

THE STATE OF THE ESTATES

Woodridge Estates Homeowners Association Newsletter

March 2024

Neighbors: Welcome to Drought Relief Month! That Albert Hammond dude sure was right back in '72.

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HEADS UPS

- **Election Day is Tuesday, March 5!** *Your Newsletter is not a fan of too-early voting—there are candidate forums up until the last weekend and a rush of advertising, and minds can be changed (and often should be!)—but you will have received your ballot mailing by now and, for good or ill, everyone can vote by mail these days (including from the afterlife, apparently). We offer no endorsements, and recommend only that you ask yourself what any incumbent has done to earn your vote before you vote for just a familiar name. Please take the time to read the material from candidates and on ballot measures, and remember that **local and primary elections really do matter.***
- **Coyotes** have a den on the hillside north of Willow Canyon; your Newsletter Office reports multiple sightings (as well as regular nighttime front yard visits). Good reminder to **be careful about letting your pets outside without supervision—day or night**, but especially at night.
- **Daylight Saving Time** starts at 2 am on Sunday, March 10. *Pro Tip:* You can re-set your clocks—**ahead one hour**—when you go to bed Saturday night, it is much less jarring to “spring ahead” an hour while asleep than to move the clocks ahead after you get up on Sunday morning. And harder to miss a Sunday morning appointment that way as well!¹

¹ The world we live in these days often requires your Newsletter to state the obvious as if you never thought of this on your own. Sorry.

● **Painting Reminder:** If you are going to do ANY exterior painting, please contact PMP with your plans in advance! PMP will help you comply with community architectural rules and promises a quick turnaround on your proposals. Contact Adela Oseguera at aoseguera@pmpmanage.com for your painting inquiry.

● **Woodridge Welcomes:** *If you have any new neighbors in our community, please let the Newsletter know so we can welcome them—and give them a copy of the Newsletter while you are at it!*

WOODRIDGE FUNDAMENTALS

● **Emergencies:** *Always call 911 first in a genuine emergency in or around the community. Our Gate access personnel are not “security guards”—you can let them know of any problems, but **first call 911 in any emergency.***

Police: 805-654-9511

Fire: 805-371-1111 ext. 34

Open Space Park Rangers can be reached at (805) 402-9551 for matters pertaining to our local trails and their environs. PLEASE: If you see something, say something, the Rangers really want your help! **Open space trails are, sadly, frequently used by burglars to surveil and target adjacent homes as our community and others know too well from prior experience in the past several years.**

● **Management Contact:** *Email your community requests, concerns, and inquiries to PMP Community Care at care@pmpmanage.com to automatically open a “ticket.” If you need to speak with someone, call 805-642-2400 and ask for **Sydney Catton**. You also can submit a request via your PMP Management account at www.woodridgecommunityassociation.com on its “Dashboard.”*

● **Website:** The Woodridge community website is www.woodridgestatesresident.com, and also try www.woodridgecommunityassociation.com or https://connect.pmpmanage.com/Home_v2/Login. Agendas, minutes, **Rules and Regs**, and all your personal PMP account information, methods for payment of dues, violation notices, etc., are on the latter two sites. **Don’t worry, you can find old Newsletter issues on all of the sites.**

● **HOA Board Meeting Agendas:** *Your HOA Board meets the fourth Thursday of each month except July and December. If you have something you want the Board to discuss, let PMP know (see above) and **ask for it to be on the agenda at least 7 business days before the meeting.** Then come to a meeting (via Zoom these days) and speak up at the “Homeowner’s Forum” at the beginning of each HOA Board meeting. Please Note: Under state law, and with few exceptions, the Board only can discuss matters that are on the meeting agenda. So don’t be shy (or late).²*

● **Bulky Items:** Athens Services will pick up bulky items **for free** twice a year with a simple request at www.athensThousandOaks.com. If you haven’t registered with Athens, you should, it is easy and they offer a “senior” discount.

² The next HOA Board election will arrive later this year, so this is a good time to attend some meetings and get to know your incumbents and potential new Board members. Please think about volunteering and running—every organization benefits from turnover now and again.

