

## THE STATE OF THE ESTATES

### **ADU UPDATE/MORE ALARMING NEWS/"LET'S GO SPEED DEMONS!"/HANGING CHAD TIME/DOG DO(N'T)/FUNGUS AMONG US/OUR LOCAL CEE-MENT POND/SELF IMPROVEMENT**

*Woodridge Estates Homeowners Association Newsletter*

***October 2021***

**NEIGHBORS:** *This newsletter is distributed to each homeowner's "contact" email address on record with the HOA's management company, PMP. Whether you love the newsletter or hate it, or look forward to it or dread it, or even if you simply have given it no thought whatsoever (probably because you think it is written with no thought whatsoever, we get it), we really would love this missive to reach **all** members of your household and **all** other community residents, so please forward this accordingly—getting a duplicate of this rag is not the worst thing that can happen to you these days, it's not like you're on an Alec Baldwin movie set or something.*

#### ***Monthly Reminders***

**Website:** Please visit [www.woodridgeestatesresident.com](http://www.woodridgeestatesresident.com) for more information about our community and its rules and regulations, HOA activity, a list of useful local phone numbers, and other stuff of interest (or at least of use even if not interesting).

**Management Contact:** Please send community questions, comments, and other general information and inquiries to Louis at PMP Management, [lmellini@pmpmanage.com](mailto:lmellini@pmpmanage.com).

**Emergencies:** Always call 911 first in a genuine *emergency* in or around the community. *Our Gatehouse personnel are not first responders and aren't "security guards"—they just operate the gates and process visitors and vendors (the use of "just" in this context is intended as a limiting adverb, not to minimize what they do—we love our Gatekeepers). You can let the Gatehouse know of any problems as well, **but call 911 first in a genuine emergency.***

**Suspicious Activity:** In the event you have suspicious activity or other **non-emergency** matters to report, do not call 911 but DO call police or fire (and not the Gatehouse).

**Police: 805-494-8200/8201      Fire: 805-371-1111 ext 34**

**Pro Tip:** Put these numbers in your phones for ease of reference.

**PMP Gateway:** PMP's exclusive "PMP Gateway" portal at [www.woodridgecommunityassociation.com](http://www.woodridgecommunityassociation.com) gives you 24-hour access to your HOA account information, online payment options, management communication tools, "and much more."

#### **ACCESSORY DWELLING UNIT UPDATE**

A Woodridge Estates homeowner's plan to construct an ADU on his homesite in the Morning Ridge *cul de sac* remains under review by the HOA Board and its Architectural Review Committee. The unusually shaped parcel has a sizeable "side" yard that actually fronts on the *cul de sac* and is virtually next door to another homeowner, separated only by a fire access road equivalent to a neighboring driveway.

*Those residents who attended and spoke at the September HOA Board meeting unanimously opposed the ADU's construction and encouraged the subject homeowner, who to his credit also attended to speak as the lone supporter of his plans, to abandon his project. As discussed in the September newsletter, the HOA Board is limited in what it can say about the legal advice it has received as the permitting process proceeds, but the Board wants everyone to know it is doing its best to comply with both (a) the new statewide legislation allowing such units and (b) any CC&Rs and HOA rules such legislation has left standing.*

If you missed the September and/or October HOA meetings, please visit the HOA website at [www.woodridgeestateresident.com](http://www.woodridgeestateresident.com) and review the September newsletter. For more information on ADU's, just search "California ADU law" on any search engine (Google, DuckDuckGo, Bing, *et al*), and find out what so many Californians actually voted for whether they (you?) knew it or not.

*For related general information about the California legislature's push for increased housing density, to remake single family home neighborhoods, to limit local planning control, and the impact of this push on cities like Thousand Oaks, visit [www.toacorn.com/articles/state-tightening-grip-on-local-housing-policy-legislative-analyst-says/](http://www.toacorn.com/articles/state-tightening-grip-on-local-housing-policy-legislative-analyst-says/).*

#### **ALARMING NEWS (CONT'D)**

The nearby North Ranch community has been hit with multiple burglaries over the past couple of months—*fifteen* from June 19 to August 11 alone (up from one (that's right, 1, uno, a single) in the same period last year). Homes adjacent to open space, parks, and golf courses have been targeted by reputed South American gang members (as if our own local gangbangers are somehow not sufficient) who stake out comings and goings from these remote but adjacent locations and strike when they believe a house is empty, often around dinner time. (Local restaurants evidently are doing okay again.) Our crime reporter chief Keef Morrison has been unable to determine whether any burglarized homes had alarms—and which also were turned on, because it turns out that helps—but some of the homes did have dogs who apparently work at Netflix and took time off. Keef reports that the lowlife tourists to our country who commit these crimes are familiar with local home design (they just *love* them some open floor plans!) and go immediately to the Master Bedroom closet looking for small valuables and pick up small electronics on their way out. They come and go quickly, and our local Police Chief has expressed surprise that so many residents keep large amounts of cash around (stock market jitters?) and don't internally lock up their jewelry. And what's more, the Chief reports, these cretins have not been vaccinated and break in *without wearing Covid masks!*

