

THE STATE OF THE ESTATES

Woodridge Estates Homeowners Association Newsletter

February 2023

FELLOW WOODRIDGE RESIDENTS: Spring is almost sprung! March 20 is the official first day of spring. Got warm?

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HEADS UPS

• **HOA Election:** Each homeowner registered as a Woodridge voter (one per household) has received a Notice regarding the April HOA Board election. Ballots will be mailed soon, and return ballots must be sent back in the envelopes provided by noon on April 25, 2023. **NOTE:** State Law requires at least 51% voter participation—if at least 51% of voters do not return their ballots on time, a second mailing will be required and that will cost the HOA money that certainly can be used better elsewhere. **SO WATCH FOR THOSE BALLOTS AND RETURN THEM ASAP!!**

• **Natural Gas Bills Way Up:** We just want you to know that you are not alone in shock over your recent gas bills, and no, you probably don't have a gas leak. SoCalGas Co. told us this was coming—200%+ increases not unusual despite similar usage to last year. We will not wade into the myriad opinions about the cause of the price increase for natural gas “therms”—if you want to hear some of those opinions, visit: <https://www.toacorn.com/articles/stern-targets-gas-companies-with-proposed-legislation/>; <https://www.wsj.com/articles/natural-gas-fasten-your-seat-belts-5c0fcdf4>; and <https://www.latimes.com/business/story/2023-01-09/why-natural-gas-prices-and-bills-are-soaring-in-southern-california>. Prices are expected to start coming back down soon—fingers crossed.

• **Burglars have not gone away.** Read below for the latest, but very “professional” home burglaries remain a threat in our community, so don’t slack off on your precautions. While you are busy hardening your target, moreover, from experience we recommend you look again at your home insurance policy and update it with scheduled coverage for your most valuable belongings, jewelry in particular.

• **Daylight Saving Time returns March 12.** Clocks go ahead, not back this time.

• **New streetlight lamps** should be installed at all 16 of our streetlight poles by about March 10. Soft-white brighter and longer-lasting LED bulbs will replace the now antiquated fluorescent bulbs.

WOODRIDGE COMMUNITY BASICS

• **Management Contact:** Email your requests, concerns, and inquiries to PMP Community Care at 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 and its “Dashboard.”

• **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

• **Website:** The Woodridge community website is at www.woodridgeestatesresident.com.

• **Get the GateKey app at 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 Gatekey! It is really easy and really helps avoid backlogs at the gate.*¹

By the way, you soon will receive information about how to pay for transponders through your existing HOA account. This should speed up the process of getting new or replacement transponders.

• 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 .

• **Hazardous Waste Disposal:** Please check out this website for good info on hazardous waste disposal: <https://www.toaks.org/departments/public-works/sustainability/trash-recycling/trash-recycling-residential-services/haz-waste-home-collection-program>

NON-MAINSTREAM MEDIA INFO

HOA MEETING CHANGE

HOA meetings once again will be **in-person** starting in **March**. The next Board meeting, to which all are invited and encouraged to attend, is *Thursday, March 23, 6:30 pm*, at the PMP offices at *515 Marin Street, Suite 404 (opposite The Oaks mall off Hillcrest)*. As the clever among you will have noticed, meetings also are being moved to the **fourth Thursday of each month** instead of the third.

¹ Our gateminders deal with some **7000 visitors** each month—about 75% of them have to be formally processed by the gatehouse personnel because only 25% of them are pre-entered into the GateKey system. This contributes to slow-downs at our entryway. Now go back up to where this footnote appears and GET AND USE THE GATEKEY APP, it is really easy!!

