



Woodridge Estates Newsletter

September 2019

Don't Forget: the HOA meetings have changed:

Executive session will be held from 6pm to 6:30pm

Regular Session will begin at 6:30pm

Homeowners forum will follow at 7:45pm

Please be aware the meetings are recorded to ensure the accuracy of our minutes!

The Board “Thanks” the homeowners that attended the meeting last month and encourages all Homeowners to attend in the future.

Notes from the last Board Meeting:

- Michael Gollub who held the position of Member at Large, resigned from the Board. He also was the Chair of the Safety Rules and Regulations committee as well as Co-Chair of the Landscape committee. We sincerely “Thank You” for all time and effort put into the community.
- Mary Jo Ammon was appointed by the Board to fill the vacant position. We look forward to her continued participation in the Woodridge Community.
- Kathleen Nakos was appointed, Chair of the Safety Rules and Regulation Committee.
- Bill Giragos was appointed, Chair of the Landscaping Committee.
- Be on the Lookout for 2 surveys, one regarding street parking and another involving perimeter fencing.
- We are concerned about homeowners who walk their dogs without a leash. The likelihood of attack increases greatly. Please walk your dog on a leash.
- **DO NOT CALL THE GATEHOUSE – if a fire breaks out, if you witness a crime in the community, if you see something suspicious (like someone sitting in a car for more than an hour) ...call the Fire Department, call the Police or if it is urgent call 911.**
- Next Board meeting is September 19th at North Ranch Community Center located at 1400 N Westlake Blvd, it starts at 6:30pm.



COMMITTEE UPDATES

SAFETY, RULES AND REGULATIONS COMMITTEE REPORT

This report is submitted by the Safety, Rules and Regulations Committee, which consists of Mary Jo Ammon, Carol Giragos and Kathleen Nakos who is the chairperson.

PARKING “TICKETS”

There is controversy over the “ticketing” of vehicles. Some of our neighbors are for it and some are against it. The Board will be mailing out a parking survey with the ballot in March, in the hope of maximum response from the community. In the interim, it is the proposal of the committee that transponder holders be issued a pass for their dashboard that reads, “Transponder Holder. Do not ticket”. Whether or not this continues will depend largely on the results of the survey. The committee offers to draft the parking survey. The homeowner would be responsible for getting the pass.

SPEEDING AND NOT STOPPING AT STOP SIGNS

The committee is asking the Board for permission to include a flyer with the next mailing of the newsletter which informs homeowners that there is an issue with people speeding and not heeding the stop signs. The flyer will strongly request that homeowners abide by speed limits and stop signs. ***This is not something the committee or fellow homeowners are requesting. It is the law!***

The committee has researched stop signs that have flashing lighting around the sign for the 3-way stop at the corner of Heavenly Ridge and Sunset Hills Blvd. where most of the stop sign violations are occurring. The signs cost from \$800 to \$1000 a piece. We are presenting this to the Board for discussion and we believe community input is needed, especially for the houses near the proposed lighted stop signs.

GATEKEY SYSTEM UPGRADE

Doug Huemme has recommended an upgrade to the GateKey system. The Committee agrees but needs to verify the cost.

HOA WEBSITE

The Committee seeks to have a user-friendly, easily accessible Board sanctioned website on which to post all CC&Rs, By-Laws and Rules and Regulations. The Committee proposes this website also post meeting agendas, meeting minutes, committee reports, HOA financials and the like.

...MORE

The committee has presented a revised draft of the Rules and Regulations and it is in review with the Board. Further discussion regarding this matter will take place during the Board meeting. The committee is also recommending fencing of additional areas and reinforcing existing fencing of our perimeter, along with signage regarding our private property.

FINANCE: Starting in January, the dues will be increased by \$15 per month. In other words, the assessment will be increased by \$180 annually.

LANDSCAPING:

The following report is submitted by the Landscape committee: Bill Giragos, Robert Kaplan and Nathan Greene.

Active Projects:

Gate on Morning Ridge – This area provides the fire department access to the water tower in case of fires. There has been multiple sightings of individuals jumping over the gate. The gate also required extensive repairs. Replace and reinforce existing gate with an 8 foot gate.

