

# THE STATE OF THE ESTATES

*Woodridge Estates Homeowners Association Newsletter*

**May 2023**

**Woodridge Neighbors:** Time to turn those pool heaters on! (Your Newsletter office used to do this every May 1, back when we had a pool to heat. Invitations now accepted, especially in August and September.) While you are at it, check all your outdoor light timers and re-set them now that our days are nice and long and still getting longer. (Kind of like we are, in the tooth that is.)

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## HEADS UPS

- **HOA Election:** Our election is complete, and unopposed incumbents Joe Nakos and Felicia Rue were re-elected for another two-year term. Thanks to both for continuing to volunteer, and thanks to all of you who voted because *we did achieve a quorum on the first ballot effort and saved the HOA (you) money on a follow-up mailing.* Well done, you lovely neighbors!
- **Turf Installation-2d 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!*
- **New Facebook Group:** One of our new residents has created a Facebook Group called, "I Live in Woodridge Estates, Thousand Oaks," and you are invited to join and share if you are into Facebook or need inspiration to give that technology a go. (We at the Newsletter don't happen to be users of Facebook—then again, we still have AOL dial up, so . . . . But feel free to join other residents in the 21<sup>st</sup> century at this new group communication site!)
- **Time to stock up on "Forever" stamps:** *Regular first class mail stamps are going up to 66 cents apiece on July 9, the fifth rate increase in the past four years, and marking a one-third increase during that time span. (Almost makes getting all those fliers and emails from "Stamps.com" worth signing up for it!)*

There is a nice little UPS mailing station next to the Oakbrook Mall Vons; it also handles US mail, copying, notary services, PO boxes, and sells “Forever” stamps.

- **It’s mosquito and snake season again:** Please monitor your yard and patio spaces for pools of water after our recent rains—those little puddles are loved by mosquitoes and snakes, and you can help by draining your flower pot saucers and sweeping the water out of your cement low points, etc..
- **Girl’s Flag Football Sign-Ups:** *The Conejo Youth Flag Football Association debuts playing opportunities for young girls interested in playing (American) football (called “Gridiron” by many Europeans) this coming fall. The California Interscholastic Federation has just approved flag football teams for female athlete competition in high school, and the CYFFA hopes its new program for younger girls will help grow the sport locally. For details, visit [www.cyffa.com](http://www.cyffa.com).*
- **New streetlight lamps:** 7 of 16 already are installed, and the rest are coming soon.
- **Wrought Iron Project:** *Your HOA is getting bids for common-area wrought iron repair/repainting work in May—if you need wrought iron repairs of your own, please let PMP know and you may 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.*
- **Fire Mitigation Weed Abatement:** The annual effort to help protect Woodridge from wildfire damage by clearcutting perimeter weeds will commence in May. Those of you living adjacent to open space will see the crews on your adjacent slopes; please give them a wave as they do this arduous but important work. And please be patient, they will get to your perimeter area in plenty of time to meet the overall June 1 deadline.

### 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**

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 recently has been brought up-to-date with some older records added (thank you, Joe Nakos). If you can’t find what you are looking for there, 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, etc., are all right there.

● **Get the GateKey app at [www.gatekey.com/resident-login](http://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 and use Gatekey when you know someone is going to visit!** Seriously, it is very user-friendly once you sign up, and it can really speed things up at the gate for all visitors and vendors.

## THINGS TO KNOW

### HOA ELECTION AND REORGANIZATION

Thanks to everyone who sent in their ballot for the recent HOA Board election. The results never were in doubt, as current Board members Felicia Rue and Joe Nakos ran unopposed for new two-year terms, but we had excellent turnout and avoided the expense of a second mailing.

