

THE STATE OF THE ESTATES

Woodridge Estates Homeowners Association Newsletter

November 2022

FELLOW WOODRIDGITES: Wishing you and all of yours the very best this holiday season, no matter how and when you observe, or don't.

HEADS UPS!

- **HOA Board Meeting Schedule Change.** As you know (if you read your email from GateKey and PMP Management), the cancelled November 17 HOA Board meeting means the next meeting is December 15. December is usually an off month for Board meetings, but not this year, so plan ahead and accordingly—resident attendance is always encouraged. *Possible agenda items for discussion in December include landscaping vendor proposals and parking rule enforcement (or not) during the holiday season.*
- **Security Alert.** In case you missed the email from your HOA Board of Directors, be advised that a special enforcement detail for the Thousand Oaks Police/Ventura Sheriff recently arrested three individuals connected with a South American Theft Group (SATG) as they were attempting to burglarize a home just on the other side of the 23 from Woodridge and adjacent to Sunset Hills Country Club. As a result of these increasingly active gangs, local law enforcement has allocated additional resources to combat these crimes and we should see an increased presence over the next few months. Most burglaries committed by the SATG and other crews¹ are occurring at homes not occupied at the time of the burglary, and on homes adjacent to golf courses or other open space. Many of these burglaries are occurring during evening hours when residents are out for dinner or other activities. Law enforcement believes the next 5 months will be higher risk than usual for residential and vehicular burglaries. Our constabulary also reminds us all as follows:

- 1. Lock all doors of your home and vehicles and secure your property. Don't leave valuables in your vehicles or in plain sight in your homes.***
- 2. Have up to date and comprehensive intrusion detection systems that include contact sensors, glass break sensors, and motion sensors on all levels and areas of your home and make sure you use them.***
- 3. Make sure your camera systems work. Most systems will send you alerts when there is motion or unusual activity.²***
- 4. Use motion activated lighting on the exterior of your home and install timers on interior lighting to make your home appear occupied when you are away. Leave a radio or tv on.***

¹ It is worth noting that two of the three suspects arrested came into the US from Chile on “the Visa Waiver Program.” This particular crew is thought to be responsible for some 17 residential burglaries in TO, Moorpark, and other local neighborhoods over the past couple of months.

² The recent arrests resulted from the homeowner’s remote alert system and an equally alert homeowner.

• **Water Cops Also Are On The Beat.** Thousand Oaks has extended a contract with private water restriction scofflaw cops into next year because our water supplier is still not achieving its conservation/water supply reduction target. The overall water district in which we live is meeting its goal, but our particular water supplier is not—that means TO could implement a complete outdoor watering ban in the coming months. TO's new water cop contract is intended to increase warning notices and fine assessments—and our water supplier is going to be more aggressive about water meter inspection as well.³ Here is an article about all this: <https://www.toacorn.com/articles/city-extends-contract-with-water-patrol/>. But the point is that if you are not observing the rules, TO is determined to find you and fine you. So, in case you have forgotten, the basics are: Watering only one day per week (odd numbered addresses on Saturdays, even numbered on Sundays); ten minutes per station, max; no watering at all between 8 am and 6 pm; no lawn watering at all; low-flow *non-spray* sprinklers or hand watering with an auto shut-off nozzle only; no fountains or car/hardscape washdowns. Find more details here: <https://www.toakswater.org/conservationstages>.

• **Gateminder Holiday Bonuses:** Once again, your HOA Board has arranged for creation of a fund for holiday cash bonuses for our gatekeepers. Our access crewmembers love the treats and goodies, but honestly prefer the cash, and we hope everyone will participate by contributing to the fund this year. You curry all the favor you need with the gate personnel by just waving and being friendly and remembering to put your guests on GateKey in advance—contributing to a nice bonus check for them spreads their love to us all! Please contribute, those gatefolks' smiles will add wattage to the holiday lights.

Here are the details: “In lieu of bringing snacks, treats, or gift cards, the Board will be collecting voluntary donations from residents and distributing those funds to the front gate personnel that work for our community. The amounts given to each greeter will vary based upon seniority, full time versus part time status, and a performance evaluation. Only personnel who are assigned to our community on a regular basis will receive a holiday bonus. *In addition to receiving a check they will also receive a holiday card that includes a list of all residents who contributed to the fund.*

To show your appreciation and make a voluntary contribution to this holiday fund, please write a check payable to Master Protection Security with a note that it is for the Woodridge Holiday Gate Personnel Fund and send it to:

*Property Management Professionals
C/O Julie Phan
515 Marin Street, Suite 404
Thousand Oaks, CA 91360*

Let's get 100% participation this year, m'kay?