Board approved in August meeting.

Cost: \$1,690

Actual start date September 3, 2019. Actual completion date September 10, 2019

Replanting slopes – This phase focuses on replanting slopes on Eaglewood and cul-de-sacs off Willow Canyon. Upon inspection, it was discovered many areas were bare and needed replanting. The proposal to the Board included cost effective replanting with trees and ground cover.

Board approved in August meeting.

Cost: \$6,010

Actual start date August 29, 2019. Actual completion date September 13, 2019.

Paint association entrance – The project consists of painting the guard house, island, gates and two wood structures north of the guard house. The windmill wood structure has extensive dry rot damage which requires replacement of multiple braces along the base.

Board approved in August meeting.

Cost: \$4,295

Estimated start date September 3, 2019. Estimated completion September 20, 2019

Wildfire prevention clearance – The project encompasses all the association perimeters to comply with new Ventura County fire code.

Board approved in August meeting.

Cost: \$35,475

Estimated start date September 24, 2019. Estimated completion October 11, 2019.

Tree roots issues in parkways – The roots of some of the mature trees planted in parkways are causing damage to sidewalks, irrigation systems, yard drainage and possible damage to city utilities.

Planning is in progress. All aspects of the project require City of Thousand Oaks Planning Department approval

Cost: TBD

Actual start date: TBD. Estimated completion date: TBD

Projects Under Discussion:

Community perimeter fencing – Phase-1 consists of fencing the east end of the community facing Wood Ranch and the area south of the Big Oak Tree on Heavenly Ridge. A poll will be sent to the community to determine if we should spend the funds to secure the whole association perimeter which is approximately 5000 linear feet.

Requires Board approval.

Heavenly Ridge landscaping – The shrubs and ground cover in various places reached end of life and need to be replaced

Requires Board approval

Willow Canyon Landscaping - The shrubs and ground cover in various places reached its end of life and need to be replaced

Requires Board approval

Ongoing Maintenance:

The LS committee has scheduled a bi-monthly meeting with Showscapes to discuss maintenance issues to ensure we maintain the aesthetics of our beautiful community.



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

Please remember, the School Bus comes to pick up children around 7:30 am and drop them off at 3pm. Please be patient!!!. DON'T DRIVE in front of the bus, don't drive around the bus, don't yell at the bus driver or children to "hurry up". Thank You

The Guards have received a number of complaints about safe driving in the community. In particular they have received reports of individuals running stop signs and speeding. This past weekend a woman reported she was nearly hit, and had to run to get out of the way of a vehicle that did not slow down for a stop sign. Please be good neighbors, drive safely!

UBER/LYFT/Taxis: If you are ordering car service please make sure you are providing your address and not having the app try to determine your location. Frequently it's not exact, so the driver provides us the neighbor's address instead of the address of where the person wants to be picked up. And, if you are arriving to the gate via car service please use the visitor lane.

Power Outages: SCE is planning to shut down the power grids during high fire risk times. This means residents could be without power for many days. Consider investing in a generator if you are concerned about the possibility of not having power for an extended period of time and have an emergency kit that includes water, food, flashlights and other critical supplies.

Board of Directors:

President, Brendan Devlin brendandevlin0@gmail.com

Vice President, Bill Giragos bgiragos@gmail.com

Treasurer, Felicia Rue eur.jf8@gmail.com

Secretary, Joe Nakos joe@nakos.net

Member at Large, Mary Jo Ammon mjammon@hotmail.com

Property Manager

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

Gatehouse and More

PHONE: **805-532-0198**

FAX: **805-532-0197**

Thousand Oaks Police Department: **805-494-8200 or 911**

Thousand Oaks Fire Department: **805-371-1111 ext 34 or 911**

Southern California Edison: **800-655-4555**

Southern California Gas Company: **877-238-0092**

Waste Management Company: **800-675-1171**

Thousand Oaks Water and Wastewater: **805-449-2201 and 805-432-7078 (emergencies)**

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 September 19th at 6:30pm

