



Woodridge Estates Newsletter

February 2020

Highlights from the last meeting:

- **We welcomed our new Manager from Showscapes, Tiffany Smith.**
- **Unaudited financial results show we ended the year with a shortfall of \$49,000. Cash on hand and in CDs was \$951,000.**
- **Parking Survey results and recommendations were discussed regarding how to implement “no parking by residents from 7pm to 7am”.**
- **Board is preparing for the HOA election where three seats will be open.**
- **For details regarding these topics and more please see the minutes posted on www.WoodridgeEstatesResident.com**



COMMITTEE Updates:

- **Safety/Rules and Regulations Committee: Kathleen Nakos, Carol Giragos, Mary Jo Ammon and Mendy Hyde**

At the last meeting, the Board voted to allow resident street parking except from 7pm to 7am. However, before being enforced, the Board tasked the Safety Committee to do the following and make recommendations to the Board at the next meeting:

- Develop a policy for post orders for a placard system for non-resident RFID holders to be able to park overnight.
- Develop an application for residents with RFID's that need to park overnight on the street (e.g. those households with multiple cars due to children). This application would be for permission for overnight parking.

The Safety Committee is meeting the week of 2/10/20 to develop these recommendations.

- **Landscape Committee: Bill Giragos, Robert Kaplan and Nathan Greene**

➤ *Active Projects:*

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

Board approved in August meeting.

Cost: \$35,475

Actual start date September 24, 2019. Actual completion December 2019.

January Update – Project started on September 24, 2019. The tree crew started clearing the East and south east property line. On 09/27/19, a first pass was completed which included removing some trees, shrubs and trimming ground cover in a mosaic pattern. A second pass was completed on 10/04/19 to ensure the clearing complies with the new fire code adopted by Ventura County Fire Department. The wild fire prevention performed left some bare areas behind the houses on Sunset Hills Blvd and Heavenly Ridge.

The project continued on the North side of the community behind Windridge and Willow Canyon. The Board approved additional clearing which was expanded to include tall dry grass area extending beyond 100' from defensible zone. The new fire code required clearing shrubs and ground cover in a mosaic pattern which left bare area where acacia ground cover is planted. These areas were planted with Rosemary ground cover and wattles were temporarily installed to prevent erosion.

Project completed. We are in process of scheduling the Ventura County Fire Marshall to inspect the community to ensure the wild-fire prevention was conducted according to the new fire code. The Board is also considering adding “Weed Clearing” at end of September to supplement the required end of May Weed Abatement to be ready for the fire season which starts end of October.

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.

All aspects of the project require City of Thousand Oaks Planning Department approval

Cost: \$20,158.00

Actual start date: December 2019. Actual completion date: January 2020

January Update – The Board approved to phase this project and remove 3 trees at a time. The Arborist hired to plan the tree removal recommended this approach as being the most cost effective approach and the fastest way to remove hazardous trees which have lifted the concrete sidewalks where Oak trees were planted in parkways.

Phase-1 included securing a permit to remove 3 trees on Woodley Street. The application was submitted to City of Thousand Oaks Planning Department on 09/26/19. A typical timeframe for approval and securing a permit is approximately 45 days. As of this date the Arborist identified 15 Oaks trees which are classified as hazardous. T.O. City Planning Department issued phase-1 permit on October 21, 2019.

Bids were collected and contractors were selected to remove the trees and repair sidewalks. The Board also approved grinding all raised sidewalks until a more permanent solution is implemented.

Project completed. Oak and Chinese Flame trees were removed. Tree stumps and all roots were removed. Lawn drains and sprinklers were repaired. Crepe Myrtle trees were planted. New sod was installed. Phase-2 will be discussed at the next Board meeting.

➤ ***Projects Under Discussion:***

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

Requires Board approval

January Update – Proposal was submitted by Showscapes. Project feasibility will be discussed at the next Board meeting

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

Requires Board approval

January Update – Proposal was submitted by Showscapes. Project feasibility will be discussed at the next Board meeting

➤ ***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. Issues are discussed and noted, upon completion of an item Showscapes will send us pictures as proof of completion.

January – The Landscape Committee continued to hold meetings with Showscapes personnel to discuss problem areas which need more attention.

If you have any landscape concerns, please email or call Dee Smith at Fidelity management.

- **Finance Committee: Felicia Rue, Gene Eng, Michael Frieda**

- Please know homeowners will be responsible for the costs to replace a pots and or gate arms if you or your guest break them.
- The HOA dues increased \$15 starting in January. You must notify your bank so that the correct amount is debited.

- **HOA Operations:**

- To access the community via the **owner** lane, you must have a transponder. If you don't have one please get one immediately and in the meantime you must enter through the visitor lane. **Please do not enter in the owner lane without it, then yell and scream at the guards to open the gate. They will not push the button to let you in!** **This is a breach of Woodridge Estates access policies!** Please do your part to help things run smoothly in the community.
- We would like to have everyone in our HOA signed up to receive our emails. If you know of a neighbor that isn't please help them get linked in!
- If you have an emergency at your home, please call 911 FIRST, then call the gate house.

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.topsoft.com/fidelitymanagementservices

Woodridge Community Website: www.WoodridgeEstatesResident.com

Board Meeting 3rd Thursday of the Month, see you February 20th at 6:30pm