³ We understand that several residents throughout Woodridge recently received citations for non-compliant watering. So, yeah, the water police do get through our gates

NEIGHBORHOOD FACTOIDS

- **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: 805-494-8200/8201 Fire: 805-371-1111 ext. 34

- **Management Contact:** *Email your requests, concerns, and inquiries to PMP Community Care at care@pmpmanage.com to automatically open a “ticket.” If you really 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 and its “Dashboard.”*

- **Website:** The Woodridge community website is at www.woodridgeestatesresident.com. Suggestions for and contributions to the website are appreciated.

- **Get the GateKey app at www.gatekey.com/resident-login.** Tutorial access is on the site. This is especially important during the holiday season!

NEWS YOU CAN USE, OR OF INTEREST, OR NEITHER

LOCAL ELECTION RESULTS

We think ballots are still being “found” and “counted” as your Newsletter goes to publication, but until they finish all that sometime in 2023, it looks like TO Mayor Bob Engler won another term on the City Council and there will be two newcomers because incumbent Ed Jones was *not* re-elected for another term. Planning Commissioner David Newman apparently won one of the two open seats, and the other seat up for grabs will go to either Mikey Taylor or Kyle Rohrbach.⁴ Newman, Taylor, and Rohrbach all are political office-seeking newbies, which we find encouraging--two new faces and minds on the TO City Council can't help but be a good thing as the city faces its many existing challenges and those yet to come.

Claudia Bill-de la Pena may lose our district’s County Supervisor race to Jeff Gorell. Gorell, a former state legislator who most recently worked for Mayor Garcetti in Los Angeles, has a slight lead over Bill-de la Pena, a seemingly popular former TO City Councilmember.⁵ But it is a close race and might yet turn her way.

Voter turnout in Ventura County was a meager 34%. That is a percentage of only *registered voters*, which in turn is some 60% of all County residents. Most of the races were pretty close, reflecting the somewhat evenly divided populace on political matters. So, *approximately 10% of Ventura’s population ends up deciding how things will be for the next few years for the remaining 90% of the County*. It also

⁴ Mikey Taylor, who slightly leads Rohrbach at present, is *not* the “Let’s get Mikey!” of breakfast cereal commercial fame. That was fake news.

⁵ Our informal tally of TO Acorn letters-to-the-editor had Bill-de la Pena leading Gorell both in terms of support and in terms of being targeted by fewer attack letters. Go figure.

means that only the 20% of the 60% of residents who could have voted get to complain about anything for the next few years—something tells us that won’t stop a lot of non-voters from griping, though.⁶

COMMON AREA LANDSCAPING UPDATE

As previously reported, your HOA Landscaping Committee’s effort to manage our common area irrigation, both before and since the local drought watering restrictions, has paid off in substantial HOA savings contributed to the HOA reserve fund and used to offset drought damage to our common area landscaping—those longer-term plans are still being considered, along with landscaping vendor agreement proposals (attend the December HOA meeting and learn more and contribute your thoughts).

Tree trimming continues during the drought under arborist standards. The tree-trimming schedule is available on the community website, and Heavenly Ridge is up next, on December 10. Try to remember not to park on the street that day, and see the complete schedule at https://www.woodridgeestateresident.com/_files/ugd/fccece_3af9912827cc41caa0bf1104f55c2926.pdf.

Don’t forget to water your own trees and shrubs, especially your median trees! It is allowed as necessary (any day of the week!) for their well-being (just not between 8 am and 6 pm), and those of you who have replaced lawns with artificial turf need to pay special attention to your trees because they are not getting the lawn-water they used to get. And please continue with your rain dances and prayers.

ASK THE NEWSLETTER

Yeah, we get questions:

Question: *Why do people stop on the side of Sunset Hills after entering the gate and just sit there?*

Look more carefully: They are not just sitting there, they are trying to end a cellphone conversation organically instead of having it cut off prematurely by one of the many cellular dead spots that live among us. (Our community evidently was built on an old telecommunications burial ground. Creepy.) We at the Newsletter have AT&T (sigh), and Woodridge is right at the edge of the reach of the nearest AT&T cell tower to our north on the other side of the hill. Hence our spotty signal throughout the area. We understand that some cell carriers have better reach into our neighborhood than AT&T, but if you have cellular trouble at times you might want to consider getting a cellular signal booster. They have come in various iterations over the years, and at various price points, but the technology has improved lately and the one we recently sprung for (from AT&T) has worked magic on our signal: Four bars at all times and all corners of the abode (two bars used to be a luxury). Pricey, yes, but remember—nobody knows you have one, so you can still use that old “bad signal” excuse to get out of a conversation you

⁶ Turnout in hellA was even worse, and the 27% who voted pretty much went with the same cast of characters who have been “running” things there for years—at least Ventura voters voted for *some* change. (The Who said it best: “Meet the new boss—same as the old boss.” And that was some 50 years ago, which proves their point!)

don't want to be in while never missing that call from the Lottery people that you know is just one more ticket purchase (sorry, investment) away.

