

# THE STATE OF THE ESTATES

Woodridge Estates Homeowners Association Newsletter

June 2023

**Fellow Woodridgables:** Welcome to summer! We certainly have had an odd spring: Lots of rain, overcast skies, and cold weather (by our wimpy standards), all somewhat obscuring our longer days—which reach their apex on June 21. How time flies—the year is almost half over! In a few weeks you can officially put off to next year all those things you said were you going to get done this year.

## IN THIS ISSUE:

- PLEASE use GateKey!!!
- Dues payment reminder
- Open space Park Rangers and electric bikes
- Fruit tree harvesting
- Updated irrigation rules
- HOA Committees need you!
- City Council redistricting
- Garbage fines (literally and figuratively)
- Security report
- Ask the Newsletter

## HEADS UPs

- **PLEASE both GET and USE the GateKey app at [www.gateky.com/resident-login](http://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 they can be allowed entry*. **Tutorial access is on the site**. It is very user-friendly once you sign up, and it really can speed 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, for everyone's sake!!
- **Open Space Issues:** *Neighbors are reporting an uptick in bicyclists/electric bicyclists using our community for access to and egress from the myriad open space trails that surround us, often riding at excessive speed, on sidewalks, performing "curb jumps," and the like. **Electric bikes present a fire hazard and are prohibited on the local trails**. If you see any of these rogue cyclists in the 'hood or on the local trails, please contact the Park Ranger on duty at (805) 402-9551—the Rangers advise they just want to meet with the electric cyclists in a peaceful effort to get them off the local trails (and also to keep them from using our community as an access point). Fire danger is a heightened concern this summer as we grow out and dry out after all the rain we had this spring. (You all recently received an*

email memo with more information on this subject, so check that out as well if you have ignored it up to now—you shouldn't!)

- **Turf Installation-3d Reminder:** 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. Make sure your installer is aware!
- **Fruit Tree Reminder:** *Our fruit trees are in bloom! 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 (those lemon trees really provide a lot of fruit!) and maybe find a great summer project for a kid or grandkid: <https://foodshare.com/gleaning/>.*
- **New streetlight lamps:** Although our vendor claims to have replaced all streetlight lamps with new bulbs, several lights still remain out—your HOA is withholding payment to the vendor until all streetlights again are operational.
- **Wrought Iron Project:** *Your HOA has arranged for common-area wrought iron repair/repainting work to begin soon—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.*

### **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. And here are police and fire department general call-in numbers:*

**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.

- **Vacation Security:** *TO Police want you to know that you can call them if you are going out of town—they will swing by occasionally to check on your home while you are gone. The number is 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](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](mailto: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](http://www.woodridgecommunityassociation.com) and its “Dashboard.”

- **Website:** *The Woodridge community website is at [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, 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](http://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.*

### **OTHER THINGS TO KNOW**

#### **THE GATEKEY APP REALLY WORKS, PLEASE USE IT!!**

Our Gatekeepers advise that Woodridgers are lagging WAY behind other communities in terms of GateKey usage. Are we gonna let these other gated communities beat us? **Just say “no” to that and “yes” to GateKey!**

***PLEASE both GET and USE the GateKey app at [www.gateky.com/resident-login](http://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 they can be allowed entry. Tutorial access is on the site. It is very user-friendly once you sign up, and it really speeds things up at the gate for all visitors and vendors.***

**STOP HERE:** Click right now on the site specified above, it links you right to it, and get signed up or put your upcoming guests on the list before you forget—**do it now, we could not have made it any easier, read the rest of the Newsletter later!**

#### **PLEASE PAY YOUR HOA DUES ON TIME**

Dues payment delinquencies are on a slight uptick, and your HOA wants to get ahead of this before interest and penalties need meting out. HOA dues support the community and its common areas, both of which in turn support home values, and failure to pay on a timely basis actually costs your timely dues-paying neighbors money and value.

*Dues be due (apologies to Frank Sinatra) on the 1<sup>st</sup> of the month and are late after the 15th—mail can be slow these days, so please be sure to pay by the first of each month to avoid late fees. (NOTE: Your HOA cannot waive late fees, they are contractually committed to a third party! So don't ask!)*

#### **REVISED IRRIGATION RULES (YES, AGAIN)**

Thousand Oaks and its water suppliers have moved to “Level 1” irrigation conditions in light of our heavy rainfall and overflowing reservoirs. Here are the basic new rules:

Watering Hours: Still 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 (consult your water efficient device manual for that).

No Washing Down Hard or Paved Surfaces. But apparently car washing is okay again (?).

Recirculating Water Still 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> .

