

THE STATE OF THE ESTATES

**ELECTION ALERT/BAD APPLE VIDEO ALERT/RULES ALERT/WATER MAIN ALERT/
ARC ALERT/SNAKE ALERT/ANTIQUE ALERT/VIVA LA VIDA ALERT/ SOLAR PANEL ALERT/
SECURITY ALERT/HUMDINGER ALERT**

Woodridge Estates Homeowners Association Newsletter

March 2022

FELLOW WOODHEADS: Welcome back to Daylight Savings Time! Hope you weren't late for something when all the clocks changed except yours. Kids and golfers love the change, vampires hate it. But as the song said, "Does anybody really know what time it is?"¹

We are humbled by this publication's recent nomination for inclusion in the Ventura County Public Library's online resources. Can't recall the last time you visited the library? Well, just take our word that it is there but spare your family a library trip mandate by just sharing this copy with them on your own. We want all our residents to be involved in the community and this is as good a place as any to start.

MONTHLY REMINDERS:

Website: Please visit www.woodridgeestatesresident.com for more information about our community, its rules and regulations, HOA activity (like its reserve study, which tells you about *upcoming big expenses like road resurfacing and such*), a list of useful local phone numbers, and other Wikipedia-worthy knowledge about our community.

Emergencies: Always ***call 911 first*** in a genuine emergency in or around the community. **Our Gatehouse personnel are not "security guards"**—you can let them know of any problems, **but first call 911 in an emergency.**

Suspicious Activity: In the event you see "suspicious activity" or have other non-emergency matters to report, **DO NOT call 911 but DO call police or fire (and again, NOT the Gatehouse).**

Police: 805-494-8200/8201

Fire: 805-371-1111 ext 34

¹ "Seize the Daylight" by David Prerau is a fun and very educational read about the history of Daylight Savings Time. Highly recommended, and a great little history lesson for your middle schoolers or thereabouts. Meanwhile, the US Senate just approved making Daylight Savings Time year-round; if the House approves and the President signs, California is ready to adopt DST year-round as soon as the feds do. (Plus, agreement like that in Congress is, like, a miracle worth noting.) Not sure what this will do to Leap Years, but we will check with our Astrology reporter, Nosey Damus, and report back as soon as she returns from her annual convention in Salem.

Management Contact: Please email requests, concerns, or inquiries to PMP Community Care at care@pmpmanage.com to automatically open a “ticket” that will be tracked for a response. If you need to speak with someone, call (805) 642-2400 and ask for Julie Phan.

You also can try logging into your PMP Management account (yes, you have one) at www.woodridgecommunityassociation.com, go to “Dashboard,” and then go to “Submit a Request.” This portal gives you 24-hour access to your HOA account information, online HOA dues payment options, management communication tools, and other information and access.

GateKey: Sign up for the “GateKey” app at www.woodridgeestateresident.com. Tutorial access is at www.gatekey.com/resident-login. This app makes entry for your friends, family, and other guests very easy. Putting expected visitors on the GateKey visitor list takes only a few clicks on your computer or dumbphone and helps our gateminders avoid backups at our front gate.

REMINDER: For the security of our entire community, all irregular vendors (like your pool keeper) and regular visitors (like your colorist—yeah, we all know) should be added only to the “Temporary Visitor” list each time you know they are coming. PLEASE get the GateKey app and learn how easy it is to add an expected visitor.

That said, on to all the other stuff!

VOTE EARLY AND, YES, OFTEN

By now you should have received a Notice of the HOA Board election set for April 21. You soon will receive ballots by mail, which are to be returned by mail in the envelopes that will be provided along with the ballots. Those ballots must be received by the independent Election Inspector by noon on April 19, and given our own experience with the US Mail these days, you better plan to mail your completed ballot back no later than April 12!

