



# Woodridge Estates Newsletter

October 2019

***This is a special mail out, to inform you of a new community website:***

***[www.WoodridgeEstatesresident.com](http://www.WoodridgeEstatesresident.com) we encourage you to use. Also included is a parking survey you can either mail back or reply to on the new website . As well as other important information.***

***"Thank You" to all the Homeowners that attended the meeting last month! We appreciate your thoughts and encourage more of you to attend in the future. The Board would like you to know the change in meeting format seems to be working well. There is a healthy exchange of ideas, good interaction between our contractors and homeowners as well as time after the meeting to socialize and connect with each other. The next Board meeting is October 17<sup>th</sup> at North Ranch Community Center located at 1400 N Westlake Blvd and starts at 6:30pm.***

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## COMMITTEE UPDATES

### SAFETY, RULES AND REGULATIONS

The following report is submitted by Kathleen Nakos, Carol Giragos, Mary Jo Ammon and Mendy Hyde. As a result of that meeting we have done the following:

- 1) So that all homeowners can be heard on the issue of parking in the streets we created a parking survey. The survey is now posted on [www.woodridgeestatesresident.com](http://www.woodridgeestatesresident.com). The survey is also being mailed with this newsletter with envelopes pre-addressed to Fidelity Management so that homeowners have a convenient choice to be heard on this issue. **The survey (either on-line or by mail) must be received by 11/18/19** so as to present the results in a timely manner to the Board for the November Board meeting on 11/21/19, the last meeting of the year.
- 2) Along with this newsletter is a flyer imploring all homeowners to please obey the speed limits, stop signs and to stop when required by law for school buses. We are asking that homeowners also tell their guests to comply with these laws.

It is the opinion of the Safety, Rules and Regs Committee that there has been a disjointed distribution of information and the newsletter through differing sites and that many homeowners report that those sites are difficult and cumbersome to access. As there is now a user friendly website showing important information such as access to their Fidelity account, Gatekey, CCR's, etc. the committee believes that the one-time cost of mailing this information for homeowner awareness was worth the cost. The Board, at the last meeting voted unanimously for this.

Regarding the speeding, failing to heed stop signs and not stopping lawfully for school buses, Bill and Carol Giragos are making another attempt at addressing our traffic issues.. They visited the Sheriff's Department and aired the

concerns of our community. They were directed to contact the sergeant in charge of traffic control and are awaiting his response. They plan to continue this effort and if they are not able to make any progress, the next step is to contact our Council members Ed Jones, Bob Engler and Claudia Bill-de la Pena. If anyone feels they can help with this effort please contact Bill Giragos at [bgiragos@gmail.com](mailto:bgiragos@gmail.com) or call him at (805)477-8030.

From this point forward, everyone can access  
[www.woodridgeestatesresident.com](http://www.woodridgeestatesresident.com)

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## Landscape Projects

The following report is submitted by the Landscape committee: Bill Giragos, Robert Kaplan and Nathan Greene.

### Active Projects:

**Gate on Morning Ridge** – This area provides the fire department access to the water tower in case of fires. There has been multiple sightings of individuals jumping over the gate. The gate also required extensive repairs. Replace and reinforce existing gate with an 8 foot gate.

Board approved in August meeting.

Cost: \$1,690

Actual start date September 3, 2019. Actual completion date September 10, 2019

**10/04/2019 Update – Project completed on time and within budget**

**Replanting slopes** – This phase focuses on replanting slopes on Eaglewood and cul-de-sacs off Willow Canyon. Upon inspection, it was discovered many areas were bare and needed replanting. The proposal to the Board included cost effective replanting with trees and ground cover.

Board approved in August meeting.

Cost: \$6,010

Actual start date August 29, 2019. Actual completion date September 13, 2019.

**10/04/2019 Update – Project completed on time and within budget**

**Paint association entrance** – The project consists of painting the guard house, island, gates and two wood structures north of the guard house. The windmill wood structure has extensive dry rot damage which requires replacement of multiple braces along the base.

Board approved in August meeting.

Cost: \$4,295

Estimated start date September 3, 2019. Estimated completion September 20, 2019

**10/04/2019 Update – The painting portion of the project completed on time and within budget. We discovered extensive dry rot on some of the wood support members which house the windmill. The Board approved replacement and repairs are schedule to be completed in October.**

**Wildfire prevention clearance** – The project encompasses all the association perimeter to comply with the new Ventura County fire code.

Board approved in August meeting.

Cost: \$35,475

Actual start date September 24, 2019. Estimated completion October 11, 2019.

**10/04/2019 Update – Project started on September 24, 2019. The tree crew started clearing the East and south east property line. On 9/27/19, a first pass was completed which included removing some trees, shrubs and trimming ground cover in a mosaic pattern. A second pass was completed on 10/04/19 to ensure the clearing complies with the new fire code adopted by Ventura County Fire Department. The wild fire prevention performed left some bare areas behind the houses on Sunset Hills Blvd and Heavenly Ridge which will be planted with Rosemary ground cover as soon as it can be scheduled.**

**Tree roots issues in parkways** – The roots of some of the mature trees planted in parkways are causing damage to sidewalks, irrigation systems, yard drainage and possible damage to city utilities.

