

THE STATE OF THE ESTATES

**CAN YOU HEAR ME NOW?/SKEETER WARNING/23 SKIDOO/
CAMPERS AND BOATS AND TRAILERS, OH MY!/LANDSCAPERS R (NOT) US/
WHISTLE WHILE YOU WALK/OH SHERIFF, MY SHERIFF!/TRAILBLAZING WITH MATT**

Woodridge Estates Homeowners Association Newsletter

August 2021

NEIGHBORS: So, it seems that this little newsletter is now actually a “thing,” as the kids say these days. Thanks for the positive feedback but please don’t be shy about criticism. (Our waste basket is plenty big.) And please do send in your suggestions for content you would find useful or interesting.

As of now, this newsletter goes only to each homeowner’s “official” email address—we would love it to reach all residents, not just those who are addicted to email (caught ya!), so please pass this along to your family and any neighbors with whom you are on speaking terms (or pretend to be).

Monthly Reminders

Website: Please visit www.woodridgeestatesresident.com for more information about our community and its rules and regulations, HOA activity (neighbor volunteers working hard for you whether you like it or not), and a list of useful local phone numbers. Please send community questions, comments, and other general information and inquiries to PMP Management at lmellini@pmpmanage.com.

In case you missed it: Mikaela Collard is taking parental leave. Louis Mellini is taking her place (or trying to), and will make sure your question or comment gets to the right place (which usually is he). Meanwhile, feel free to send happy baby wishes to Mikaela, Louis will be happy to send them along to her!

Emergencies: A reminder that the Gatehouse personnel *are not first responders* and aren’t even security guards—they just operate the gates and process visitors. *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.**

PMP Management Info: PMP provides an exclusive “PMP Gateway” online portal at WoodridgeCommunityAssociation.com to give you 24-hour access to your HOA account information, online payment options, management communication tools, and much more! There is a prize the first to log in each month—but don’t bother, we always log in first. But who deserves an incentive to simply do the right thing, anyway? (Here’s looking at you, Mr. Governor.)

DON'T GO IN THE CELLULAR!

Well, AT&T is about done with its fiber optic project. Or so it says. It might (for sure) still have a few locations in the 'hood to finish, but it is equally likely those little flags they left in your lawn were just forgotten. Anyhoo, if you have AT&T for internet or for VOIP ("voice over internet protocol," which is an internet line pretending to be a land line connected to a VOIP handset and none of which is as good as the old school landline, which you can't even get anymore), this is great news for you—you should get much faster internet speeds and your VOIP phone calls won't be as bad as before (but still not as good as the old school land line, which did we mention they won't even install anymore?). We already have two reports about new AT&T fiber hookups in the community that are very positive about increased speeds. So yay for you.

Unfortunately, except for you cray-cray gamer aficionados out there, for whom the internet connection tolls and is your lifeline (#thematrixmoviestillholdsup), those of you (us) with AT&T cell phone service will see no improvement at all despite this whole fiber optic 10G or whatever it is they just installed. Turns out the internet and your cellular service are mechanically unrelated, whether billed together or not. Faster fiber internet connections simply do not improve your cellular connection even a little bit to the nearest AT&T cellular tower, which still is just out of reach for some parts of Woodridge Estates.

Verizon seems to be the winner in the community when it comes to cell service, but if you can't get out of your Scientology-like billion year contract with AT&T, and so you still have to pull over just inside the front gate to finish ordering Domino's delivery before you reach the sweet no-connection peace and freedom of your abode, look into getting a **cell phone signal booster** and **aim it northwest** for the nearest AT&T cell tower. *This is NOT the same as a wireless signal booster*—that only works inside your home network. *You need a cellular signal booster.* There are many suppliers at a wide range of price points, and they are not all that difficult to install—trust us, if we clowns here at Marlinspike Hall can do it, so can you, and probably in a lot less than a full day and without a side trip to the emergency room. #laddershavemanywarninglabelsforareason

Thanks for the input on local reception problems sent by some of our readers (four messages, so maybe more like all our readers), but AT&T says they ain't puttin' any new cell towers in anytime soon. (Hey, we tried!) Thousand Oaks evidently is a hotbed of controversy when it comes to new cell towers, especially of the 5G "alien guidepost" kind. (Your Verizon neighbors probably already have been replicated.)