The Board consists of 5 members (though currently only 4 seats are filled). Two current Board members, Felicia Rue and Joe Nakos, will remain on the Board because their terms have not yet expired. That leaves three open seats. Current Board members Mary Jo Ammon and Robert Scott seek new terms. The other candidates for the three open seats are Kamelia Abolverdi, Bill Giragos, and Bob Gray. Because there are three seats to be filled, each Woodridge lot owner is entitled to three votes, and the top three vote-getters among the five candidates will be elected to the Board. “Cumulative voting” is allowed—you can vote three times for one candidate, twice for one and once for another, or once for three candidates.²

PLEASE NOTE that at least 50% of eligible votes MUST be cast or we have to postpone the election results. **PLEASE PLEASE PLEASE PRETTY PLEASE do your part and mark and return your ballot promptly upon receipt!**

We offer thanks to all the candidates for their genuine interest in helping run the HOA and wish all of them luck. As soon as the election results are in, the new Board can begin its work, which will include committee appointments—if you are interested in being on a committee, or maybe

² For all you careful CC&R and Bylaws readers out there, no prior announcement of an intent to cumulate one’s votes is required anymore due to a change in the law.

even forming a new one, please send any Board member and email to express your interest. Getting involved in the HOA is a great way to get to know your neighbors and to contribute to our wonderful community. And Board salaries are doubling next year thanks to a grant from the Two Times Zero Foundation!

Speaking of elections, you can find some early information on an important upcoming local election for Ventura County Sheriff here:

<https://www.vcstar.com/story/news/2022/03/14/ventura-county-sheriff-district-attorney-candidates-debate-election-2022/7029522001/>

We will try to keep you posted on developments in that race as they, uh, develop.

CANDID CAMERA IN THE HOOD

We very much regret to report that incidents of verbal—and even threatened physical—abuse directed toward our vendors continue to be reported. Really sad that a bad apple or three can taint our entire community.

On the other hand, we are delighted to report that all resident/visitor and gate personnel interactions are being recorded with video and audio. Yep, smile, you are indeed on candid camera!

Our gate personnel really try to do their best to maintain the integrity of our gated community's entry protocols. We know this because the gate area cameras allow us to see how hard they try to make people feel welcome even while having to ask for ID and entry passcodes. Frustrations from the pandemic blues colliding with normal holiday season stress do seem to have abated a bit, as rude incidents at the gatehouse have declined since a peak late last year. But all it takes is one resident or visitor having a bad day and taking it out on our gateminders or others to spread that personal bad day like, well, a virus.

*Let's please all try to remember that the gate personnel are there because we all chose to live in a gated community with controlled entry. Please be patient when for some reason you have to use the visitor lane yourself. Please make sure your visitors know ahead of time that they will have to show ID at the gate, and ask them to be patient and respectful of our gatehouse personnel. Be reminded yourself, and remind your guests, that **all interactions at the gate are video and audio recorded**. YouBoob, InstaFlame, and TicTac are just a button away, and nobody wants to go "viral" in that way, right?*

Some time when the visitor lane is vacant as you approach, skip the handy automatic gate lane and stop and say hello to the gatekeeper. You will be warmed by the smile and thanks you receive in return.

RULES MADE NOT TO BE BROKEN

The HOA's Rules and Regulations Committee and the Board are sending you a draft of updated R&Rs for your comment. (You should have received a copy by the time you are reading this, even though we know you read this immediately when it arrives.) These new R&Rs contain new policies on drones,

driverless cars, and Accessory Dwelling Units, among other changes—all well worth reading (and required reading once passed).

As it happens, we residents don't actually vote for or against the R&Rs, only our elected HOA Board members do, but after your input during the 28-day comment period. So watch for these new rules and regs, read them, and do chime in.

WATER HAMMERS ARE A THING

If you experienced a very noisy flush or faucet on the morning of March 16, you are not alone. Apparently a water main broke in the Eagle Ridge neighborhood to our south, and our community's water connections evidently were too quickly remedied; air in the pipes resulted in a "water hammer" effect punctuated by a lot of noise when we all turned on our water outlets afterward. See <https://www.google.com/search?q=air%20entrap%20in%20water%20system&ie=utf-8&oe=utf-8#fpstate=ive&vld=cid:057ad280,vid:zdkp9N3qfkl,st:0> The pounding and sputtering you heard in the pipes may have been caused by the water wizards' failure to vent the pipes as they restored our community's water supply. We understand at least one Woodridge resident experienced a blown water heater as a result, and hope the rest of you were spared damage (and weren't sitting down at the time, if you catch our drift). These "water hammer" events can cause real pipe problems—and we gather this is not the first time this has happened in Woodridge.

More than one neighbor experienced in water pressure and the like (we looked it all up and couldn't understand any of it) expressed concern to the aqua gods in Thousand Oaks about these events. Evidently "water hammers" are avoidable with proper repair technique.