● **Local Wildfire/Homefire Prevention:** **VCFD** (Ventura County Fire Department) offers “Firewise” workshops you can access online. Check out these links: <https://www.youtube.com/watch?v=NHVfYAXIOLE>; <https://vcfd.org/firewise/>; and <https://vcfd.org/fire-prevention/fire-hazard-reduction-program-fhrp/>.

● **Community Facebook Group:** A Woodridge resident has created a Facebook Group called, “I Live in Woodridge Estates, Thousand Oaks,” and you are invited to join and share. (NOTE: This is not an HOA project.)

NEW

LANDSCAPE UPDATE

Please enjoy the new seasonal color in the front gate entryway planter—after all, you voted for it! Looks great, and that front gate grassy area apparently is under consideration for hosting a PGA Tour (or maybe LIV?) golf event—*looks abfab*.

With more cool weather and rain coming, some landscaping projects are on hold pending good planting conditions, but common area roses have been pruned and we can't wait for a rosy spring!

Your HOA Board is revisiting our community's perimeter brush clearance status, starting with a “measurement walk” on March 11; please meet at the front gate if interested in joining/helping this group effort. The community is in compliance per the Fire Marshal, but some have expressed the view that greater clearance is a good idea in light of all the rain we have had and the dry overgrowth it will foster later this year.

FINANCE ALERT

Your 2024 HOA budget is off to a great start with a surplus of \$3K year-to-date thanks to not having to do much common area irrigation in January. (It will be similar in February. Yay!) Invested funds are enjoying a higher return for the HOA as well, so kudos to the Finance Committee (Felica Rue, Chair and Board member) for its efforts, including negotiating for higher investment return rates.

LEGISLATION ALERT

The California Public Utilities Commission is considering a proposal from the power utilities to impose “income based pricing” on we ratepayers. This would mean being charged not just for the electricity you use, but also for even more of what others use simply because they make less money. Assembly Bill 1999 (“AB199”) would restore a \$10 utility tax cap and make incom(mi)e based pricing illegal. If you are concerned by this proposal—and in light of PG&E's record-breaking profits in 2023, among other reasons, you probably should be—please go to this site:

<https://lcmspubcontact.lc.ca.gov/PublicLCMS/ContactPopup.php?district=AD42>

and let our Assemblymember Jacqui Irwin know you want her to support AB1999. Of course, you also can write to support the new pricing plan as well, if that is your wont. We don't judge, we just report.

DOGWALK ALERT

A neighbor shared with the Newsletter an article about the very real need for dogwalks on the regular. The Newsletter's canine zoology reporter, David Attaboyo, summarizes as follows:

"Doggies of all kinds need regular outings, even if you have a nice big yard (relative to dog size) for them to roam around in. And they need you to put your phone away and pay attention to them when walking! Leash discipline is important, but give your best friend a chance to stop and sniff now and again, it is what they do and is good for their soul. And dogwalking is good exercise for you human guardians as well—good for your heart, good for your weight, good for your soul, and bending over to pick up after your pup is deadlift-like and thus good for your whole body. Be a pack leader your pup is proud to follow—and give their noses a little freedom while you are at it. Just be "present" when you walk your good boy/girl, they notice!"

You can find the full article here:

https://urldefense.proofpoint.com/v2/url?u=https-3A_wapo.st_3OPOZ3o&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=xU0xSTV8995QoTM4kgZ_LxCXNcdlwbgrmwcYfUssFmM&m=-Ar5bykL8ZCoGkYxqB-rDmH0LgN67otMWNZHImIJH-WX8wPsoHGKoub3bqM_IcK-&s=64VxgXYiEEgbg7JKNFAsaMK9o05FHgGCnHn6-iHSWZQ&e=

ASK THE NEWSLETTER

What's with the new 23 Freeway on-ramp meters?

