

# THE STATE OF THE ESTATES

## TIE GOES TO THE WINNER/TLALOC'S REVENGE/ MINERAL SECURITY/JUICY FRUIT/ JUNGLELAND RETURNS

*Woodridge Estates Homeowners Association Newsletter*

**May 2022**

**FELLOW WOODRIDGIANS:** We hope you and all of yours had a lovely Mother's Day. Memorial Day is May 30, and we hope it is a time of peaceful reflection for everyone—may the sacrifices of our betters who served never be lost to the memory of we who benefitted. And best wishes to all you Dads out there, your day is coming!

### HEADS UPS

●As warned last month and as further discussed below, the state and county now restrict all of us to 1 day/week watering. This restriction includes our common area irrigation, both internally and on our community perimeter. TO Water Department advises enforcement begins June 1. Yes, you will get at least one warning, but probably not two, and yes, you can be cited for sidewalk runoff.<sup>1</sup> Time to adjust those sprinklers!

●Remember to re-set your timers after the repair-induced power outage we experienced on May 5—*especially your pool equipment timers* (for your neighbors' sake).

●Come June, Athens will be issuing warnings, and then fines, for trash bin lids that are not fully closed! If this is you on a regular basis, they want you to order another bin of whatever color you typically overfill. So keep the scavenger crows away and order an extra bin or call Athens to arrange for bulky item pick-up at 805-852-5264—you get at least one free such pick-up a year, maybe more, just ask them and *avoid a fine*. (Perfect for all that Spring Cleaning you are all amped up for, right?)

●YOU ARE BEING WATCHED! Sad to have to remind everyone that everything that happens at the front gate area is video and audio recorded. Your HOA Board reminds you that *verbal abuse of our gatemindeers will not be tolerated!*

### MONTHLY REMINDERS

**Website:** Our community website is at [www.woodridgeestatesresident.com](http://www.woodridgeestatesresident.com). It is worth an occasional visit for information about HOA activity, community rules and regulations, and a list of useful local phone numbers. *Suggestions and contributions always welcome.*

***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 any emergency.**

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<sup>1</sup> Don't kill the messenger! We don't make the rules, we just report on them. (This is a state and county restriction, not something imposed by your HOA.)

**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**

●Log into your account at [www.woodridgecommunityassociation.com](http://www.woodridgecommunityassociation.com) and make sure your contact information is correct, **especially your principal contact email address.**

●Get the GateKey app at [www.gatekey.com/resident-login](http://www.gatekey.com/resident-login). Tutorial access is at [www.gatekey.com/resident-login](http://www.gatekey.com/resident-login).

●Ventura County fire prevention info: <https://vcfd.org/public-info/ready-set-go/>, and [venturafiresafe.org](http://venturafiresafe.org). See also <https://www.woodridgeestateresident.com/current-events-and-issues> about fire prevention efforts *specific to our community*. This year’s fire prevention perimeter brush clearance is already just about done (ahead of schedule)!

●**Fire Safety Tips:** *Make sure all your family members have an exit plan and a place to meet up in case of fire! And leaving aside brush clearance and other external fire prevention factors, you can protect yourselves within the home by (a) never leaving the kitchen with something on the stove (more than 50% of household fires start from kitchen inattention), (b) test your smoke alarm and carbon monoxide detectors regularly, and change the batteries every year (First Alarm makes a 10-year battery pack device, worth a look to avoid those always-in-the-middle-of-the-night dead battery chirps), and (c) have at least one fire extinguisher on each floor in a centrally accessible place that everyone knows about, and one in the garage—and check their charge status regularly).*

●**Management Contact:** Email your requests, concerns, and inquiries to PMP Community Care at [care@pmpmanage.com](mailto: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 submit a request via your PMP Management account at [www.woodridgecommunityassociation.com](http://www.woodridgecommunityassociation.com) and its “Dashboard.”

●**Be a Good Neighbor:** *Please (a) pick up after your dogs, (b) put away your trash cans Thursday evening to make way for the Friday morning street sweeper, and (c) stop speeding and tailgating!*

**BUT WAIT, THERE’S MORE!**

## **HOA BOARD NOW COMPLETE**

As reported last month, the recent HOA election was a great success in terms of participation, but we actually did end up with a tie between two of the candidates, Board member Robert Kaplan and former Board member Bill Giragos, for the final seat on our 5-person Board. Mr. Kaplan has decided to resign, so Mr. Giragos wins and now occupies that final seat—welcome back, sir!