If you experienced any damage from this occurrence, we encourage you to contact the TO liquid lords. Resident Michael Gollub scooped our reporters and advises that the Thousand Oaks Utility Management Supervisor told him that those who believe their pipes were damaged in this March 16 event should "have a private plumber evaluate and repair, if necessary," and then file a claim through the City Clerk at <https://www.toaks.org/departments/city-clerk/documents-forms/claim-form>. He also asked that such filers email a description of the damages to him at katejudy@hotmail.com.

We fully expect the city to have alternative explanations for the damages, but whether it acknowledges any responsibility or not, registering a complaint might help avoid this occurrence in the future. It can't hurt to let the city know that at least maybe they screwed up and should be more careful next time. The piping you save might be your own!

CONSTRUCTION ALERT

Our roving reporter Matt Erhorn advises that there is some sort of renovation work going on these days at a couple of residences on Heavenly Ridge. (Glad to know some people did a lot better saving money during the Covid lockdowns than we did!) So this is a good time to remind everyone else who may have caught Covid Construction Fever that many home improvements you contemplate in Woodridge require up-front approval by the HOA Architectural Review Committee—and when in doubt please assume you need approval and just submit a request. The "ARC" guidelines and other related information are here:

www.woodridgeestateresident.com/_files/ugd/fccece_7c9127bcb5194ae792fccd3236b8ffc5.pdf

The ARC pledges to respond timely to your submissions, but spare everyone precious time (and yourselves money) by submitting your request for approval before you start doing any work.

And to those of you doing the new construction work, we wish you every success and appreciate what your upgrades do for the 'hood!

SNAKES ON THE PLAIN

Spring is sprung—we know because sunbathing lizards are back on our front stoop! They are getting ready for beach weather by doing pushups. Those in the best shape have the best shot at avoiding the snakes.³

Snake season in SoCal officially starts in April, so as the weather/climate/globe/universe warm this year it is time to walk with a little more wandering eye, especially when on our local open space trails. Be careful as you do your spring cleaning as well (we know that is on your list), and especially when doing yard chores under shrubbery. Some of you—and you know who you are—also need to be careful in your garages: snakes and lizards love your hoarding containers for nesting.

Call Ventura Fire at 805-371-1111, ext 34 (not 911!) if you spot a rattler, they will come out and humanely take the little charmer safely into the open space (in Simi, we hope).

All you dog guardians probably already know this, but snake bite vaccines are available for your best friend(s) for about \$20 a poke, and a booster is recommended in 6 months. The vaccine takes about 30 days to give your buddy protection, so now is the time to make Bowser PC with his/her very own vaccine. Evidently this vaccine does not prevent actual poisoning, but makes a bite and its symptoms much less painful. (Huh, sounds familiar.)

DISCOUNT FOR TRASHY SENIORS

By now we are sure you all have registered with Athens, TO's new trash hauler, but regardless are confident you have gotten some bills. If fortunate to have experienced life for 60 years or more, call Athens at 833-791-2377, give your account number and service address, and be ready to send them a copy of your Driver License to prove your golden age status. Not sure how much the discount is, but it is *something*, so sign up if you qualify! And then be sure to let your younger family members know there is a payoff for having experienced all that life they tease you about.

Speaking of trash, as we are wont to do, this is a reminder that you need to call Athens if they haven't yet picked up your old Waste Management trash bins. They aren't coming around to pick them up anymore without a call.⁴

³ As one lizard was heard saying to another, "I don't have to outrun the snake, I just have to outrun you."

⁴ We garbage aficionados gotta hand it to our former trash hauler Waste Management—it doesn't give up a contract without a fight! WM already has a lawsuit going over the city's award of the new refuse contract to

Also, Athens advises that it soon will begin enforcing its “fines” on those who put over-stuffed trash bins out with lids that do not fully close. Yep! If you habitually cannot shut your trash bin lids all the way, Athens will add a charge to your bill, and then there goes those cost savings TO promised with the new contract. Avoid losing that savings by ordering an extra bin for the stuff that won’t fit in your existing cans, that charge is minimal compared to the fines.

NOW I SWEEP THE STREETS I USED TO OWN

Bringing your trash bins in from the street on Thursday nights after pickup is more important than ever— Athens streetsweeper trucks come every Friday morning, bright and early, and they can’t do their job properly if your cans are still at the curb. Please do your best to get your trash bins off the street on Thursday nights to help keep our streets clean.⁵

AIN’T NO POWER WHEN SHE’S GONE

Those of you who already invested in solar panels, and the rest of us who are thinking about doing so (whether we want to or not—those radio ads are *incessant!*!), will be interested in pending California legislation reducing the value of one’s investment in green energy. The new law proposes to reduce the amount one can get for selling one’s excess energy generation back to a utility company. Talk about a bait and switch! See <https://www.vcstar.com/story/news/2022/02/19/california-solar-panels-energy-electricity-iid/6854392001/>.