The Board chose its officers for the coming year as follows:

President:	Mary Jo Ammon
Vice President:	Joe Nakos
Treasurer:	Felicia Rue
Secretary:	Bob Gray
At Large:	Bill Giragos

The Board also appointed the following Committee Chairs—each of whom asks you to contact her or him if you are interested in helping out:

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 HOA participation. It is YOUR HOA, so please do volunteer to help out in some way. A healthy HOA requires wide participation and involvement—easier to complain, we know, but participation leads to both understanding and accomplishment.*

### UPDATED IRRIGATION RULES

After all our recent rain helped us out of the immediate drought, Thousand Oaks has moved to “Level 3 Conservation Measures,” and here are the current rules in summary fashion:

-You now can water **2 days per week, 10 minutes per station**, but still only before 8 am and after 6 pm. Odd number addresses Wednesday and Saturday, even number addresses Wednesday and Sunday.

-Drip irrigators can water up to 60 minutes; rotator stream nozzles for 20 minutes. Your old spray nozzles remain forbidden.

-Trees and shrubs can be watered by hand with a bucket or a self-closing hose nozzle at any time. (Don't forget to water your median trees!)

-You still may NOT wash down your car or hardscape, or use a "mister" for cooling off.

-You still must cover your pool and spa when not in use.

-You still mayn't use your fountain(s).

See <https://www.toakswater.org/conservationstages> for more details and exceptions.

Ventura County gets its water from the Calleguas Water District; Calleguas gets it from the Metropolitan Water District, and Metropolitan gets its water from the State Water Project. Thanks to the wet rainy season we just had, for the first time in nearly 20 years the State Water project is able to supply 100% of the water supplies requested by the state's 29 public water districts (of which the Metropolitan is one). State reservoirs already are near capacity, and the snowmelt runoff is only just beginning. *However, the State Water project is not the only water supplier to those local agencies*, and Colorado River and other water suppliers are still restricting their deliveries—so **while the local drought technically is over, the regional drought is not, and that is why we still have water conservation rules in effect.**

## FAUNA WATCH

The mosquitos are laying eggs and the snakes are out a little early this year. We can report one rattlesnake sighting on a neighbor's porch already this year, with more soon to come—the abundant rain apparently did wonders for snake babies and they should be out in substantial numbers this year.

*Here is just one article on snake-proofing you might find useful:*

<https://bestlifeonline.com/snake-proof-yard-news/>; there are lots of similar articles on the internet. Just don't use poison, please—it won't kill just the snakes.

*Snake bite vaccines are available **for your pets** for about \$20 a poke, and a booster is recommended in 6 months. The vaccine takes about 30 days to give your best buddy protection, so **now is the time to get this done.** This vaccine does not prevent actual poisoning, but makes a bite and its symptoms much less painful for your best friend.*

See the April 2022 Newsletter (visit either of the Woodridge websites, see above for links) for how to tell the difference between non-venomous and helpful gopher/bull snakes from the venomous rattlers.

Our substantial local coyote population also is making its presence known of late, and not just with the late-night howling/screeching. They often are spotted within the community, not just in the surrounding open space, as they are well known for disobeying "No Trespassing" signs

and gates and fences. Please be mindful of their lurking presence, day and night, as you let your pets out to do their business or just for some fresh air.

## DOING THE GRIDDY<sup>1</sup>

Our most recent bill from SoCal Edison included information about rebates for power stations/back-up generators for customers in a “Tier 2 or Tier 3 High Fire Risk Zone.” What, you don’t know if we are in such a zone? Neither did we, and it turns out it is way harder to find out than one might think! Never fear—your Newsletter has done the (seriously very) hard work to find out (with help from Mr. Saltmarsh, thank you again, good sir), and yes, we are in Tier 3.

*So, the good news is that we all are eligible for rebates on back-up power equipment—the bad news is that we are in a very high-risk fire area. But we already knew that—and now we also know we are in Tier 3 in case anyone asks!*

According to our source, all eligible SCE customers can apply for up to five power station rebates, and each rebate can be up to \$150. If you are interested in learning more about rebates on back-up power equipment, visit [www.sce.com/rebates](http://www.sce.com/rebates).