*If you are interested in helping one of the HOA Board Committees, like Finance or Landscaping or Rules and Regs or Architectural Review, please let PMP know ([jphan@pmpmanage.com](mailto:jphan@pmpmanage.com)). Your participation is welcomed with open arms and minds!*

We offer profuse thanks to Mr. Kaplan for his service to our community, and wish the entire new Board success. The challenges never end, and we thank you all for your efforts on our behalf.

## THE GREAT RAINMAKER IS ANGRY

Word came down from the state and the Metropolitan Water District of SoCal in late April that several (but for some reason not all?) of the counties in its jurisdiction must cut water use or face hefty fines—Ventura, LA, and San Bernardino Counties are the chosen few. The Water District is recommending (and Ventura County has accepted) a one-day per week outdoor watering restriction, but more severe residential restrictions could follow, such as fines for all home water use beyond certain tiers—the standard for which just has been lowered as well. You can read all about it here:

<https://www.vcstar.com/story/news/state/2022/04/26/california-drought-prompts-outdoor-water-limits-ban-may-follow-ventura-la-san-bernardino-county/9550216002/>

*Actually, that isn't all you can read about this, there is a lot more that would be useful to know. For example, why just these three SoCal counties? Why just residential outdoor watering when all residential water use accounts for just 6% of the state's overall water use? How many minutes per station can we water, and can we spread those total minutes out over several days (and if not, why not)?*

The TO Water Lords advise our water reporter Boo Legoon that they will start vigorous enforcement of the new restrictions on June 1, and “[they] really mean it this time” because *they face their own fines if they can't show results to the Water District*. We don't know much, but we *do* know that nothing motivates government workers like the threat of losing funding, so don't expect more than one warning about your overwatering and your sidewalk run-off, and start checking your irrigation lines and sprinkler heads and timers now—the fines toll for thee!

*Here is some additional water conservation reading—note that a little extra attention paid to your irrigation can help many lawns survive on once-a-week watering:*

[http://www.cadroughtprep.net/images/06billl\\_inserts.pdf](http://www.cadroughtprep.net/images/06billl_inserts.pdf)

<https://www.bobvila.com/articles/best-time-to-water-grass/>

<https://www.latimes.com/california/story/2021-07-10/can-california-dramatically-cut-water-use-again>

We also suggest looking into drought tolerant grasses like these:

[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_ccuh.ucdavis.edu\\_uc-2Dverde-2Dbuffalograss&d=DwICAg&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=xU0xSTV8995QoTM4kgZ\\_LxCXNcdlwbgrmwYfUssFmM&m=JP5Xrdm5X7Cbr2FFeqjuMJPjj2MQ4YUTd-06LNq2ZXQ&s=GaF2LzVmr97T34kVc\\_OfVgqf4Xd3x74j56hyJU\\_4jBk&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A_ccuh.ucdavis.edu_uc-2Dverde-2Dbuffalograss&d=DwICAg&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=xU0xSTV8995QoTM4kgZ_LxCXNcdlwbgrmwYfUssFmM&m=JP5Xrdm5X7Cbr2FFeqjuMJPjj2MQ4YUTd-06LNq2ZXQ&s=GaF2LzVmr97T34kVc_OfVgqf4Xd3x74j56hyJU_4jBk&e=)

(sites continued on next page)

[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_ccuh.ucdavis.edu\\_sites\\_g\\_files\\_dgvnsk1376\\_files\\_inline-2Dfiles\\_Kurapia-5F1.pdf&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=xU0xSTV8995QoTM4kgZ\\_LxCXNcdlwbgrmwcYfUssFmM&m=ocR4pHOCGv6Lp4i4yfaLcCr323pWY7LoVHQCcMGzIk&s=MW5oTPAWkAnA7vHLGWS5zZ3zKwp3c8U0t05Mp\\_-YhWI&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A_ccuh.ucdavis.edu_sites_g_files_dgvnsk1376_files_inline-2Dfiles_Kurapia-5F1.pdf&d=DwIFAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=xU0xSTV8995QoTM4kgZ_LxCXNcdlwbgrmwcYfUssFmM&m=ocR4pHOCGv6Lp4i4yfaLcCr323pWY7LoVHQCcMGzIk&s=MW5oTPAWkAnA7vHLGWS5zZ3zKwp3c8U0t05Mp_-YhWI&e=)