MINNESOTA STATE BIRD WARNING

Never figured we would get three Minnesota references into this newsletter in four months—first lutefisk, last month it was gophers, and this month it is *mosquitoes*! Mosquitoes are annoying little "why did the Almighty make these" pests anytime and anywhere, but if you haven't been to Minnesota or adjacent midwestern states in the summer, well, you have no idea what these evildoers really are all about. Here we worry about coyotes and hawks carrying away our small pets, but mosquitoes will do the same thing in the Land of 10,000 Lakes.

So, yeah, we don't really have a lot of the little buzzers here compared to the place where "all the children are above average." But what we do have here can be more than just pesky, they can be dangright dangerous. You may remember the Zika-virus concerns of a couple years ago,

and now evidently we also need to be worried about some newfangled skeeter (undoubtedly from China originally) capable of carrying dengue fever and other yucky viruses over which you might choose Covid.

PLEASE monitor your fountains and flower pot saucers and other places where small amounts of standing water tend to collect around your home and *do your best to keep them dry*. Those are the places these Minnesota Mafiosi like to lay their eggs—your pool and spa are not a problem, so no worries there. Trust us, we know Minnesota, and it is not just all the men there that are strong. Please help us stay killer-skeeter free!

THE LONG AND WINDING ROAD

Our boy reporter Tintin was busy on another story (something about a Pharoah and a cigar), so we asked back-up reporter Jimmy Olsen to look into what is or is not going on with respect to the non-work on the Moorpark Freeway, aka “The 23.” He first tried going straight to the source, but between CalTrans and the local vendor doing the work and their respective websites, little information was to be found beyond how to donate to their pension funds. (Apparently CalTrans has some sort of birdcall resource called “Tweeter” on which it provides info, but our homey Jimmy don’t play dat.) So Jimmy turned to some actual workers on the project. When asked what was going on, they first said, “Lunch.” When asked what was after lunch, they said, “Dinner.” Undaunted, he then asked what would happen in between, and fought through the initial “not much” answer to learn that between meals, well, not much gets done.

*Then, however, he was directed to observe the miracle installation of an amazing trapezoidal asphalt pad on the right as one heads down the 23 North entrance ramp off Sunset Hills, as well as several bright yellow “truncated dome” installations on sidewalk areas near all the exit and entrance ramps on Sunset Hills at the 23. The truncated domes (little bumpy things placed in a cut in the sidewalk curb) are for the thousands of blind and wheelchair bound persons who traverse those ramps every day. Awesome! The trapezoidal pad remains a mystery, however, even to those who installed it. Evidently it is part of the overall effort all along the 23 to “improve” freeway shoulders and exit and entrance ramps. Just what this geometric pad contributes to the entrance ramp’s “improvement” is unclear. But you will be happy to know that after all this shoulder and ramp work is done, the project does **not** include resurfacing all of the actual lanes in which people drive, just some of them—evidently it is cost effective to have another partial shutdown of the freeway sometime in the future to do the rest of the lanes. The project does, however, include some new decorative facings underneath the 23 where it crosses over Thousand Oaks Boulevard—cool! The estimated completion date for all this “improvement” is “Spring or fall of 2022,” which in any event will be a couple weeks after they actually start doing something besides storing large piles of dirt and rock in the median.*

Jimmy also tried to find out why the construction people can’t consistently put a sign up, like on Erbes Road for example, when an upcoming well-used 23 entrance ramp is closed. Sometimes they do, sometimes they don’t—but apparently nobody would claim that this was his/her/its/their job. CalTrans was contacted about maybe giving us some website warnings or electronic alerts about such closures, but CalTrans disavowed any knowledge of the existence of “The 23.” Turns out Northern Californians don’t use “The” in front of freeway numbers, and look down their nose at we SoCalies who do. But once

