



Woodridge Estates Newsletter

April 2019

ANNUAL WOODRIDGE ESTATES BOARD MEETING IS THIS THURSDAY APRIL 18TH at 6pm

Notes from the last Board Meeting:

- Homeowners for the most part are complying with the parking rules. The need to enforce the parking rules in the CC&Rs became apparent when the Board realized many homeowners were parking in the streets instead of using their garages and driveways. We are incurring additional costs to monitor and enforce the parking rules. There are a small number of repeat offenders that are continuously cited which the Board will address at the next meeting. Homeowners that need allowances should contact Dee.
- Please be aware, Drivers in our community are not always STOPPING at the STOP signs. Be Alert!!! 
- GateKey is our car monitoring system. It identifies the cars associated with your home. If you need to update this information please contact Dee or Master Protection.
- Did you know that someone in our community is walking their dog and leaving “full bags” of dog poop on the grass or on the lawns of homeowners??? ***Please pick up after your dog.***
- Keys are available for the front gate. Please contact Dee if you need one.
- If you notice an increase in rodents around your yard you may be contributing to the problem if you have a bird feeder. The feed falls to the ground for rats, squirrels, rabbits and so on, to consume. Consider removing the feeder, the rats should disappear in a couple of months.
- Next Board meeting is April 18th at North Ranch Community Center located at 1400 N Westlake Blvd, it starts at 6pm. This is our annual meeting where two Board seats will be filled. If you have not voted or mailed in your ballot, please bring it to the meeting on Thursday.



COMMITTEE UPDATES

Rules/Regulations & Safety:

GATE ARMs: The resident lane is for owners/family members with transponders (RFIDs) installed by MPS. The gate arm is programmed to allow ONE car in at a time. That means the gate goes up and down per car. The guards in the gatehouse are not allowed to open the gate for you. This has been discussed at previous Board meetings with Doug Huemme, as guards were believed to be opening the gate for certain residents on approach. The guards are aware of this rule and no one should expect to be given special treatment. Please do not ask for favors or try to bend the rules. If your transponder does not work or works intermittently, please take the time to get it fixed. It has been reported that some homeowners have been rude, confrontational and abusive to the guards. If you have an issue with Gatehouse operations contact the Board or Dee or come to the Board meeting and discuss your concerns during open session. The guards are doing what they have been instructed to do by the Board. Please be mindful of that.

Finance

The committee is in the process of reinvesting \$101k in a 6 month CDARs at a rate of 1.98% with TIAA. The audit report for last fiscal year is in and some highlights are as follows: costs of slurry \$65k, costs of gate arms \$26k. These are capital expenses and were paid out of the reserve account. Our largest operating expenses are landscape maintenance at \$220k, security at \$188k and water at \$177k.

We have ended the first quarter of this year with a surplus of \$27k due in part to very low water bills.



The Board would like to send a big “Thank You” to our Woodridge neighbor Leslie, who has volunteered to deliver the newsletter to homeowners that do not have email accounts. There are about 135 homes that she hand delivers the newsletter to...WOW! Thank you Leslie for doing this!

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

Please remember, trash cans should go out Thursday, for Friday pick up and then be removed from the street before Saturday evening.

Board of Directors:

President, Ed Greene efgreene@aol.com

Vice President, Brendan Devlin brendandevlin0@gmail.com

Treasurer, Joe Breseman joebreseman@bandresco.com

Secretary, Bill Giragos bgiragos@gmail.com

Member at Large, Michael Gollub katejudy@hotmail.com

Property Manager

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

Gatehouse

PHONE: 805-532-0198

FAX: 805-532-0197

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.topssoft.com/fidelitymanagementservices

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

Board Meeting 3rd Thursday of the Month, see you April 18th at 6pm