*Meanwhile, your HOA Irrigation Team continues to monitor common area water usage as conditions warrant and rules allow. Cost savings continue to accrue to the benefit of the HOA's reserves for capital projects such as landscaping by the front gate, the Sunset Hills northside parkways, and the parkways maintained by the HOA on Willow Canyon and Heavenly Ridge.*

## HOA COMMITTEES NEED YOUR HELP!

Here again are your HOA Committee Chairs—each of whom asks you to contact her or him if you are interested in helping out (and we hope you are):

Architectural Review:	Mary Jo Ammon	<a href="mailto:mjammon@hotmail.com">mjammon@hotmail.com</a>
Finance:	Felicia Rue	<a href="mailto:eur.jf8@gmail.com">eur.jf8@gmail.com</a>
Rules and Regulations:	Joe Nakos	<a href="mailto:joe@nakos.net">joe@nakos.net</a>
Landscape/Irrigation:	Bob Gray	<a href="mailto:bobandbeckygray@gmail.com">bobandbeckygray@gmail.com</a>
Newsletter:	Jeff Briggs	<a href="mailto:jbriggs@jbriggslaw.com">jbriggs@jbriggslaw.com</a>

You also can reach out to [care@pmpmanage.com](mailto: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!<sup>1</sup>

## CITY COUNCIL CHANGES

Upon arriving in TO a few years ago, your Newsletter was surprised to learn that our five-member city council is elected "at large" instead of by way of districts within the city. State law, however, requires a change for "fair representation" purposes, and we think (hope) the benefit is that we will have a specific council member accountable to our more immediate area. The new districts should be formed by next year, and we look forward to seeing who gets assigned to whatever district in which Woodridge lands.

*More local accountability is, in our view, a good thing—and makes voting in local elections even more important. (On the other hand, LA already does this and, well, look at LA . . .)*

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<sup>1</sup> MaryJo, Joe, Felicia, and Bob all are HOA Board members—Bill Giragos is also on the Board, his email is [bgiragos@gmail.com](mailto:bgiragos@gmail.com).

Visit [www.maptoaks.com](http://www.maptoaks.com) for more information about public meetings to discuss districting and other matters important to this change. Please remember that local elections count in your life “big time,” as the kids say, so get involved locally early and often!

## GARBAGE COPS

You know (or should know) from our prior reporting that California law has grown more stringent about **trash separation**, and we are getting closer to the day when fines will start to kick in (January 2024). Here is an old article with the basics: <https://www.vcstar.com/story/news/2021/12/29/new-food-waste-program-starts-jan-1-heres-what-you-need-know/8969699002/> .

*As a precursor to fines, Athens Services is ramping up its Garbage Police Inspection (which they call by the less threatening moniker, “Lid Flipping”). They actually have a special team of inspectors in “Lid Flipper Jeeps” who make “quarterly” rounds looking into our garbage cans to make sure we are doing a good job of putting the right garbage into the right bin. (We are looking into what they are doing with their Jeeps the rest of the year. We’ll get back to you.) If we run afoul of the fouling bin rules, we will get a “Notification Tag.” If we refuse to comply, we understand they will paint “GSS” in large red letters on our bins so the whole neighborhood will know we are a “Garbage Separation Scofflaw.”<sup>2</sup>*

The most common notification, according to Athens, will be for overfilled containers, i.e., ones whose lids don’t fully close. They assure our garbage reporter, Bruno G. Rouch, that this has nothing to do with wanting you to pay for more bins, but everything to do with avoiding spillage from wind and crow scavenging. (Sure, okay.) The next most common notice will be for putting the wrong stuff in your green “organics” container, so here is a handy guide: *Food scraps should go in with your garden cuttings, and not in bags.* (There are some separate rules if you do want to bag your food scraps (and who doesn’t), but they give us a headache so we leave it to you to figure out—but woe to youse who use the wrong bags!) Here is a site you can visit if you love word puzzles: <https://athensservices.com/recycling-guide/> .

## COMMUNITY SECURITY UPDATE

Please be aware that the latest development in local organized thievery is stealing mail. Not just packages on porches, but mail right out of your mailbox.

*As we know from home burglaries and rogue electric cyclists in our community, our front gates and wrought iron perimeter fences do not immunize us from unauthorized entry—this is one of the risks of being surrounded by publicly accessible open space. We are not aware of mailbox theft occurring in our community **yet**, but please keep an eye out for pedestrians, cyclists, scooter-riders, etc. carrying backpacks while cruising our streets and sidewalks. If you see something awry, call the TO Police non-emergency number 805-654-9511, they are eager to catch these miscreants in the act and will respond quickly. (They really do invite your calls, so don’t be shy!)*

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<sup>2</sup> Kidding—we think.