*What does back-up power have to do with fire danger, you ask? Well, many of the recent very bad terrible horrible brush fires in California were caused by power transmission lines felled by high winds. So, the electric companies have started cutting power when high winds arrive. And as you know, we get a lot of high winds here.*

*On the other hand, Woodridge is less prone to having its power cut during “wind events” because our power transmission lines are underground.<sup>2</sup> Still, there are other reasons power could be cut—California is reducing its reliance on traditional power generation in favor of (some would say less reliable) wind and solar power, so we do face outages as the weather heats up and the air conditioning comes on. (Remember when the governor asked Tesla owners not to charge their cars?)<sup>3</sup>*

One neighbor already bought a small back-up power station and reports that it was very easy to collect the rebate and it made the little unit almost free. This is the unit acquired: Westinghouse iGen300s Portable Power Station and Solar Generator, \$190 (without the solar panels, those are extra).

*If you look into this rebate deal and acquire back-up power, drop your Newsletter a note and let us know what’s what and what’s up so we can share it and all of us can benefit from your experience. If you already have back-up power and you would like others to get it (so they don’t all descend on your house when the apocalypse arrives), please drop us a note and let us know what you have and where you got it and what it cost and whatever else you think will be helpful to those interested. Thanks in advance!*

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<sup>1</sup> Ask someone who loves football.

<sup>2</sup> The power just went out as we were typing this . . . .

<sup>3</sup> Here is another little piece of energy news that will make your day: Three California utility companies are asking for a rate change that will start charging based on—wait for it—*your income*. See <https://abc7.com/utility-bills-income-california/13126671/>. Holy Komrade, Batman!

## LANDSCAPING UPDATE

Aside from perimeter weed abatement underway this month through June 1, our new landscaper has been busy with internal common area medians and weeding, an extra challenge this year after all the rain. Meanwhile, the HOA Board continues to consider options for the front gate (former) lawn area, with proposals ranging from artificial turf to alternative groundcover to decomposed granite. Aside from expense, consideration must be given to current watering restrictions. This will continue to come up at HOA Board meetings, so please attend and offer your input.

## COMMUNITY SECURITY UPDATE

TO Police have been present more often of late, both in the trailhead parking lot just outside our front gates and within the community. We thank them for their increased attention—*and ask everyone to remember to observe traffic rules at least inside our neighborhood gates. Three citations for speeding/stop sign violation/tailgating were issued on Sunset Hills Avenue within and outside of Woodridge in February and March!* Forewarned is forearmed. Please drive carefully, y'all!

The South American Theft Gangs apparently have been focused on Calabasas of late—but they haven't gone away. Please remain vigilant and keep an eye out on the trails that surround our community. If you see something, say something: Call TO Police at 805-654-9511, they will really appreciate this. As will we all!

## ASK THE NEWSLETTER

### ***Where can I go to see the "Superbloom" this year?***

It is poppy and other wildflower blooming season—and this year's wet weather means a "Superbloom"! Here are two resources if you want to find the best places to view California's environmental seasonal charm: [https://www.parks.ca.gov/?page\\_id=30080](https://www.parks.ca.gov/?page_id=30080) and <https://www.npr.org/sections/pictureshow/2023/04/11/1169204488/california-wildflower-superbloom-photos>. Hope it is not too late!

### **Can you please ask neighbors to be more polite to one another?**

Sure. For context, we understand that some neighbors and/or their visitors are getting a might careless about respecting each other's boundaries, as in property lines and as in photographing construction work and as in not picking up after their dog, etc., etc.. In regard to construction, yeah, we know things can take longer than anticipated, but let's appreciate the overall improvement in home values these project mean for all of us, and let's let the HOA handle concerns about timeliness, cleanup, and the like, m'kay? Your HOA Board members do check on this stuff and try to stay on top of things for all of us, so please just try to be respectful of each other's space and maintain some patience. After all, the next frustration with a contractor could be your own!