*Our community is surrounded by public open space, some of which also is near easy escape routes. We can, sadly, therefore expect this activity to increase as it gets darker earlier. **Alarms are recommended:** Our boys and girls and others in blue say they are a good deterrent—when actually turned on. (Doh!)*

If you see suspicious activity in our local open spaces—guys with binoculars are one giveaway—please call the local police at (805) 494-8200 or 8201, and then the Gatehouse, *in that order*. (Remember, our gatearm controllers are *not* security guards!) **More security tips:**

*Keep your doors and windows locked, even when you are at home. Most home burglaries occur when doors and windows are left open or unlocked.*

*Lock your vehicles and do not leave valuables in your car in plain sight—and park in your garage!*

*Install an alarm in your house! Advanced alarm systems not only monitor for intrusion and fire, but also for carbon monoxide, flooding, and other safety hazards. They can include motion, contact, and glass-break sensors. Advanced systems are manageable from anywhere using your smart phone and will send you alerts when unusual activity is detected.*

*Do not allow newspapers or other items to collect on your driveway as if you are out of town. If you **are** out of town, have a neighbor pick them up (or take your chances with a temporary cancellation, because newspaper people are so trustworthy).*

*Over 60% of home burglaries actually occur during daytime hours, so secure your home during the day as well as you do at night. (Again, that means you need to actually turn your alarm system on! Can't emphasize that enough!)*

*Do not post on Facebook, Twitter, or other social media when you are going to be out of town. (Seriously, have you really not learned this by now?!?!)*

*Use timers, motion sensors, or other devices to give your home a “lived in” feel when you are away. (Very old school, but it works!) Consider leaving TV’s or radios on while you are away—flex alerts be darned! Have neighbors handle your trash cans and newspapers and package deliveries.*

*Install cameras to cover common entry points and that will provide clear images both day and night. (High definition is available and not prohibitively expensive.)*

*Install outdoor motion lights directed at adjacent open space (but please be conscious of placement vis a vis your neighbors).*

*Keep an eye on your neighbor’s homes, especially when you know that they are out of town. Pick up their newspapers and put away their trash cans, don’t be shy if they did not ask you.*

***Report anything suspicious—our local coppers really do appreciate these calls! (805) 494-8200 or 8201; 911 only if an emergency.***

## **DRIVE [SAFELY], HE SAID**

Daylight Savings Time ends November 6 at midnight, and the sun is lower on the western horizon as it gets darker earlier, all of which makes it harder to see when driving near the end of the work day. (Those teeny windows in your midlife crisis sportscar don’t help, either.) Covid continues to keep many at home, for example to work (and even to work out). The kiddies are back in school, too, so the school buses also are back. More residents have dogs and are walking them (and themselves) more often (Right on!).

*So, please, **slow down** and **actually stop** at our community stop signs!*

Reports of speeding and failing to stop at stop signs within the community are on the uptick. No, you really are not saving any time just by getting to the Erbes Road/Sunset Hills 4-way stop intersection a few seconds faster—and you still have to wait for those there before you anyway. And also, no, you aren't getting home any more quickly by blowing down Sunset Hills and rolling through the stop sign at Heavenly Ridge. Seriously, our NASCAR expert Gale Stealhardt has timed it all, and those milliseconds saved will not seem worth it when something bad happens to a neighbor kid or dog because of your self-absorbed lead foot. *Please slow down in the community. (And you walkers—use the sidewalks, please!)*

#### **VOTE EARLY AND OFTEN (BUT NOT YET)**

Sacramento has changed the HOA rules again (it's not like they have more important things to do—flex alerts, anyone?), so Board elections are coming up earlier than usual (we know you have all this on your calendars based on the old rules, so you will want change your calendar entries to the new dates below).

