged to contribute for holiday gifts of cash to the gatehouse personnel. The gatekeepers unanimously report that all the cookies and whatnot are appreciated—but cash is King! Please watch for an email blast and

next month's Newsletter for information on how to contribute this year—we would love to see full participation in whatever amount you can spare this year!

COMMUNITY SAFETY NEWS

The so-called (per law enforcement) “South American Theft Groups” recently hit the Oakbrook Plaza mall on Avenue de Los Arboles in a daring 2:30 a.m. six-store raid—Jinky's, Ameci's, Plaza Dry Cleaner, Subway, and some others all were hit virtually simultaneously two weeks ago. Security cameras at the mall show a van pulling into the Gelson's parking lot and several perpetrators exiting and running to the various small businesses they thought might have cash on hand. As an example, they got all of \$4.22 at Ameci's and did no damage other than the broken glass door used to gain entry, and a similar futile effort occurred at Plaza Dry Cleaner—others suffered higher cash losses, but no other damage to the interior of their locations. The miscreants were in and out in about 3 minutes. All they were after was easy cash; we are thankful that no other damage was done to those fine establishments, **all of which deserve a little extra love from us right now.**

Law enforcement further reports that drones are being used more frequently by these cretins to observe business and residential comings and goings. More targets of late have been businesses than homes, but of course that can change in an instant, especially with the holidays approaching quickly.

These criminals are professional and brazen. Please **be aware of your surroundings** when out and about, and of course **keep an eye out within our gates and on the perimeter as well**—do not hesitate to call TO Police at 805-654-9511 if you see something that makes your spidey-sense tingle. The police are very eager to catch the bad guys and do not mind checking things out at all. *Go ahead: **If you see something, say something.*** (And don't forget to get your outside lights working and on as daylight gets dear!)

HOLIDAY GIFTS FOR GATEHOUSE PERSONNEL

ANY BOARD MEMBERS HAVE ANY NEWS ON WHETHER WE ARE DOING THIS AGAIN THIS YEAR AND WHAT THE PROCEDURE IS? NOW IS THE TIME TO ADVISE THE HOMEOWNERS, SEEMS TO ME. LAST YEAR WE PUT IT IN THE NEWSLETTER AND DID AN EMAIL BLAST.

ASK THE NEWSLETTER²

I want to redecorate, but my current stuff still is in decent shape and worth a few bucks [that could help support my Coffee Bean & Tea Leaf habi]t—how do I sell it all since “Estate Sales” no longer will be approved by the Board?

² Yep, we do get email inquiries and phone calls Please know that your Newsletter staff consists of zero Board members, and while we share the subject matter of inquiries with PMP and the Board when we need more information, *we never share the identity of those contacting us without their permission.* We also always encourage direct inquiry to PMP or to one or more Board members (their email addresses are on the website). *But the Nesletter protects its sources, so you may communicate in confidence to us if you like via jbriqgs@jbriqgslaw.com.*

We have it on reliable authority that that there are some good Estate Sale assistance companies that not only will help you price your stuff, but will conduct the sale at their own location outside the community. This is a great option for community safety and security (and your own sanity) reasons, and although these companies do take a percentage of your gross sales, they will help you sell more for more, so it is worth it. Ask a child in your home or next door to help you with that electronic device that accesses the web-thingie that Al Gore invented and search for nearby companies that can help.

I notice some trees on our sidewalk medians have been removed—will they be replaced, and if so when and with what?

Several oak trees have been removed due to disease and/or death. One stump that remains will be removed soon, and the plans for replacement oaks and other median trees will be discussed at an upcoming Board meeting—watch your agendas accordingly, and then attend a meeting to contribute!

What's with the power outages of late? We thought our wires are underground already and unaffected by the wind.

Either a few of you have installed back-up generators, or only random parts of Woodridge were hit with a couple of relatively brief (but no less annoying) power outages this past weekend and again earlier this week. (One was about 45 mins, the other about 15 minutes, at least at the Newsletter office.) Nobody received a warning ahead of time, so these outages most likely were due to damage to the local transformer(s) of some kind. Your Newsletter's technology guru is out of town (or off the grid with tch problems of her own), so we will ask them to sign us up for the SoCal Edison "app" to find out what happened and let you know next month. (In related news, see "Obsolescence of the Month" report below.)

OLD BUSINESS

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.)

ODDS AND ENDS

Holidays of the Month: The Thanksgiving holiday is a little early this year, Thursday November 23; "Black Friday" on November 24 is a state holiday, but banks and other federal offices will be open that day—and so will be the stores, of course. Christmas is coming just 4 weeks later, it falls on a Monday this year but we do not advise waiting until the preceding weekend to order your gifts.

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

Obsolescence of the Month: Digital clocks.

*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-dronesrus.)*

NEXT HOA BOARD MEETING: The next HOA Board meeting is November 30 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.*

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

SEND COMPLAINTS ABOUT THIS NEWSLETTER TO www.yomama.gov .