In related news, remember all those “smart thermostat” deals the power companies are pushing? Remember all those tin-hat wearing wingnuts who called that a conspiracy theory? Well, it may be time for the rest of us to visit the “Lids” store at The Oaks mall for a shiny hat fitting, ‘cause UK government utilities already are tapping into those smart thermostats and pulling energy out of them when the sun don’t shine and the wind don’t blow and the green power grid needs extra juice (for, say, critical infrastructure like airports and such, and for government employees who have places to go and people to see). Your electric car and cooktop and space heater can just wait!

Anyway, the Ventura County Star article linked above explains a recent study finding that when the renewable energy discounts go away, so does the fervor for green energy solar panel installation. Who’da thunk? (Being in the Cali legislature means never having to connect any dots.)

HOUSING CHALLENGED VISITOR?

Our gatekeepers recently reported a disheveled individual who walked up to the front gate with a first name and last initial of a supposed resident he wished to visit. The gatekeepers were not able to

Athens, and now it is complaining that Athens is under-reporting the amount of trash it delivers to the landfill, thereby costing the city and others valuable revenue. WM also is financing an effort to force Athens to pay for a full Environmental Impact Report on its plans for a local truck storage facility (you know, shorter trips, save the planet, etc.)—something WM has fought against having to do itself in other locales. Fun stuff!

⁵ Your HOA is looking into trying to get Athens do sweep the streets on a different day.

identify any such resident, and turned the person away without incident.⁶

This occurrence is a reminder that our gates do not insulate our community from bigger issues facing our city and county (and beyond). We all have heard about the homelessness crisis in Los Angeles—it is something one has to actually see to believe how bad it is, for both the unhoused and the housed—and LA County is almost literally a mere stone's throw to our south. Indeed, Thousand Oaks already is experiencing an uptick in homeless encampments, both in number and size, much of which is out of sight at present because of our substantial amount of open space. But homeless encampments are here, and threaten to grow if TO does not take action.

Courts have blocked cities and counties from prohibiting public space “camping” absent the availability of sufficient shelter beds for those who need them. Having temporary shelter beds available as needed prevents entrenched encampments, helps get focused help to those who need and want it, and deters the presence of those who seek merely to prey on the vulnerable (of which there are many). Thousand Oaks is in the process of creating temporary shelters, and it can't happen too quickly—you might want to let the TO City Council know you support temporary shelter creation for the mutual health and safety of the unhoused and housed alike.⁷

Go to <https://www.toaks.org/departments/city-council> for a link to each of our 5 councilmember's email addresses—they really do want to hear from you on this and anything else you wish to contribute to the city's governance. You might not get a response, but their offices definitely keep track of public sentiment as evidenced merely by the number of letters they get. They are representatives, not mind-readers—they can't represent you if you don't let them know what you think! So don't be shy, and express your support for temporary shelter construction: Until the law changes (and we are not holding our breath), it is the best way to help the homeless get real help and keep our public spaces open and safe for everyone.

Meanwhile, for the latest on the South American “Tourist Burglar” phenomenon that impacts local open space communities like ours, see <https://news.yahoo.com/south-american-burglary-crews-targeting-123325825.html> and remember to lock up and alarm up!

HUMMINGBIRD LOVE

Does anyone who is not in the Taliban not love hummingbirds? Fast, colorful, bug bullies, imperceptible droppings—they are just too much fun to watch.

Our local Ace Hardware at Oakbridge Mall on Avenue de Los Arboles/Erbes Road has a great hummingbird feeder selection. It also offers red nectar, but the hummers are attracted to a feeder by its own bright colors alone, so all you need for homemade nectar is 4 cups of water to one cup of pure white cane sugar, simmer until boiling with an occasional stir, let it cool once the

⁶ This might have been one of our intrepid reporters—good reporters, but bad hygiene and memory.