*If you are interested in serving on the Board, or know someone who ought to be interested or that you can't wait to impose upon, please let someone on the HOA Board and Louis at PMP know. (Board email addresses are on the HOA website at [www.woodridgeestateresident.com/helpfulphonenumbers](http://www.woodridgeestateresident.com/helpfulphonenumbers), and Louis can be reached at [lmellini@pmpmanage.com](mailto:lmellini@pmpmanage.com).) It really is important for more people to participate in the HOA's operations, so don't be shy yourself, or about suggesting someone else. Meanwhile, basic HOA election information can be found here (as just one example of what you can find on the Internet that Al Gore invented):*

[www.sandiegouniontribune.com/business/story/2019-11-09/hoa-election-processes-much-more-difficult-in-2020](http://www.sandiegouniontribune.com/business/story/2019-11-09/hoa-election-processes-much-more-difficult-in-2020)

Here is a basic timeline to get you all amped-up in anticipation:

*Nov 22: Notice of Nomination Procedures to be sent to residents*

*Dec 22: Last day to submit nominations*

*Feb 4: Voter and Candidate list correction deadline*

*Feb 15: Ballots delivered to residents*

*Mar 17: Last day to vote*

*Apr 1: Last day to provide vote results*

*June 1: Last day to storm the HOA office in protest*

Seriously, **please** give thought to seeking a seat on the Board and encourage others to do so. *Our community does not stay nice all by itself, there is a lot of work involved and we all ought to take our turn at helping to run the HOA.*

*And while we are at it, your entire humble Newsletter Committee would like to thank all the current Board members and Committee participants for your efforts, which mostly go thankless. That's on us, not you.*

## **COMMUNITY RULES OF THE MONTH REDUX: LEAVE NO POO BEHIND**

We maybe need to make these the "Community Rules of *Always*" instead of just the month:

*Pet and Noise Rule #4: Each homeowner is responsible for removing defecation of his/her[/its] dog, cat, or other animal from the property of the Association or residents.*

*#5: Each Homeowner will be held responsible for any damage to the common areas [or to the property of another] due to his/her[/its] pet(s), either by financial reimbursement or corrective action to be determined by the Board of Directors.*

See [www.woodridgeestateresident.com/area-information](http://www.woodridgeestateresident.com/area-information) and the "Woodridge Community Rules and Regulations" tab at page 2. Really, you can and should look these rules up. Check out the other **pet and noise** rules while you are there. And if the rules and (un)common courtesy do not motivate you, see also [www.toaks.org/departments/public-works/maintenance/water-supply-quality/water-poo-lution](http://www.toaks.org/departments/public-works/maintenance/water-supply-quality/water-poo-lution) for information that will appeal to your eco-warrior side.

*Please, friends, be a good neighbor and **pick up after your dog (and cat and gerbil and anything else you might take for walks)**. If it's dark out, use the light on that phone you probably are staring at anyway. If your personal sense of decency and State Farm good neighbor traits are lacking, the above-referenced article explains the ecological poo-lution dangers. The HOA even installed doggie doodle stations in several places to make it easy—so get your dues' worth!*

A dog waste bag is like an American Express card—don't leave home without it! Remind your kids who walk the dog, "Yeah, it *is* gross. Much more so when not even your own dog. So, deal."

*PS: Um, also, do you not realize that cameras are, like, everywhere these days?!? (See Rule 5, above, and beware!)*

## **MYSTERIOUS LAWN SPOTS**

Speaking of Spot, we have been reminding you of late about the need to take care of your boulevard medians, i.e., the grass or other vegetative area between the sidewalk and the street in front of your house (and maybe on the side as well). As previously noted, if you are not sure whether a median is yours or not, for example if you are on a corner, please check with Louis at PMP, at [lmellini@pmpmanage.com](mailto:lmellini@pmpmanage.com). Some medians are HOA property, some are homeowner responsibility. But they all are quite visible and need your care--the HOA's landscapers also are working on this in the common areas.

*If you are noticing random brown dead grass spots here and there on your median or elsewhere on your lawn, they might not be caused by a neighbor's lack of adherence to Community Pet and Noise Rule #4 (see above if you are skipping around) or by your local Brer Rabbit—very likely they instead are caused by a fungus that crops up in overly damp conditions caused by irrigation*

*runoff to a low spot and/or by humidity and evening fog (and maybe just overwatering). Lawns are particularly susceptible to the fungus Rhizoctonia when evenings start to cool down and if you are in the habit of watering your lawn at night. Lawn care experts will tell you that nighttime watering is NOT recommended, largely because it can contribute to an awakening of this usually dormant fungus—it is much better to water early in the morning so the warm daytime air can dry the earth and keep Rhizoctonia at bay. You might also look into having your lawn aerated at least once a year, as de-thatching really helps a lawn stay green and healthy and also fights this nasty brown spot fungus.*

