

THE STATE OF THE ESTATES

RIP POTTED PLANTS/SPEED KILLS/GARBAGE INS AND OUTS/AND NOT A DROP TO DRINK/SNAKES ALIVE/FORLORN ACORNS

Woodridge Estates Homeowners Association Newsletter

June 2021

NEIGHBORS: Welcome again to the new Woodridge Estates HOA newsletter! The first rejuvenated newsletter evidently reached at least six of you who were not afraid to let their thoughts be known. (There may have been a seventh respondent, but that snake in the mailbox might just have been a coincidence.)

As of now, the newsletter goes only to each homeowner's "official" email address—we would love it to reach residents besides those needing lining for their birdcages, so please pass this along to your family and any neighbors you happen to (want to) speak to. (Why shouldn't they be annoyed as much as you are?)

Monthly Reminders

Website: Please visit www.woodridgeestatesresident.com for more information about our community, HOA doings, and a list of useful local phone numbers. And don't forget to send questions, comments, and other general community information and inquiries to PMP Management at mcollerd@pmpmanage.com.

Emergencies: Friends, the Gatehouse personnel are not first responders and aren't even security guards—they just operate the gates. *Always call 911 first in an emergency or to report any sort of suspicious activity in or around the community.* You can let the guardhouse know as well, *but call 911 or police or fire first.*

GATEHOUSE PLANTER BLUES

Pity the poor potted plants dividing the entrance and exit lanes as one approaches the gatehouse to enter our 'hood. Four pots gone in the last year. Four dead in Ohio. (Wait, sorry, 1970 flashback there.) Evidently some people are intimidated by our gatehouse and try to do a 9-point reverse half-gainer with a full twist u-turn rather than admit to Vince they are lost, and then back themselves right into one of our unsuspecting innocent pots. "*Oh, the pottery!*"

Apparently because the brickwork offers a mesmerizing circular pathway around the gatehouse, some sort of barrier is needed to keep those exiting the community from just continuing their turn and entering the path of those pulling up to the gatehouse. (Go figure.) Your Board and its predecessors have come up with a lot of ideas over the years to save us from ourselves, and the planted pots were deemed the least expensive and most easily repaired barrier to poor vehicular operation skills. Watch this space for the next plan now that we have run out of our pot inventory. (No, obviously not *that* pot inventory—though come to think of it, that might help explain all this.)

SIGN, SIGN, EVERYWHERE A SIGN—EXCEPT FOR THAT ONE

Last month this Newsletter reminded you that the local gendarmes have been cruising the community and the Sunset Hills and Erbes roadways more often of late. Well, citations continue to be issued accordingly, especially on Erbes Road, but there were *at least two more citations for speeding within our gates in the last several weeks.* (Gophers, coyotes, and traffic cops, oh my!) Forewarned is fourlegged—*please watch your speed in our community, and obey those stop signs!*

Unfortunately, no traffic constables were on hand a couple of weeks ago when a community guest shot the Woodworth/Sunset Hills stop sign at high speed, lost control of steering while making a right on Sunset Hills, crossed both lanes on Sunset Hills, climbed the curb and the planted area, and took out the “Stop Ahead” street sign and its cement-implanted pole with it. Holy speed demon, Batman! Someone really had to be going fast to uproot that pole, buried cement base and all. No firm word yet on when the malefactor will pony up the funds to replace that sign and all the torn-up irrigation and plants, but your HOA Board is on the case. We hope for the sign to be replaced—well, that sign never can be replaced, it was special and we will just have to make do with a lesser imitation as a substitute (pole, we hardly knew ye)—sometime in July. Apparently supply chain issues extend to sign makers (unless they are about wearing a mask, those are now very easy to get).

*C'mon, people, signs are people, too. Or could be. (Think about it.) **Slow down!***

GARBAGE OUT, GARBAGE IN

The City of Thousand Oaks recently chose a new waste management company (and no, not that one, it is the one being replaced) for garbage hauling starting January 2022. Waste Management (get it now?) is out and Athens Services is in. Lawsuits over the bidding process and the city’s choice may slow things down—the current city vendor claims that Athens’ pricing offer simply is too low to be real, but c’mon, if you can’t trust city bureaucrats to analyze costs and spend money effectively, who can you trust?—but if the deal goes through then we all will be getting new trash and recycling bins around the end of the year or so.

Which in turn reminds us that the Woodridge Community Association Rules and Regulations expressly provide:

*All trash and recycling containers must be **maintained in an area not visible from any neighboring residential lot or common area.** These containers may be placed at curbside the evening prior to pick-up and **must be removed from front of house by the evening [of] pick-up [day].***

Yep, R&R Common Area Rule #3 is our new **Rule of the Month!** Please do try to keep your cans out of sight from the street, and your trash receptacles as well for that matter (e.g., behind your side gate), and please take them in promptly after they are emptied. Have a neighbor move them for you if you are out of town on Friday.

*Hey, wanna know what else you can and can’t do in the interest of “ensur[ing] that the common area amenities will be maintained in an attractive manner, **maintain[ing]** **property values** by enforcing covenants and restrictions, and ensur[ing] peaceful*

enjoyment of their properties by Homeowners"? You can find the Community rules and regs (and those direct quotes) on the Community website at: <https://www.woodridgeestateresident.com/area-information>. These rules and regs really are worth reviewing now and again. In fact, your Board is doing a review right now, so send any input to mcollerd@pmpmanage.com.

