



Woodridge Estates Newsletter

March 2019

Notes from February Board Meeting:

- Our area is being targeted by burglars. According to Doug Huemme, there were 15 burglaries in the area last month. These are sophisticated groups that are breaking-in during the daytime, entering through backyards and breaking windows that are not alarmed.
- Parking patrols began in February. Residents are not allowed to park overnight on the street. Please note the CC&Rs state the following are also not allowed in the community, boats, planes, tractor trailers and recreational vehicles (RVs). For a more comprehensive list please read the CC&Rs.
- There have been a number of dog attacks in our community. Not only are the dogs attacking other dogs but they are attacking people. There seems to be many homeowners walking their dogs “off leash”. At the meeting a homeowner reported seeing 3 dogs that week “off leash”.
- Homeowners reported many dog owners are not picking up after their dogs and some witnessed dogs pooping on their front lawns. ***Please pick up after your dog.***
- Homeowners cannot remove “parkway trees” (trees located in front of your home). They are part of the community design.
- Showscapes offered some tips on green maintenance related to fire prevention around your home: Shrubs by homes should be neat and tidy, trees by roofs, chimneys, overhangs should be cut and trimmed. During a brush fire, embers are the major concern.
- May is fire awareness month! Please visit the website: Ready, Set, Go – Ready for Wildfires
- Next Board meeting is March 21, 2019 at North Ranch Community Center located at 1400 N Westlake Blvd, it starts at 6pm. Please note the annual meeting and Board elections are postponed until April.



Rules/Regulations & Safety:

- Upgrade of the camera system at the guard house is in process. The new digital system will include a license plate camera as well as enhanced video and audio.

Landscaping

- March 11th, spring tree trimming will begin.
- Woodridge Water Report :
 - Calendar Year 2016 used, 698,000 gallons of water, costs \$160,000 at 23 cent per gallon
 - Calendar Year 2017 used, 639,000 gallons of water, costs \$161,000 at 25 cent per gallon
 - Calendar Year 2018 used, 578,000 gallons of water, costs \$159,000 at 27 cent per gallon
- Fire Inspectors walked the community to point out many concerns the association needs to address regarding trees, shrubs and brush clearance.
- REQUEST FOR VOLUNTEERS: if you have knowledge of sprinkler systems or water control panels please join the Landscaping committee!
- If anyone in the community has had their fire insurance canceled please contact Dee and/or the Board.

Finance

Bob Trevathan, is taking a break from the Finance Committee for now! The community has benefited tremendously over the years from his sound and sage financial advice. We miss you and we know where to find you! Thank you for all your guidance.



Corrected Ballots will be mailed out this week to elect 2 Board members. Three people are running: Ed Greene, Joe Nakos and Felicia Rue. You only have two (2) votes. Please vote on the new ballot as only this vote will count! If you rather not mail in your ballot, you can bring it to the Annual Meeting on April 21st.

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

The school bus is in our community in the morning between 8am and 8:30am to pick up children and again at 3pm to 3:30pm to drop them off. Please drive safely. Thank You!

Board of Directors:

President, Ed Greene efgreene@aol.com

Vice President, Brendan Devlin brendandevlin0@gmail.com

Treasurer, Joe Breseman joebreseman@bandgresco.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: owner.topssoft.com/fidelitymanagementservices

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

Board Meeting 3rd Thursday of the Month, see you March 21st at 6pm