[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_pacificnurseries.com\\_7-2Dcalifornia-2Dnative-2Dgrasses-2Dto-2Dconsider\\_&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=xU0xSTV8995QoTM4kgZ\\_LxCXNcdlwbgrmwcYfUssFmM&m=kQWbNlnAualVi0KqlwErYlgZ1HEovxYA1DS-8\\_iPjx4&s=VjeC4SXIZQVJjeg9IG1jNu\\_npfrGzAnLVWdk5wZjLc4&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A_pacificnurseries.com_7-2Dcalifornia-2Dnative-2Dgrasses-2Dto-2Dconsider_&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=xU0xSTV8995QoTM4kgZ_LxCXNcdlwbgrmwcYfUssFmM&m=kQWbNlnAualVi0KqlwErYlgZ1HEovxYA1DS-8_iPjx4&s=VjeC4SXIZQVJjeg9IG1jNu_npfrGzAnLVWdk5wZjLc4&e=)

[https://urldefense.proofpoint.com/v2/url?u=https-3A\\_calscape.org\\_planting-2Dguide.php&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A\\_CdpgnVfiiMM&r=xU0xSTV8995QoTM4kgZ\\_LxCXNcdlwbgrmwcYfUssFmM&m=2xouqvo6z\\_4B\\_8fdHBGRhEzXvwO9aDINA-7ySnEQimE&s=Ltr9gLkrShd0-3UH41IIAFESxpD2kP2Kdg3iZ3WAdQg&e=](https://urldefense.proofpoint.com/v2/url?u=https-3A_calscape.org_planting-2Dguide.php&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=xU0xSTV8995QoTM4kgZ_LxCXNcdlwbgrmwcYfUssFmM&m=2xouqvo6z_4B_8fdHBGRhEzXvwO9aDINA-7ySnEQimE&s=Ltr9gLkrShd0-3UH41IIAFESxpD2kP2Kdg3iZ3WAdQg&e=)

And here is an excerpt from our Sept 2022 Newsletter regarding replacing your lawn with artificial turf, in case that appeals to you:

*"One way to beat hungry rabbits and gophers is to install artificial turf to replace your grass. Such installation requires ARC approval (see "Rule of the Month" above), and the ARC is partial to "Sage 80 ounce" turf because it is very natural looking, as it has some browns in it along with the green. See <https://www.turfexchange.com/our-products/tx70-sage-turf-earthly-natural-looking-turf/>."*

See also this fun article on insect-friendly and drought tolerant gardening:

<https://www.toacorn.com/articles/this-garden-tour-is-for-the-birds/>

*The bottom line is that we all need to be prepared for a fair amount of vegetation loss in our common areas as well as around our own homes. It is going to be a brown summer for sure, and perhaps beyond then as well.<sup>2</sup>*

## **THERE'S "GOLD" IN THEM THAR CARS!**

Those dadgum roving gangs of organized thieves continue to plague Ventura County generally and TO specifically. Seems they easily are able to replace the few thieves who get caught (and the fewer still who get prosecuted). Please understand that *gated communities in the area are not immune!*

*The most recent trend is catalytic converter thefts—those environment-saving devices happen to be loaded with precious metals that do well on the "secondary market." (For those of you driving Volts or Teslas or other electric cars, be aware that public charging stations now also are*

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<sup>2</sup> Interestingly (at least to us), Thousand Oaks residents and businesses get water from one of *three* suppliers—Woodridge gets water from the City of Thousand Oaks. The three local water providers still are trying to work out a coordinated plan for their respective restrictions. So we should expect to receive more details by June 1, probably in the form of a mailer telling us which days of the week we can choose for watering, how long we can water that day (or can we just saturate our lawns?), and etc.. (Something tells us that we won't know any of that for sure before we start getting the citations, that just seems like something bound to happen . . . . Sigh.)

*trending with the bad guys—those babies are a great source of copper, and thus your ability to charge-up while away from home now is in question for more reasons than just rolling Cali blackouts.)*

The TO constabulary further reports that auto theft—not just what’s inside but the whole vehicle itself—also is on the rise. More than a third of vehicles stolen in the first quarter of 2022 *had their keys inside when stolen!* “I’m just running inside for a second” actually always takes longer than you think, and is plenty long for a thief, so . . . be careful, it *can* happen to you.