Jimmy got that sorted, CalTrans had to leave for lunch and Jimmy had to get ready for a date with Lois. So maybe we will know more next time. #dontholdyourbreath

COMMUNITY RULE OF THE MONTH

Please be reminded that our neighborhood rules and regs prohibit motor homes, trailers, boats, and similar oversized vehicles from being parked outside your garage, let alone lived-in:

5. Any oversized non-primary vehicles such as commercial-type V vehicles (i.e., dump trucks, cement mixer trucks, oil or gas trucks, delivery trucks), camper units, motor homes, buses, trailers, trailer coaches, camp trailers, boats, aircraft, mobile homes or any other similar vehicle or vehicular equipment and inoperable vehicles are considered Prohibited Vehicles. Prohibited Vehicles must be parked in the garage or stored off premises.

...

9. No trailer, camper, motor home, or recreational vehicle shall be used as a residence in the properties, either temporarily or permanently.

Why this rule, you ask? Well, have you ever seen “National Lampoon’s Christmas Vacation”? ‘Nuff said. Yes, we know *your* RV is super clean and the whole neighborhood is welcome to watch a movie with you on its outdoor big screen with speakers that can be heard at the Sunset Hills Country Club. *Thank you.* But if we can’t let Randy Quaid in with his roach motel on wheels, we can’t make exceptions no matter how nice *your* trailer is. Garage it or store it, please.

Remember, our CC&Rs and Rules and Regulations are on the Woodridge HOA website at <https://www.woodridgeestateresident.com/area-information>. You ought to take a look.

OBEY SMOKEY THE SHOWSCAPES BEAR

As previously reported, your HOA Board has been proactive about fire prevention in the wake of the devastating Woolsey Fire that thankfully only threatened our community. In the aftermath of that conflagration that came too close to Woodridge for comfort, the Board saw to the completion of 5 years worth of preventive brush removal required by new state and local laws in less than 2 years. You can read all about these efforts at <https://www.woodridgeestateresident.com/current-events-and-issues>.

*A downside to fire prevention in the open space around Woodridge is the loss of some foliage—as just one example, the Fire Marshal required removal of extensive areas of well-established acacia on slopes adjacent to many homes. Other homeowners have lost a view of some trees farther up their sightlines to our surrounding open space—these trees all have been removed by order of the Fire Marshal, with whom Board members have walked the entire community on several occasions since the new fire prevention rules went into effect. Occasionally some of those trees or their hitherto buried offshoots have attempted a comeback, but our landscaping crew keeps an eye out and continues to remove new growth **in compliance with the Fire Marshal’s direction.***

Friends, **please remember** that the community's hardworking landscaping crew is responsible to the HOA Board, not to individual homeowners. Some undoubtedly well-meaning homeowners occasionally have asked the crew to stop tree and brush clearing efforts in the understandable hope of saving a part of their own view, but this comes at the risk of increased fire danger to the entire development and a rebuke or even a fine at our next Fire Marshal inspection. If you have questions or concerns about landscaping crew activity, please contact lmellini@pmpmanage.com or call Louis Mellini directly at 805-642-2400, but **please do not ask the crew to stop their common area work on your own**. Our landscapers have been instructed that **no homeowner has the authority to direct their activity** because, well, none of us does have such authority. That is in the Board's bailiwick.

Please visit our community website at www.woodridgeestatesresident.com for an inside-the-gate common area tree-pruning schedule. If you have a concern about a particular tree not within the next scheduled pruning area, please submit a work order request to lmellini@pmpmanage.com.

SIDEWALKS TO HEAVEN

Your HOA is working hard to keep us all safe (and to stay liability free; despite best efforts we have some lawyers here, doncha know). Our sidewalks are now 20 years old, our trees have matured, and sidewalks and trees make poor bedfellows over time, what with tree roots and such. Unlike LA—which years ago got a boatload of federal money and told homeowners they did not have to tend to their own sidewalk repairs, but then the money ran out and LA now is still stuck with homeowners used to having the city make repairs and now a walk down most neighborhood sidewalks in LA is like traversing a Himalayan goat path—our HOA has kept our sidewalks in smooth and trip-free(er) shape by periodically having a dude with an industrial strength cement polisher take the sharp edges off many of our sidewalk panel joints.