See [www.thespruce.com/brown-patch-lawn-disease](http://www.thespruce.com/brown-patch-lawn-disease) for more information. #letsgobrownspots

*And while on the subject of lawns, please remember to check with the ARC (Architectural Review Committee) if you are interested in replacing your real grass with artificial turf, both for approval and recommendations. The ARC is partial to “Sage 80 ounce” turf because it is very natural looking, as it has some non-fungus related browns mixed in with the green. See <https://www.turfexchange.com/our-products/tx70-sage-turf-earthy-natural-looking-turf/>.*

## **SHAKESPEARE IN THE HOOD!**

Adventure reporter Matt Erhorn and his far better half Kat Mandoo remind you that one of our neighbors would do the Beverly Hillbillies proud—we are, of course, talking about that enormous cement pond over the hills to our north, known variously as “Bard Lake,” “Bard Reservoir,” or, for those who detest Shakespeare and have no sense of romance, “Wood Ranch Reservoir.” You can get a good view of our local non-public cement-lined wetlands wonder by following the trail that starts just outside our front gates on the north side. It is a vigorous climb to the top of the hill, but the payoff is a great view of the lake to the north and the Santa Monica Mountains to the south.

*The main trail continues east and encircles Woodridge Estates, eventually ending back at the front gate on the south side of Sunset Hills at the dirt parking lot used by hikers, bikers, and Chilean burglary gangs. This is an almost three-mile trek and at times takes you into the open space to our south. Highly recommended, you also can pick up this trail near the big Oak tree on Heavenly Ridge and follow the paved trail behind the tree in either direction.*

But wait—there’s more!

*When you get to the top of the trail to the north of our front gate, be bold sometime and take a left instead of a right. That trail takes you west along the reservoir fence and then to the north, and if you stay to the right at the various trail forks you will encounter, you will be rewarded with some spectacular views of the reservoir from a much closer distance, and eventually this trail loops you back to the fenceline trail and back to our front gate. (Or on the way back you can take a fork to the west and end up on Erbes Road north of the Sunset Hills intersection.) There is one extremely steep hill on this trail—first down, and then back up on your return trek—but the sightseeing is worth the caloric, calf, hamstring, and lung burn. It is closer to two miles total than three if you loop back to the gate instead of going down to Erbes Road; the latter way will make it close to five miles to return home via Erbes and Sunset Hills.*

By the way, Kat reminds us that if you never drive on Erbes Road north from the Sunset Hills 4-Way stop, you ought to try it sometime and check out the burn area on your left as you go down the hill toward

Olsen Road. You can see where the fence has gone missing and lots of fire damage from earlier this year. It is a good reminder that we live near fire-prone open spaces. And it is a really good teaching tool for the young'uns, as they can see how hot the fire must have burned to melt the metal fencing and how resilient Mother Nature is as new growth already is emerging. Kinda amazing, and well worth checking out.

## ARE WE NOT (HU)MEN?

Following the lead of all major news outlets, we are burying this CORRECTION deep in this publication so it is less obvious that we are not exactly Pulitzer-worthy. (Like you didn't know that already.) Last issue we reported that those fake boulders you see on community medians are hiding gas connections or something else we made up so we could meet our publication deadline. BUSTED! We made a mistake, and we apologize and repent and seek forgiveness. A knowledgeable neighbor called us out and advised that these fake boulders cover up Spectrum "internet amplifiers" that are supposed to improve internet service for up to four homes, but often have been stretched to cover five—which means they no longer do much amplifying and so basically are as fake as the boulders that hide them. We appreciate the correction!

*Meanwhile, we also finally learned what those scary ground level "Danger!" hatches are—but if we told you we would have to kill you. #podpeopledoorways #Sunnydalehellmouth*

## OLD BUSINESS

Prior newsletters are posted on the HOA website at [www.woodridgeestatesresident.com](http://www.woodridgeestatesresident.com) at, oddly enough, the "Newsletter" tab. Some quick reminders of prior topics if you can't be bothered to go back in time:

*-Please do your part to fight mosquitos! Don't let water collect in flower pot saucers, on outdoor furniture covers, or similar small puddle collection areas, and change your birdbath water (and clean out all those crow droppings) at least every other day. Empty birdbaths when you will be gone for a few days or more. These little dengue-west Nile-malaria carrying buggers love small puddles, so your pools and spas are safe but please police your yard now and again and help fight all the nastiness mosquitos spread. (As they say in the Sierra Madre, "Skeeters don't need no stinking masks.")*

-Free hazardous waste drop off for old paint, obsolete computer gear, and worn-out Tesla and hybrid vehicle batteries: Visit <https://www.toaks.org>