As a follow-up to last month's report about more visibility of TO Police in the area and more citations for speeding and tailgating both inside and outside our community, we are advised that most violators are teens. The Ventura County Sheriff's Department, which supplies TO with its police force, has a special program to help new/teenage drivers in the family. If this is something with which you might need a hand, contact <https://www.agourahillscity.org/departement/police-and-fire/sttop> for more information—it ain't exactly "scared straight," but apparently has been pretty effective in curbing teen/new driver excesses behind the wheel. If you see a teen driver that could use a talkin' to, send the plate number to these folks and they will check it out in a manner calculated to educate, not incarcerate.

*Meanwhile, the South American Theft Groups have not ceased their operations as daylight has grown longer—Westlake Village homes abutting open space have been the most recent targets, with several burglaries reported in the last two months. **These people are not going away, folks**—TO Police remind everyone to install and use both alarm systems and early-warning cameras to safeguard your home. Like our former Governor says, these monsters "will be back."*

## ASK THE NEWSLETTER

### ***What are the flood risks this year, after all that rain we had?***

The good news is not only that the state's reservoirs are now all at capacity, they are likely to remain so into next year because the snow melt is predicted to be very gradual this year. That means less runoff to the ocean and better re-charging of our underground aquifers. You can read about it here: <https://wattsupwiththat.com/2023/05/03/the-big-chill-will-save-california-from-the-big-melt/>.

### **How are things coming on the 23 construction work?**

Construction "work" is putting it generously, but our Freeway Reporter Dot Botts is delighted to report that all the green stripey painting at the Sunset Hills/23 on-and-off ramps now is done *after just 4 months of effort!* *WooHoo!* We are confident these new green lines will save a lot of lives—mostly because everybody slows down trying to remember from their last driving test what in the world those green stripes even mean, if they are legal to cross, or whatever.

Botts also reports that Cal Trans seeks entrants in a new contest it calls, "How will we know when the work on the 23 actually is done?" The winner will be given the agency's Nostradamus Award and be allowed to ride a bicycle in the HOV lane for one year or until run over, whichever comes first. Send your guess to [anybodysguess@23isthegiftthatkeepsongiving](mailto:anybodysguess@23isthegiftthatkeepsongiving).

### **Does everyone in Woodridge read the Newsletter?**

Apparently not, but hope springs eternal. As the great Oliver Hardy once said to the equally great Stan Laurel, "You can lead a horse to water, but a pencil must be led." So please feel free to print a Newsletter out and share it with your family and neighbors (we know that *you* know who *needs* to read it).

## OLD BUSINESS

- You **always** must 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!

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

[https://www.woodridgeestateresident.com/files/ugd/fccece\\_7c9127bcb5194ae792fccd3236b8ffc5.pdf](https://www.woodridgeestateresident.com/files/ugd/fccece_7c9127bcb5194ae792fccd3236b8ffc5.pdf).<sup>3</sup> Please direct all ARC inquiries to PMP at [care@pmpmanage.com](mailto: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!!)

- 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. Just please be kind.
- 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-oo.html>

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

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

- Classic Car Show at 3499 Grande Vista Drive in Thousand Oaks on June 11, 11 am to 2 pm. See [www.sagemountainseiorliving.com](http://www.sagemountainseiorliving.com) for more information on a fun and family-friendly community event. See some classic gas guzzlers before we all get our flying cars!

## MISCELLANEOUS

**Holidays of the Month:** June 18 is Father’s Day, and June 19 is Juneteenth, a federal, state, and county holiday.

**Gentleperson of the Month:** We are advised that one of our neighbors recently encountered another neighbor who had pulled over to the side of Sunset Hills Avenue, and he stopped to be sure she was okay and not in need of auto or other assistance. Chivalry is not dead after all, and we hope you join us in a smile at this little demonstration of what being a “good neighbor” is all about! So, Dude Who Pulled Over To Help, you know who you are and we appreciate you. And to those about to rock such neighborliness in kind, we salute you as well!

**Grammar Lesson of the Month:** “Less” is used to refer to a quantity of something measured by volume, as in, “Dude, I have less beer in my glass than you do, what gives?” “Fewer” is used to refer to a

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<sup>3</sup> Watch your mail and email for the recently revised ARC Guidelines, which are being circulated for comment prior to final HOA approval.

quantity measured by individual items, as in, “Bro, thanks to you I now have fewer beer cans in my fridge.” So a proper sentence would be, “Yo, I have fewer objections to being at your house than I did when you had less beer in your fridge.” Get it? Got it? Good.

*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-highway23completiondate.)*

**NEXT HOA BOARD MEETING:** June 22, 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@jbriggsllaw.com](mailto:jbriggs@jbriggsllaw.com)**

**SEND COMPLAINTS ABOUT THIS NEWSLETTER TO [complaints@anyairline.com](mailto:complaints@anyairline.com)**