Take your eyes off your cell phone next time you take a walk through the community, and look even farther down—you will see lots of places where this polishing has made it much easier for you to go back to your Words With Friends game (or are you more Candy Crush?) because you can't enjoy just being outside and looking at nature. #cellphoneneck

PAGING MARSHAL DILLON

Ventura County is going to have a competitive race for Sheriff for the first time since 2010 (he recently has run unopposed). Commander Fryhoff, who recently was reassigned by Sheriff Ayub to the county jail system after serving about a year as Thousand Oaks Police Chief (TO contracts with the Ventura County Sheriff to supply policing, hence those dual references on all the patrol vehicles you don't see until too late), is running against Ayub in an election to be held in *June of 2022*. Neither has commented about the recent reassignment's impact on Fryhoff's decision to run, but Fryhoff has said he was "blindsided" by his transfer. (Ooooh, intrigue in the TO!) In any case, it is an important local race that deserves our attention. Police chiefs are appointed, but sheriffs are elected, and the VC Sheriff has a big impact on Thousand Oaks because he appoints our local police chief.

Those Thousand Oaks Acorn newspapers distributed in our community for free each week can be counted on to follow the race like night follows day, and the Letters section will be filled with

contrasting opinions of our neighbors weighted proportionally to total letters received on one side or the other. Some letter writers actually may know what they are talking about, so the Acorn is a great way to keep up with the race and to make an informed decision when the time comes for you to vote (or to give your ballot to that nice person who says s/he/it will take care of depositing your ballot for you).

While on the topic of the Sheriff and our local constabulary, please remember that the TO PoPo are keeping a close eye out for speeding on Erbes Road, especially between Sunset Hills and Avenue de los Arboles. It is what the local gendarmes call a “ticket rich environment.” (If you can get used to slowing down a little there, maybe you also can slow down a little bit inside our gates? You don’t want to see more stop signs installed, am I right?)

Also, fyi, home and vehicle crime is on the rise in Thousand Oaks and elsewhere in Ventura County. Please see last month’s Newsletter for a common-area concern shared by our gatekeepers. (Past newsletters are on the HOA website at www.woodridgestatesresident.com.)

HAPPY TRAILS TO YOU

Our adventure reporter Matt Erhorn and his better half Kat Mandoo would like everyone to stop, hey, and look what’s goin’ down on our myriad local hiking trails. New to the area, Matt and Kat recently explored Sapwi Community Park, which has entrances and parking off Erbes Road to the west, Avenue de los Arboles to the north, and Westlake Boulevard to the east. At the parking lot on Erbes Road across from Los Cerritos Middle School you will find a large playground for the kids with lots of climbing equipment, a small “skate park” area for the littler ones, and even a disk golf “putting green.” At the far eastern end of that playground is a trail leading down to a wooden bridge across Lang Creek with informative signage about local flora and fauna. Continue on the dirt trail east along the creek through the back 9 of an enormous disc golf course (most holes are up the hill to the south of the trail) and eventually you will arrive at an enormous bike park with humps and bumps and jumps marked for all skill levels (and a place to watch the action without auditioning for an episode of “Ridiculousness”). Up the hill to the east of the bike park is the Westlake Boulevard parking lot, and the trail takes you from there back down to the creekbed and a few of the front 9 disc golf holes.

This is a spectacular community resource—and amazingly, not particularly busy. Matt and Kat highly recommend the whole trail—from Erbes Road to Westlake Boulevard and back again is about an hour hike at a decent pace, and opportunities to climb some adjacent hills for extra cardio abound.

OLD BUSINESS

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

-Community resident vehicles bearing an RIFD transponder on the headlight to open the front gate will receive a citation and ultimately a fine if parked on community streets between 7 pm and 7 am. Vehicles lacking an RIFD but visibly bearing a gate-issued guest pass on the

dashboard may park on the street anytime, so please make sure your guests receive and display such a pass.