⁷ If enough shelter beds are available, those who refuse them can be asked to move along or face arrest. Once in a shelter, they are given focused assistance. Those who simply don't want help, and there are some, typically then leave the area.

sugar is all absorbed in the water, and voila, your hummingbird fast food restaurant is ready to go without any syrupy red goop that also attracts bees and ants.⁸

There are many different kinds of hummingbirds, and we have a lot of them in these here parts. All are territorial, and their aerial acrobatics as they chase each other around a feeder are a joy to behold. And no matter how much they enjoy your feeder, rest assured they are eating all kinds of other stuff all day long as well, *so you are not enabling them*—you are just providing another alternative to an already rich local diet. No-guilt feeding!

Pro-Tip: Our outdoor reporter Gristly Adams reminds you that you need to clean that hummer feeder every time your refill it! Get yourself a little makeup spoolie (free at Sephora when nobody is watching) and reem-out those little holes into which the long hummer tongues reach for the nectar—those little flower doo-dads on most feeders should pop out for cleaning, and they need cleaning on the regular. Harsh chemicals are not required, just a little soap and water will keep your feeder (and the hummers) fungus free.

By the way, Wild Birds Unlimited does all kinds of bird business at www.ventura.wbu.com. Highly recommended, and a great place to visit with the little ones.

OLD BUSINESS

- Prior newsletters are on the HOA website at www.woodridgeestatesresident.com under the “Newsletter” tab. (We live to make your life easy.)
- Log into your account at www.woodridgecommunityassociation.com and make sure your contact information is correct, **especially your principal contact email address**.
- Get the GateKey app if you haven’t already: www.gatekey.com/resident-login. Encourage family independence and sign up your whole household for emails.
- Free hazardous waste drop-off for batteries and computers and such: <https://www.toaks.org>⁹
- Ventura County fire prevention info: <https://vcfd.org/public-info/ready-set-go/>, and venturafiresafe.org. See also [https://www.woodridgeestatesresident.com/current-events-and-issues](http://www.woodridgeestatesresident.com/current-events-and-issues) about fire prevention efforts specific to our community. The annual Woodridge perimeter open space brush clearance already has begun, will be completed by June 1.
- **PLEASE** pick up after your dog(s). A resident volunteer has promised to keep the doggie bag stations loaded with empty bags; please thank him by loading up the attached bin intended for *used* bags.
- **Slow down, stop at stop signs, and stop tailgating.** TO Police issued two citations last month on Sunset Hills, one for speeding and one for failing to come to a full stop at a stop sign. You

⁸ Our community rules and regs discourage regular bird feed stations because they attract rodents and crows, but hummingbird liquid feeders don’t present that concern. So there.

⁹ Goodwill also now takes small broken appliances because they can sell the parts. “Small” means something the elderly Goodwill drop-off monitor at the Oakbrook Mall Goodwill (around the corner from Vons) can manage to carry, e.g., toaster, computer monitor, vacuum cleaner—but not a microwave oven. Trust us.

never see the police until it is too late, so just slow down and don't roll through the stop signs, m'kay?

MISCELLANEOUS

Holiday of Next Month: Easter is April 17.

Terrible, Horrible, No Good, Very Bad Day of Next Month: April 18 is tax day (the 15th is Good Friday and even the guv'mint could not bear to have tax day fall on a "good" day, so you know whom to thank for an extra couple days to pay your taxes this year).

Ironic Quasi-Holiday of Next Month: Their boss can take the day off, but they can't--Administrative Professionals Day is April 27.

Gardening Tip of the Month: Avoid those unsightly deep and greener mowing ridgelines in your lush lawn by mowing in different directions now and again.

Artist of the Month: The HOA has a painter doing some common area touch-ups this coming month, such as on some of the old rusty utility boxes. Cheaper to paint than remove. Nice!

Neighborly Tip of the Month: When you and your gardeners are working along your property line, please keep the trimmings on your own side of the fence and offer to clean up what invariably falls on your neighbor's side.

Conundrum of the Month: If "Kindness is Everything" (as some local yard signs say), just how does one go about enforcing it? Something tells us Ukraine is not defeating Russia with kindness.

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/helpfulphonenumbers. This month's un-helpful number is 1-800-5dollargaslocations.

NEXT HOA BOARD MEETING: April 21, 2022, by Zoom again, watch your email for an invitation with connection details a few days before the 21st. **This will be the HOA Annual Meeting, and will start at 6:00 pm instead of the usual 6:30. And remember to send your election ballot in so it is received by noon on April 19!**

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

TO TROLL THIS NEWSLETTER, WRITE: circularbin@woodridgenewsletteroffice.waah