*-Ventura County fire prevention info: <https://vcfd.org/public-info/ready-set-go/>, and [venturafiresafe.org](http://venturafiresafe.org). See also [https://www.woodridgeestatesresident.com/current-events-and-issues](http://www.woodridgeestatesresident.com/current-events-and-issues) about fire prevention efforts specific to our community. Thank you, HOA!*

-Thousand Oaks is changing waste haulers as of January 1, 2022, and **Athens Services** has an FAQ page at <https://athensservices.com/wp-content/uploads/2021/07/Thousand-Oaks-Residential-FAQ-FINAL.pdf>. It is worth a look. And yes, you will be getting all new trash containers, one of each kind, and you can contact Athens directly to order an extra or larger one of whatever kind you need. **YOU NEED TO REGISTER TO ORDER WHAT YOU WANT: CALL 833-791-2377.**

*-Wood chips make an excellent mulch for all your perennials—but not your annuals, which will be on their way out soon anyway—so mulch away! Wood chips preserve and time-release water, and contain nutrients your perennials love (annuals not so much). Thousand Oaks offers free mulch/compost for your garden at [www.toaks.org/Home/Components/News/News/3331/3338?arch=1&npage=9](http://www.toaks.org/Home/Components/News/News/3331/3338?arch=1&npage=9).*

-Rattlesnakes are still being sighted within our gates with some frequency—don't let your guard down, be careful while you mulch!

## MISCELLANEOUS

**Holiday of the Month:** Halloween kicks off the all-too-rapidly approaching holiday season (#supplychainproblems – Santa says *order early!*) on Sunday, October 31. Since masks already are *de rigueur*, we expect more trick-or-treaters this year than last, so be prepared! (And while you are at it, please remember to *slow down, m'kay?*) Evidently most of the little hobgoblins swarmed on Eaglewood last year, but a heads-up to all: They can come when you least expect it. Enjoy!

**Clock of the Month:** Daylight Savings Time ends at *2 am on Sunday, November 7*. Set your clocks *back* an hour at bedtime on Saturday November 6. See [www.seizethedaylight.com](http://www.seizethedaylight.com) for a fascinating history of this time-shifting tradition that many would like to abolish in favor of year-round daylight savings time. (What would that do to time travelers, though? Makes our head hurt thinking about it. Visit [www.screenrant.com/back-future-time-travel-rules-accuracy-science-explained](http://www.screenrant.com/back-future-time-travel-rules-accuracy-science-explained). And then let us know what the heck it all means.)

**Mask Update of the Month:** See [www.toacorn.com/articles/levin-sets-benchmarks-to-end-mask-mandate/](http://www.toacorn.com/articles/levin-sets-benchmarks-to-end-mask-mandate/) for the latest word on Covid masking requirements in Ventura County. As we are so near LA County, we would tell you where to go to look up its rules, but honestly, it is impossible to figure them all out, let alone which actually are being enforced over there.

**HOA Success of the Month:** Hey, hey, whaddaya say--the front gate fountain is working! Thank you, HOA Board!

**Riddle of the Month:** Why you gotta call Sweet James if you're a ninja? (#ihearradio)

**Steak of the Month:** 8 ounce filet at Lemmo's Grill in Moorpark. For reals.

**Realization of the Month:** "Stay inside. Social Distance. Clean yourself." *OMG, we all have become housecats!*

**Newsletter Employee of the Month:** Reporter Walter Notright. (See correction article above—not his mistake, but obviously he is used to being blamed.)

**Statistic of the Month:** 107 HOA website visits since the last newsletter went out. The website is trending!

*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](http://www.woodridgeestatesresident.com) for more information, including a convenient list of useful local phone numbers at [www.woodridgeestateresident.com/helpfulphonenumbers](http://www.woodridgeestateresident.com/helpfulphonenumbers).*

**NEXT HOA BOARD MEETING:** November 18, probably still via ZOOM and you will get an email invitation that will clarify the manner and means of the meeting about a week before. *Please attend, it is your HOA!*

**TO PROVIDE INFORMATION AND IDEAS FOR INTERESTING/FUN/SILLY/IMPORTANT STUFF TO BE INCLUDED IN THIS NEWSLETTER, WRITE [jbriggs@jbriggslaw.com](mailto:jbriggs@jbriggslaw.com)**

**TO COMPLAIN ABOUT THIS NEWSLETTER, WRITE:**  
**[info@whyistherenocaffeinefreedietcokeanymore.com](mailto:info@whyistherenocaffeinefreedietcokeanymore.com)**