If you get a new car, get a *new transponder* for front gate entry *when you get your new permanent plates*. Contact lmellini@pmpmanage.com. Until then, use the visitor entrance and get to know our gatekeeper crew.

-Please don't feed the local fauna. It encourages the rats, who love your car wires. (Another good reason to clean out and park in your "garage," which by definition is "a building for housing a motor vehicle or vehicles," not "a building for storing stuff you don't remember you have."

-Our suspicion that some miscreant from Eagle Ridge is responsible for bagging Princess Poochie's poo and then just leaving the bag on the ground has obtained new credence—a similar who-doo was observed by our resident hiker Matt Erhorn while on a trek near Sapwi Community Park off of Avenue de los Arboles (Eagle Ridge is right around the corner—*ha!*). There can't really be more than one person on planet Earth who is okay with the unpleasant act of scraping up Barfy's backside burp but is too squeamish to carry the baggie a few blocks to an appropriate receptacle. And it can't possibly be one of us Woodridgers (Woodridgies?). *Or can it?* The investigation continues

-If you see broken/leaking sprinklers or observe what you think might be unnecessary sprinkler operation in the common areas, please send a note to lmellini@pmpmanage.com. And please feel free to let your neighbors know when one of their sprinkler heads is not working or is mis-directed, they will appreciate it and you will earn an official "Good Observer" merit badge and an "I am not oblivious" bumper sticker.

-Homeowners are responsible for their own "medians," i.e., the planting area between the street curb and the sidewalk in front of your home. If your median is looking dry, you may need to break out the hose or even some dirt and grass seed to help keep our community streetscape looking fresh—it is part of the curb appeal that brought you here, remember? If you have a question about whether a median is yours (usually) or part of the common area (not so common), please send a note to Mr. Mellini at PMP Management for clarification--caring for your front yard and your median is part of every homeowner's duty to your neighbors.

-A big shout-out to HOA President Mary Jo Ammon for collecting the funds necessary to get a "Stop Ahead" warning sign replaced on Sunset Hills near Woodworth from the driving school reject who ran it over from the opposite side of the street, no less. That sign is now back in action! The Board also is working on replacing a mailbox damaged by an Amazon vehicle on Heavenly Ridge—Amazon is expected to pay, but the problem is finding a supplier for the same kind of mailbox originally purchased 21 years ago. The HOA Board is on the case! Mary Jo also is diligently trying to collect from the front gate flower pot haters who broke them.

-The Ventura County Sheriff Foundation is hosting a "Protect Your Identity – Free Community **Shred** Event" at The Lakes (2200 E. Thousand Oaks Blvd.) on Saturday, August 28th, 2021, from 7am- 11am.

-Free hazardous waste drop off: Visit <https://www.toaks.org>

-Ventura County fire prevention info: <https://vcfd.org/public-info/ready-set-go/>. Individual homeowners can provide additional protection for themselves and their neighbors by taking steps such as those prescribed at websites like venturafiresafe.org, and free home fire safety assessments can be scheduled at the same website. Also, see <https://www.woodridgeestateresident.com/current-events-and-issues> about fire prevention efforts specific to our community.

Reminder of the Month: No wearing white after Labor Day, and no 2021 graduation signs after the new school year starts.

Conundrum of the Month: “Science is real,” say the signs. But is “real” the same as “right?” Even Einstein was wrong about the static universe *Just sayin’.*

Government Construction Noun of the Month: “Truncated dome.” #tellysavealasis

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 there is a convenient list of useful local phone numbers at www.woodridgeestateresident.com/helpfulphonenumber.

This month’s non-useful number is 1-800-whatwearedoingonthe23andwhyisitakingso long

NEXT HOA BOARD MEETING: September 16, probably still via ZOOM (legislation pending—seriously)

TO PROVIDE INFORMATION AND IDEAS FOR THINGS TO BE INCLUDED IN THIS NEWSLETTER, WRITE jbriggs@jbriggsllaw.com

TO COMPLAIN ABOUT THIS NEWSLETTER, WRITE info@CALTRANS.gov