



Woodridge Estates Newsletter

November 2019

Dear Woodridge Homeowners, the last meeting of the year is scheduled for November 21st! There will not be a meeting in December and the first meeting of the New Year will be January 16, 2020.

Highlights from the meeting last month:

- *Showscapes is continuing to work on fire abatement and when they are done we will be complying with Ventura County Fire Codes that will be in effect four years from now. BRAVO!!!*
- *Instead of two planter pots, there will be three installed at the front gate.*
- *Homeowners, you are responsible for maintaining the trees and shrubs on your property. While we await the fire department walk through of our community, you need to cut all branches/limbs that are touching your roof. Any dead or dying foliage needs to be trimmed immediately. Please help to keep our community safe during Wildfire season.*
- *The Board welcomes and appreciates all suggestions regarding the upkeep of our community and we endeavor to maintain it.*
- *As we look forward to our next meeting we “thank you” in advance for maintaining a code of conduct that is civil and respectful! See you at 6:30 on November 21st at North Ranch Community Center located at 1400 N Westlake Blvd.*

COMMITTEE UPDATES:

Finance Committee

The following note is submitted by Felicia Rue, Gene Eng and Michael Frieda.

Please know the monthly assessment amount issued in the coupon booklet is not correct! The dues were increased by \$15 to \$266.88 starting January 1, 2020. Fidelity Management is in the process of issuing new booklets. Thank you for your understanding. Fidelity sincerely apologizes for this error.

Safety, Rules and Regulations

The following report is submitted by Kathleen Nakos, Carol Giragos, Mary Jo Ammon and Mandy Hyde.

As of November 13th, 91 homes responded to the Parking Survey. The results are as follows:

- 47 voted for anytime transponder/guest pass parking
- 27 voted for no parking between 7pm and 7am
- 17 voted for no resident parking at any time

A sincere thank you to all residents that participated in the survey! The Board will review these findings and consider next steps.

Landscape Projects

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

Active Projects:

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 – Project completed on time and within budget

Wildfire prevention clearance – The project encompasses all the association perimeter to comply with 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 09/27/19, a first pass was completed which included removing 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.

11/04/2019 Update – The project continued on the North side of the community behind Windridge and Willow Canyon. The Board approved additional clearing which was expanded to include tall dry grass area extending beyond 100' from defensible zone. The new fire code required clearing shrubs and ground cover in a mosaic pattern which left bare area where acacia ground cover is planted. Those areas will be planted with Rosemary ground cover and wattles will be temporarily installed to prevent erosion.

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 09/26/19. A typical timeframe for approval and securing a permit is approximately 45 days. As of this date the Arborist identified 15 Oaks 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.

11/04/2019 – T.O. City Planning Department issued phase-1 permit on October 21, 2019. Bids were received for tree removal and concrete repairs which is planned to start December 3, 2019. As part of this project, the Board approved to grind raised concrete edges throughout the community. This task started 11/01/2019 and should be completed by 11/08/2019.

Mailboxes post painting – The finish on most posts are showing 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.

11/04/2019 Update – Project completed on time and within budget

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.

11/04/2019 Update – The project is being investigated.

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

Requires Board approval

11/04/2019 Update –Proposal was submitted by Showscapes. The project is currently under consideration.

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

Requires Board approval

11/04/2019 Update –Proposal was submitted by Showscapes. The project is currently under consideration.

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.

11/04/2019 – The Landscape Committee held two meetings with Showscapes personnel. Discussed problem areas which need more attention.

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



The Holiday season is here, if you are hosting a party, please send your list of guests a couple of days in advance to the guard house.

ALERT: DO YOU KNOW WHERE YOUR Teenagers or Young Adults are???

Several homeowners have seen teenagers loitering by Heavenly Ridge other times by Morning Ridge...SMOKING in the BRUSH. Lighters, cigarette buds, and marijuana buds were left behind.

Please help keep our community safe!

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

Please drive safely in the neighborhood. STOP at the stop signs. SLOW down while driving in the community, children are playing, people are walking their dogs! Thank you!

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

Vice President, Bill Giragos bgiragos@gmail.com

Treasurer, Felicia Rue eur.jf8@gmail.com

Secretary, Joe Nakos joe@nakos.net

Member at Large, Mary Jo Ammon 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

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

Woodridge Community Website: www.WoodridgeEstatesResident.com

Board Meeting 3rd Thursday of the Month, see you November 21st at 6:30pm