Question: Have you any recent word on the 23 Freeway work?

Still about a year away from completion—whatever that might mean, because we can't tell what they still are doing or have yet to do (or even have done). We do know that they use a paint-by-numbers system for striping: On the 23 South on-ramp from Sunset Hills Boulevard, for example, about a month ago they had the Straight Line Crew paint a series of lines from the outer edge of the ramp toward the center of the ramp surface, and then several weeks later the Curved Line Crew(same dudes, different color vests) came and painted a curving line connecting the ends of all those straight lines and thereby marking the outside boundary of the driving surface to the driver's right. Awesome! The real surprise is that they got that second part done inside of a month after the first part—way to go, construction painting teams! It looks like maybe the Short White Line Crew has painted some new lane lines on the freeway itself, outlined by the Short Black Line Crew either before or after, it is all kinda blurry to us. Good to see where the \$91 million is going!⁷

Question: Are you directionally challenged, or what?

Apparently we are. One of our eagle-eyed readers pointed out to us that our directions to the voting center at Sunset Hills Country Club in last month's newsletter was off by 180 degrees—we said to take a left instead of a right at the Sunset Hills/Erbes intersection when departing the comforting confines of Woodridgelandia. Oops! Sorry about that. Hope you figured out another way to get your ballot delivered—like maybe using your smart phone or vehicle GPS instead of listening to us. Or the mail. But we thank the reader for pointing out our mistake because it also explains why we missed our last MENSA meeting at the club.

Question: Do we really need yet another reminder to pick up after our dogs?

Can't hurt. Not sure it will help, though—people who don't already do this without being told probably don't read the Newsletter, either, which is equally inexplicable. But hope springs eternal. So, yeah, pick up those doggie derriere deposits, will ya? We would like to stop having to remind you. And you know who you are!

Question: What were the survey results on having a "meet and greet" for our community?

Voter turnout was, again, low—we got only two responses, but both were in favor. Interpreting that result is beyond our pay grade, we will leave it to our HOA Board.

Question: What were the survey results on leaving the holiday gate lights up all year?

Voter turnout on this one was even lower—one negative vote.

Question: Are you going to keep doing surveys via the Newsletter?

We will ask our readers.

⁷ Rumor has it these crews may actually "finish" whatever they are doing here early so they can get in on that non-bullet train to nowhere work up in central Cali someplace.

OLD BUSINESS

- HOA holiday decoration rule reminder:

Section 1.14 Holiday Decorations and Lights

Halloween decorations may be installed beginning October 1st and must be removed within two (2) weeks after October 31st. Winter holiday decorations may be displayed starting the week of Thanksgiving and must be removed by the end of the second weekend in January. Related sound elements are only permitted between the hours of 10 a.m. to 8 p.m. Any decorations that impede any portion of the walkway or streets are prohibited. The ARC reserves the right to approve, disapprove, holiday displays.

That said, your HOA Board and neighbors all look forward to seeing your holiday decorations this year, as always.

- 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.*
- Fall Back: Now that you finally have set your clocks *back* one hour, please also remember to change your (drip only) irrigation, pool pump, and outdoor light timers!

MISCELLANEOUS

Holidays of Next Month: December 7 is Pearl Harbor Remembrance Day. Hanukkah begins Sunday, December 18. The Winter Solstice is December 21. Christmas falls on December 25 this year, a Sunday, so Monday is the day off for everyone not working retail. That same Monday, December 26, also is Kwanzaa. New Year's Eve is Saturday, December 31, and Monday, January 2, is the New Year holiday observance. (May all your resolutions be observed throughout the new year!)

NextDoor App Quote of the Month: "Need to rehome a rooster." *Woodridge residents need not apply.*

Definition of the Month: "Tomorrow": The day you get all your stuff done.

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. Let us know of any others you can suggest. This month's un-helpful number is 1-555-2022dodgersworldseriestix. (Sorry, still too soon?)

NEXT HOA BOARD MEETING: December 15, 6:30 pm, still by Zoom this flu season—watch your email for an invitation a few days before the 15th.

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

SEND COMPLAINTS ABOUT THIS NEWSLETTER TO athensservices@bluebin.com