- *Local rules and regs aside, please park what you can inside your garage—several local gated communities have reported catalytic converter thefts at night from cars parked on the streets or in driveways. (It also helps to make sure your garage door is actually closed at night as well.) It takes an experienced thief less than 2 minutes to remove your converter, and it won’t set off most car alarms.*
- Please fix your outdoor lights, put them on a timer, and keep them on all night—our few streetlights do not do the trick. Dark driveways obviously are a preferred target.
- *Don’t leave valuables in your vehicles.*
- Do what you can to make it appear that you are at home.<sup>3</sup>

## **FIGHT SCURVY**

There are a lot of fruit trees in our community, and ours bear *way* more fruit than we can eat no matter what the latest “food pyramid” tells us to do. Harvesting ripened fruit on the regular is very important for fruit tree health, and an organization called “Food Share” is happy to help you out by distributing fresh neighborhood fruit to those in need throughout the area. Visit [www.foodshare.com](http://www.foodshare.com) for donation locations—and of course they will take donations of more than just your excess fruit. If you have more than one tree that needs pickin’, or if you can couple-up with a neighbor who shares your aversion to fruits and veggies, Food Share will come out and pick it all for all y’all. Call 805-983-7100 and check it out!

## **LION AND TIGERS AND BIRDS, OH MY!**

Tarzana may have Edgar Rice Burroughs and his fictional ape-man as a namesake, see [https://en.wikipedia.org/wiki/Tarzana,\\_Los\\_Angeles](https://en.wikipedia.org/wiki/Tarzana,_Los_Angeles), but did you know that Thousand Oaks used to be the home of a real “Jungleland” park? Yep, it was in the vicinity of where the Civic Arts Plaza is now, and you can read the fun history here: <https://www.conejovalleyguide.com/welcome/the-story-of-jungleland-in-thousand-oaks>. What’s *really* fun, though, is that Jungleland never really left, because since the 70’s nearby Moorpark has been home to a *zoo training facility* at Moorpark College!

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<sup>3</sup> See prior Newsletters for more detailed tips to protect you and yours, and what is yours, from the recent increase in crime. (Prior newsletters are on the HOA website at [www.woodridgeestatesresident.com](http://www.woodridgeestatesresident.com), under the “Newsletters” tab on the Home Page. We would give you the direct link, but maybe this way you will find other stuff on the website of interest!)

<https://zoo.moorparkcollege.edu/> Open weekends from 11:30 am – 5 pm, this is a small zoo but still has lots to see, Ira the lion, tigers Karma and Neil, and Happy the Alligator among them.

*This facility, known as “America’s Training Zoo” because it is one-of-a-kind, is built like what is “behind the scenes” at a real zoo, with large enclosures and lots of places for the animals to play. Part of the college training is for “showing” the animals to the public, so weekends are full of demonstrations—including feeding those big cats! The schedule is on their website.*

Very walkable, lots of places to sit with a picnic lunch (bring your own), lots of fun stuff for the kiddies, plenty of parking, and not a lot of visitors—this is a local gem well worth a visit (and a contribution). Just another next-door wonder that took us by pleasant surprise. Check it out!

## OLD BUSINESS

- So, we heard from an avid runner in the community in response to last month’s article about sidewalk usage and lack thereof—always glad for reader input! It turns out that at least some runners find the black asphalt of the street a lot more comfortable for their little piggies than the concrete sidewalks. We do not notice that difference ourselves, but then we don’t do a lot of running except from the local po-po (but that’s a whole ‘nother story). Not sure any difference is noticeable for mere walkers, but nevertheless we walk corrected on this subject, at least as to you joggers.

*But you fit people, please, be careful out there if you do choose the road more travelled (i.e., by heavy vehicles)—it is really hard to see you sometimes, especially when heading west into the sun in the late afternoon (and while we are adjusting our driving music). And you drivers, now you know why the runners and walkers are in your lane and yes, you should feel guilty that you aren’t out there with them, so slow down, smile, and share the dang road, will ya?*

Safety tips for those walking or running on the street:

- *Walk on the side where the traffic is coming towards you.*
- *Step onto the parkway or sidewalk when cars are approaching.*
- *Walk in single file.*
- *Listen for approaching traffic when you are close to a bend in the road.*

- This is a reminder that the community website lists the HOA’s regular tree-trimming schedule at: [https://www.woodridgeestateresident.com/files/ugd/fccece\\_3af9912827cc41caa0bf1104f55c2926.pdf](https://www.woodridgeestateresident.com/files/ugd/fccece_3af9912827cc41caa0bf1104f55c2926.pdf) Residents are encouraged to let PMP know if you see a tree elsewhere that needs attention at any time.