Planning is in progress. All aspects of the project require City of Thousand Oaks Planning Department approval  
Cost: TBD  
Actual start date: TBD. Estimated completion date: TBD

**10/04/2019 Update – The Board approved to phase this project and remove 3 trees at a time. The Arborist hired to plan the tree removal recommended this approach as being the most cost effective approach and the fastest way to remove hazardous trees which have lifted the concrete sidewalks where Oak trees have been planted in parkways. Phase-1 includes securing a permit to remove 3 trees on Woodley Street. The application was submitted to City of Thousand Oaks Planning Department on 9/26/19. A typical timeframe for approval and securing a permit is approximately 45 days. As of this date the Arborist identified 15 Oak trees which are classified as hazardous. Warning..... the sidewalks have lifted in multiple areas. We are planning to mark those areas with red paint until the repairs are completed. Please use caution when walking. Also please report to Dee Smith if you see any problem areas which have not been marked.**

**We are currently collecting bids from contractors to remove trees, repair sidewalks, plant crepe myrtle trees and install new sod.**

**Mailbox post painting** – The finish on most posts are fading and peeling. The Board approved to refinish the posts throughout the community.

Board approved in August meeting.  
Cost: \$40 per unit (approximately 75 posts)  
Estimated start date October 7, 2019. Estimated completion October 18, 2019.

**10/04/2019 Update – Sample posts were painted on Heavenly Ridge to determine which paint color would best coordinate with the mailboxes.**

## **Projects Under Discussion:**

**Community perimeter fencing** – Phase-1 consists of fencing the east end of the community facing Wood Ranch and the area south of the Big Oak Tree on Heavenly Ridge. A survey will be sent to the community to determine if we should spend the funds to secure the whole association perimeter which is approximately 5000 linear feet.

Requires Board approval.

**Heavenly Ridge landscaping** – The shrubs and ground cover in various places reached end of life and need to be replaced.

Requires Board approval

**Willow Canyon Landscaping** - The shrubs and ground cover in various places reached its end of life and need to be replaced.

Requires Board approval

## **Ongoing Maintenance:**

The LS committee has scheduled a bi-monthly meeting with Showscapes to discuss maintenance issues to ensure we maintain the aesthetics of our beautiful community. Issues are discussed and noted, upon completion of an item Showscapes will send us pictures as proof of completion.

**If you have any landscape concerns please email or call Dee Smith at Fidelity management**



*Our streets are cleaned every Monday in the afternoon. Please remember to park your car in your driveway!*

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*Please remember, the School Bus comes to pick up children around 7:30 am and drop them off at 3pm.*

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*The Guards have received a number of complaints about safe driving in the community. In particular they have received reports of individuals running stop signs and speeding. Please be good neighbors, drive safely!*

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*Power Outages: SCE is planning to shut down the power grids during high fire risk times. This means residents could be without power for many days. Consider investing in a generator if you are concerned about the possibility of not having power for an extended period of time and have an emergency kit that includes water, food, flashlights and other critical supplies.*

## Board of Directors:

President, Brendan Devlin [brendandevlin0@gmail.com](mailto:brendandevlin0@gmail.com)

Vice President, Bill Giragos [bgiragos@gmail.com](mailto:bgiragos@gmail.com)

Treasurer, Felicia Rue [eur.jf8@gmail.com](mailto:eur.jf8@gmail.com)

Secretary, Joe Nakos [joe@nakos.net](mailto:joe@nakos.net)

Member at Large, Mary Jo Ammon [mjammon@hotmail.com](mailto:mjammon@hotmail.com)

## Property Manager

Dee Smith (818) 407-6620 ext. 233 at Fidelity Management Company

## Gatehouse and More

PHONE: **805-532-0198**

FAX: **805-532-0197**

Thousand Oaks Police Department: **805-494-8200 or 911**

Thousand Oaks Fire Department: **805-371-1111 ext 34 or 911**

Southern California Edison: **800-655-4555**

Southern California Gas Company: **877-238-0092**

Waste Management Company: **800-675-1171**

Thousand Oaks Water and Wastewater: **805-449-2201 and 805-432-7078 (emergencies)**

Front gate MPS email: [woodridge@masterprotection.net](mailto:woodridge@masterprotection.net)

Manage your gate access: <https://gatekey.us/login> (computer log in)

Manage gate access on the go: <https://gatekey.us/m/login> (mobile log in)

Manage account, Pay dues, Updates website: [owner.topsoft.com/fidelitymanagementservices](http://owner.topsoft.com/fidelitymanagementservices)

Woodridge Community listserv: <http://groups.yahoo.com/group/woodridgeEstates/join>

Woodridge Community Website: [www.WoodridgeEstatesResident.com](http://www.WoodridgeEstatesResident.com)

**Board Meeting 3<sup>rd</sup> Thursday of the Month, see you October 17<sup>th</sup> at 6:30pm**