WOODRIDGE RULE OF THE MONTH

It seems we never can be reminded enough of the rules we all agree to live by within Woodridge (you even signed an agreement saying you read 'em!), and as spring springs upon us all and we are starting to spend more time outdoors, here is a good rule to remember:

Section 1.24: Noise. No music, shouting, or noise of any kind shall be permitted at any time which unreasonably disturbs any other resident. No Homeowner shall cause or allow to be caused any noise-producing activities in the common areas or personal residence between the hours of 10:00 p.m. and 7:00 a.m. **Examples of "noise-producing activities" shall include, but not be limited to, loud music, parties, power tools, sports and recreational equipment, barking dogs, etc.**

Don't be the neighbor who forces another neighbor to be either WAY more patient and understanding than is reasonable or to call someone and lodge a complaint—just try to be mindful of others, especially with music, power tools, and pets. (Ask yourself, "What would Mr. Rogers do in the neighborhood?")

All current Rules and Regulations for Woodridge can be found at:

https://www.woodridgeestateresident.com/_files/ugd/fccece_64a2f8a3ffdb465693bd55d6ea9e491f.pdf

COMMUNITY BURGLARY UPDATE

In late January, two burglaries on the same weekend and fitting the MO of the South American Theft Groups (SATG) occurred just a few miles away from us in Morrison Ranch. Both homes were adjacent to open space, were entered via the upstairs, and were victimized in the early to mid-evening hours. Same thing with a flurry of break-ins in Agoura Hills and Oak Park during February. So, no, the miscreants behind these crimes have not given up.

A few things of note about these recent Morrison Ranch burglaries—neither home had cameras; both homes were unoccupied at the time; and one had a large dog that appears to have been drugged. Furthermore, one of these victimized residents spent part of the daylight hours packing the family car for a trip in full public view on his driveway. (If you were looking for more motivation to finally clean out your garage so you can use it for parking (as intended!), now you have it.)

On the Woodridge security front, HOA follow-ups with COSCA (the park authority that owns the parking lot outside our front gate) in the hope of getting one of its entrances closed and/or the entire lot lighted have continued to fail. COSCA has been responsive, but in consultation with TO Police continues to believe neither of these suggestions will help. Your HOA Board and several local resident volunteers are considering next steps, and the Board is pleased to report that all Woodridge streetlights will be updated to LED soft-white "bulbs" that are both brighter and longer-lasting.

We remind you again, however, to please get your outdoor lights working and turned on from dusk to dawn. One of the responses from TO Police thus far has been to emphasize this particular individual homeowner effort as a deterrent. So, let's everyone get on that, okay?

HOA BOARD ELECTION UPDATE

Two HOA Board seats are up for election in April. Both are occupied currently, and both such occupants are running again (Mr. Nakos and Ms. Rue). Nobody else registered to run for either of those seats, so there won't be any hanging chad or ballot harvesting drama this year.

We thank Felicia and Joe for continuing to serve in what is a pretty thankless role—and we hate to think of how things would be without you and your Board colleagues. So again, thank you.

State law requires 51% of homeowners to return completed ballots in an HOA Board election, even when the election is uncontested. You will receive a ballot soon, so please complete it and send it in as soon as you can—if fewer than 51% of the ballots are returned, further mailings will be required at significant cost to the HOA, i.e., each homeowner.

Please Note: The mailed-in ballots will be tallied by an independent election organization at the HOA's Annual Meeting on April 27. You may NOT drop your ballot off at the meeting—all ballots must be returned by mail in the envelope provided.

WATER, WATER EVERYWHERE?

At least one local Water District is permitting local water delivery entities to allow twice-a-week watering, but each has to make its own decision. Woodridge gets water from the City of Thousand Oaks, which has not yet decided whether to lighten up on current restrictions, but adding one day will not change current rules about low-flow irrigation sprinklers and prohibiting all lawn watering. So you still need to hand-water your bushes and trees (especially those median trees!), and only before 8 am or after 6 pm, and still can only use your low-flow irrigation system once a week until further notice.

Meanwhile, TO Water is changing over to monthly billing soon (now every two months for historical reasons known only to the Almighty) and will be outsourcing its billing function. See <https://www.toacorn.com/articles/city-hall-outsources-utility-billing-2/> .