- We have been reminding you about the upcoming local and state elections for some time now, and in an effort to help keep you informed we offer the following random links to what appear to be reasonably balanced local newspaper articles about various races. **The primary election is June 7**, and please note that there are only two candidates (or two considered to be viable) for Sheriff, DA, and County Treasurer, so the June 7 primary is, in effect, the actual election for those significant posts, i.e., *there probably won’t be another chance to vote for that office in November*—so do your homework and be sure to vote in the primary! You should already have received your mail-in ballot by now—you can mail it back or return it personally to a number of locations identified in your ballot package; you can

even vote in person old school if that's your style. Meanwhile, we hope these articles are helpful to you—it is a very long ballot this year!

<https://www.vcstar.com/story/news/local/communities/county/2022/04/29/ventura-county-district-attorney-race-erik-nasarenko-john-barrick/7382532001/>

<https://www.toacorn.com/articles/stance-of-rank-and-file-officers-weighs-heavy-on-sheriff-race/>

<https://www.toacorn.com/articles/ayub-fryhoff-tussle-over-transfer-at-acorn-chamber-forum/>

<https://www.toacorn.com/articles/pair-of-longtime-elected-officials-seek-county-treasurer-seat/>

<https://www.toacorn.com/articles/environment-economy-dominate-supervisors-debate/>

<https://www.vcstar.com/story/news/2022/05/05/boards-positions-environment-can-flip-ventura-county-supervisors-race-linda-parks/9487126002/>

<https://www.vcstar.com/story/news/2022/05/17/three-candidates-vie-californias-42nd-assembly-district-seat/9546687002/>

<https://www.vcstar.com/story/news/2022/05/18/ventura-county-26th-congressional-district-incumbent-brownley-faces-3-challengers-california-primary/9591087002/>

<https://www.toacorn.com/articles/candidates-have-clear-differences/>

<https://vcreporter.com/2022/05/june-7-election-spotlight-several-ventura-county-offices-will-be-on-the-ballot/>

- Your HOA is engaging the services of a local painter it has found to be trustworthy to attend to common area wrought iron fencing that needs a makeover. Homeowners are responsible for their fencing, but the HOA will split the re-painting cost with you under certain circumstances, *so please let PMP know if you are interested in the details.*

- The revised Rules and Regulations and the ADU Policy for Woodridge have been mailed out to residents for the final comment period, and the HOA Board expects to approve them at the June Board meeting. We thank everyone who contributed!

## MISCELLANEOUS

**Special Days of Next Month:** June 7 is election day, Flag Day is June 14, and Father's Day is June 19.

**Holiday of Next Month:** Memorial Day is May 30 (yeah, we know that is still this month, but just barely), and the new federal holiday "Juneteenth" (June 19) is observed on Monday, June 20 (no mail, banks closed, state courts are open).

**Definition of the Month:** "Feefiphobia" = fear of giants.

**Sign, Sign, Everywhere a Sign of the Month:** "Help REALLY Wanted—Long Haired Freaky People May Apply!"

**Reminder of the Month:** The Dude abides.

*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](http://www.woodridgeestateresident.com/helpfulphonenumbers)**. Let us know of any others you can suggest. (This month's un-helpful number is 1-800-updateyourcarwarranty.)*

**NEXT HOA BOARD MEETING:** June 16, 2022, by Zoom again, watch your email for an invitation with connection details a few days before. It's not quite like going to the movies, but you can learn a lot about our community and your attendance and participation is encouraged!

**TO PROVIDE INFORMATION AND IDEAS FOR THIS NEWSLETTER, WRITE [jbriggs@jbriggslaw.com](mailto:jbriggs@jbriggslaw.com)**

**TO REGISTER OFFENSES COMMITTED BY THIS NEWSLETTER, WRITE [snowflake@pajamapeople.com](mailto:snowflake@pajamapeople.com)**