## Why are the front entry gates sometime left open?

Think about how often those little gate motors open and close those gates every day—the official count is “a lot”! If you see the front gates open for any extended period of time, it probably is because of a repair issue. Also, some communities leave their gates open at “rush hour” to avoid wear and tear on the gate motors, and some of our new gatehouse personnel (please do stop by and say hello!) mistakenly thought we do the same thing here, so that recently led to some open gates until that got straightened out.

## Can you please remind everyone to keep their dogs on leash?

Ventura County requires dogs to be leashed in all public areas not expressly designated for off-leash canine exercise. *This specifically includes the local open area trails.*

*For a list of off-leash dog parks in our area, see [https://www.bringfido.com/attraction/parks/city/thousand\\_oaks\\_ca\\_us/](https://www.bringfido.com/attraction/parks/city/thousand_oaks_ca_us/).*

See also above regarding neighborhood courtesy . . . .

## OLD BUSINESS

- Reminder that you **always** must check in with the **Architectural Review Committee** if you are planning renovations in and around your home—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](https://www.woodridgeestateresident.com/files/uqd/fccecce_7c9127bcb5194ae792fccd3236b8ffc5.pdf).

*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!!)*

- If you have e-waste or other potentially hazardous waste, 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.vcpbublicworks.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-hazardous-waste/> for more information on that great option. (And Athens will pick up bulky items for free twice a year with a simple request at [www.athensThousandOaks.com](http://www.athensThousandOaks.com), and don't forget to call them to get your senior discount if applicable.

● **Help for the homeless:** Ventura County conducted a “homeless count” in late January, and that “point in time” survey showed a 10% increase in people living in places not designed for more than temporary habitation (this includes, for example, RVs) over last year. Better news is that TO’s own numbers are *down* from 210 to 128 this year. Part of this is due to a change in counting methodology, but the decrease does show that TO’s effort to build temporary shelters and permanent supportive housing will be sufficient for at least our city’s present needs, and that TO Police and local non-profit outreach efforts are working already. You can read more about the count here: <https://www.toacorn.com/articles/county-shares-preliminary-homeless-count-numbers/> .

*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.*

## MISCELLANEOUS

**Holidays of the Month:** Monday May 1 is May Day for you commies and heathens—not an actual holiday yet (but probably coming). Mother’s Day is Sunday May 14—*call your mom!* Monday May 29 is Memorial Day, an actual holiday and the unofficial start of summer.

**History Fact of the Month:** Ventura County celebrates its creation (out of Santa Barbara County) 150 years ago this year. Learn more at [www.venturacounty150.com](http://www.venturacounty150.com).

**Jerk of the Month:** Somebody in our ‘hood might know someone who drives a neon lime green Porsche. Please tell that driver that s/he/it/they is not impressing anyone with tailgating in the neighborhood, or with displays of excessive speed outside our gate and on Erbes Road—the only impression it leaves is that anyone driving a “neon lime green” Porsche might be, well, somewhat challenged anyway.

**Phraseology of the Month:** The correct phrase is, “I couldn’t care less,” not “I could care less.” Because if you say you *could* care less, then you are saying that you actually do care at least a little bit, which is the opposite of what you mean to say, i.e., “I care so little that I could not care any less.” Kinda seems to us like a useful phrase of late, so now you can express it clearly. You’re welcome.

*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-socaldisonfirehazardtierinfo)*

**NEXT HOA BOARD MEETING:** May 25, 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 we do encourage at least occasional physical presence, makes for better discussion.

**TO PROVIDE INFORMATION AND IDEAS FOR THIS NEWSLETTER, WRITE [jbriggs@jbriggslaw.com](mailto:jbriggs@jbriggslaw.com)**

**SEND COMPLAINTS ABOUT THIS NEWSLETTER TO [www.californiautilitiescommn.gov](http://www.californiautilitiescommn.gov)**