In other water news, we have had only a little rain in February after a very wet December and January, so the jury is still out on drought relief. <https://www.toacorn.com/articles/jury-still-out-on-drought/> . That's why it is good news that a desalination plant in Camarillo is coming on-line soon, and may be a model for similar efforts throughout the state. <https://www.toacorn.com/articles/camarillo-desalter-goes-on-line/>

By the way, you can track local rainfall at <https://www.vcwatershed.net/fws/reports/index.html> It's science!

ASK THE NEWSLETTER

What's the latest on common area landscaping plans in light of local irrigation restrictions?

Marina Landscape took over our common area landscaping and irrigation effort on February 1, and already has been hard at work. Please give the new kids on the block a wave when you pass by, let them know we appreciate their hard work. The HOA Landscape Committee is prioritizing

beautification of the front gate entry area and the parkways along Sunset Hills Blvd., previously landscaped largely with high-maintenance water-hogging grass—unfortunately, new planting of any kind, even more drought resistant plants or grasses, will be a challenge because the Water Overlords make no exceptions for the extra watering that such new plantings require to get established. So, options are still being examined, and some degree of artificial turf is in the mix.

It does not appear that we simply can wait-out the water restrictions—they are unlikely to change significantly anytime soon, and beautification cannot wait much longer.

What's with people who speed and tailgate?

We have no explanation for this boorish behavior—and yeah, we were young once, too, so it is not an old-guy or get-off-my-lawn thing. Friends, we all live in Thousand Oaks, which means we already have almost arrived at wherever we might be going—*so slow down and don't think that driving close to the backside of a slower vehicle on our city streets is going to make that driver speed up.* Just back off and be in less hurry to get the inevitable ticket that awaits you. #karma

Have you ever been to the TO Civics Art Center for a show?

Yes, and color us impressed! The theater space is beautiful and attracts many different kinds of shows, from classical music to lectures to old rockers. Highly recommended! Visit <https://www.toacorn.com/articles/theaters-rebound-post-covid/> for more info about upcoming events. We are very fortunate to have this venue available to us, please take in a show and support it!

OLD BUSINESS

- Reminder that you **always** should check in with the **Architectural Review Committee** if you are planning renovations in and around your home—sometimes the Committee even has very helpful recommendations for contractors and the like! The Committee promises to promptly respond to your inquiries and submissions, but checking in with the Committee up front can save you lots of time and even money.

The Architectural Guidelines and forms for review can be found here:

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

Please direct all ARC inquiries to PMP at care@pmpmanage.com or call (805) 642-2400 and ask for Julie Phan. (NOTE: No homeowner should contact any Board member directly with regard to Architectural Committee submissions.)

- **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.*

- **Streetsweeping on Fridays:** *PLEASE* get your trash cans off the street ***on Thursday nights!!*** (It is actually a community rule.) The streetsweeper comes around early Friday morning and trash bins simply prevent that important cleanup work from being done properly. And try to remember to get

your guest vehicles off the streets Friday mornings as well—same reason! Let's all try to help keep our streets clean. Thanks!

MISCELLANEOUS

Holidays of Next Month: No official holidays in March. (Boo March.) Daylight Saving Time begins Sunday, March 12—set those clocks AHEAD an hour at 2:00 am on Sunday (or Saturday night when you go to bed like a normal human). If green beer is your thing, Friday, March 17 is St. Patrick's Day (stay off the roads that night and through the weekend!). Purim begins March 6, and Ramadan begins March 22. If you know any International Women, their day is March 8.

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 suggest. (This month's un-helpful number is 1-555-progressonthe23.)

NEXT HOA BOARD MEETING: March 23, 6:30 pm, at the PMP offices at *515 Marin Street, Suite 404 (opposite The Oaks mall off Hillcrest)*. NOTE THAT IN-PERSON MEETINGS ARE RESUMING WITH THE MARCH MEETING—ALSO THE NEW REGULAR DAY IS THE 4TH THURSDAY OF EACH MONTH INSTEAD OF THE 3RD. You also will be able to attend the meetings remotely by way of Zoom.

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

SEND COMPLAINTS ABOUT THIS NEWSLETTER TO gavin.newsome@governhair.gov