WATER, WATER (NOWHERE YET) EVERYWHERE

One of the HOA's largest expenses is common area irrigation. Those beautiful medians and hillsides don't stay nice without the *agua*, and the Community's irrigation obligations extend into the brush areas as well. As you no doubt are aware from your own yard's irrigation system, a lot of maintenance is involved, and a lot of periodic adjustment. *And of late, a lot of water!* So until global cooling arrives (another 60's flashback reference), the HOA is redoubling its effort to manage the common area irrigation system so as to use water more efficiently. The HOA Landscape Committee has been surveying all the irrigation lines and sprinkler heads to ensure proper operation, sufficient but effective coverage, and to effect conservation as best can be done without letting our planted areas dry and die out. Like all statistics, the truth is difficult to decipher and can be manipulated (look up Mark Twain on the subject—wait, his stuff may be offensive, just check Wikipedia), but so far the HOA seems to be on a path to controlling irrigation usage and reducing the attendant community cost.

If you see broken/leaking/spewing sprinkler lines/heads or observe what you think may be unnecessary sprinkler operation in the common areas, please send a note to mcollerd@pmpmanage.com. The Landscape Committee (a/k/a the Irrigation Illuminati) will be advised and get on it right away. (By the way, also feel free to let your unobservant neighbors know when one of their sprinkler heads is imitating Old Faithful. It happens, and they and their pocketbooks and future generations will appreciate it.)

SNAKE WATCH PART DEUX

More rattlers have been spotted in the last month, and this is *just in two cul de sacs off Willow Canyon*. A dog was bitten on Willow Canyon, but thankfully survived with no more than a nasty scar to show for it. (Yeah, that'll leave a mark.) Be careful out there, especially near hedges. This also is a great opportunity to educate your little ones about being prepared and aware of their surroundings, rather than just frightened. (Leave the fright to the grownups.)

FORLORN ACORNS

Judging by the number of "Thousand Oak Acorn" newspapers left to rot in our driveways for days on end (what's up with that, anyway?), about as many people read that free weekly-delivered local newspaper as read a hard copy (or electronic version, for that matter) of the El Segundo (nee Los Angeles) Times. The Acorn also is available on-line for a small electronic subscription fee, see <https://www.toacorn.com/>, and while it won't stop the old school driveway hard copy toss, the paper really is as good a read as it is quick. As just one example, the paper's coverage of the controversial new Thousand Oaks Community Plan undoubtedly is largely responsible for significant changes (e.g., density

reductions) in what city planners initially and even finally offered the City Council, and what the Council approved.

What's that you say? "What's a Community Plan?" The Community Plan is nothing short of the official blueprint for Thousand Oaks development over the next 35 years—building height, residential density, new retail locations, traffic mitigation, and just about everything else that impacts quality of life in the city as buildings and empty lots come and go. (Progress, and all.) *But you would know all about that if you took a few minutes to read the "Acorn."* And you would have had a chance to chime in with your own 6 cents! (Inflation.) Thanks largely to attention generated by The Acorn, and lots of printed feedback from resident readers, the City Council ultimately adopted a plan for far less growth and far more current zoning preservation than initially was recommended by the "experts." No matter how you feel about such local things, the Acorn is a great way to learn about them.

So, if you like free stuff and don't want to pay for an electronic subscription, at least pick The Acorn up off your driveway and give it a glance—you will be enlightened and even entertained.

Which also leads us to this month's Community Contest: Anyone who can explain why our community gets free "Acorn" delivery while the Eagle Ridge community to our south gets the "Conejo Guardian" instead wins a free subscription to this newsletter! (Inquiring minds want to know!)

OLD BUSINESS

Quick reminders of past newsletter topics (prior newsletters are posted on the website at www.woodridgeestatesresident.com).

If you get a new car, get a new transponder for front gate entry when you get your new permanent plates. Contact mcollerd@pmpmanage.com. (Contact info for PMP also on the Woodridge HOA website.)

Please *don't* feed the local fauna. It encourages the rats, who love your car wires. (Also a good reason to park in your garage.) "Ben" aside, we all can do without the rats, thank you very much.

AT&T should be done with the laying on of fiber optic cable soon. You can power wash away the sidewalk hieroglyphics they leave behind starting in July. (Yeah, you are quite right, it is a waste of water; but no, they don't clean that up themselves.)

Hope of the Month: That the tennis shoes on the lightpoles at Sunset Hills/Erbes don't signify the same thing they do in Hollywood.

Tip of the Month: Only **YOU** can prevent wildfires! But the Fire Department can help. See www.vcfd.org/public-info/ready-set-go

That's all s/he/it/they/we wrote for this month. Don't forget to check out the HOA website at www.woodridgeestatesresident.com for more information and a list of useful local phone numbers, www.woodridgeestateresident.com/helpfulphonenumbers.

Meantime, here is this month's non-useful number: 1-800-press9tostopcalls

NEXT HOA BOARD MEETING: July 15 via ZOOM (watch your email inbox for an invitation with zoom-in information) *or maybe in person* (that invite is so OG it probably will come by snail mail)

TO LET US KNOW WHAT YOU WOULD LIKE TO SEE (NOT SEE) IN THIS APPROXIMATELY MONTHLY NEWSLETTER, WRITE:

jbriggs@jbriggslaw.com

TO COMPLAIN ABOUT THIS NEWSLETTER, WRITE:

departmentofenergysavings@wearenotarealthing.com

Have a great Summer!