So you noticed! Did you also notice all the new arrow signs to increase awareness that the south 23 on-ramp at Sunset Hills is built in the shape of a curve so you don't forget to turn your steering wheel in the right direction? So helpful! Very glad to know those signs only cost a few thousand tax dollars apiece to manufacture and install. And that metered entry light also is so very helpful—not to mention the new flashing light to let you know there is a meter entry light ahead. Apparently the genius engineers at CalTrans do not think a half-mile entry lane is sufficient to allow safe mergers onto the freeway. (Maybe they're right—have you seen the way some people drive in the rain around here?!? Jeepers, it's a wonder any of us are still alive.) Anyway, next time you take Sunset Hills to the 23 South onramp, make a note of your tax dollars at work!

Any word yet from the electric company or street light people or anyone else about those tennis shoes hanging from the median lights at Erbes and Sunset Hills?

No. (Was this a rhetorical question?)

Did you get a lot of responses to your recent “survey” about the front gate planter?

Around 22, which isn't all that bad for a busy community, but certainly could be better. We do thank everyone who took the time to write us on the subject—even those who coupled their response with complaints, whether on-point or off-base. **One response stood out in particular: It gave a simple response to the inquiry, but then went out of its way to thank the HOA Board, the Newsletter, community vendors, and all Woodridgians for just generally being decent folk with good intentions, and went on to remind us all that we live in a beautiful and friendly community and a nice city and have lots to appreciate about being here.** Indeed, it is sometimes easy to forget—and we shouldn't. Just take a drive around town in some non-HOA communities—you will know them when you see them! So thank you, dear letter writer, you know who you are and we are glad to know you. **And thank you, HOA Board and Committee volunteers—we appreciate the time you devote to helping keep Woodridge clean and safe, and we all will work harder on “friendly” as well.**

OLD

- **REMINDER of Return to all Zoom HOA meetings:** Your HOA Board is back to all Zoom meetings for the time being because it seems easier for everyone to hear more clearly.
- **REMINDER also that “Homeowner Forum” now opens all HOA Meetings:** *Input from homeowners is now at the beginning of HOA meetings. Time limits still apply, and the chat room is open on Zoom throughout the meeting as well.*³
- **GateKey App and PMP Electronic Mail Set-Up:** *Please be reminded that signing up and using the GateKey app at www.gatekey.com/resident-login, and signing up for email communications from the community management company, PMP, instead of paper/mail, **SAVES EVERYONE MONEY.** None of this is difficult—PLEASE take care of this, you will be glad you did, really. **See the September 2023 Newsletter for more sign-up details.***⁴
- **Pest Control:** Woodridge's pest control vendor, Wildlife Management Professionals, asks that you please notify PMP if you see dirt mounds or other ground holes caused by squirrels, mice, moles, gophers, voles, etc., in our common areas so WPC can try to abate their presence. WPC also offers discounts to Woodridge homeowners for all your pest control needs. Contact Troy Spillman at (805) 578-3454 for your specific gopher, vole, and rat control needs.
- **Drought Update:** *Ventura County Public Works reports TO is nearly 4 inches of rain ahead of “normal” so far this year, which is 34% above “normal,” and about 4 inches below last year at this time. SoCal overall is between 20 and 40% above “normal” this rain year, depending on the specific site, but the regional average is well above “normal.” All state reservoirs are expected to reach capacity by the end of this rain year, and the snowpack also is catching up to “normal,” which means the drought is over for this year (except from the perspective of the bureaucrats whose jobs depend on maintaining the*

³ See www.woodridgecommunityassociation.com or https://connect.pmpmanage.com/Home_v2/Login for agendas under the “Documents” tab. Agendas are available at least three days before each meeting.

⁴ Prior issues of the monthly Woodridge Newsletter are available at www.woodridgeestatesresident.com, www.woodridgecommunityassociation.com, or https://connect.pmpmanage.com/Home_v2/Login (on the latter two sites, click on the “Documents” tab after you log in, and then on “Community Newsletters”).

image/fear of an apocalyptic water crisis) and we are in good shape for the next several years even if we go back to drier winters.

MISCELLANEOUS

Holidays of the Month: *No official days off during March, but Ramadan begins March 10 and Easter is March 31, so “Spring Break” also must be near. Daylight Saving Time starts Sunday, March 10—we lose an hour but gain a lot of daylight, so we got that goin’ for us.*

Statistics of the Month: In January, our front gate Welcome Ambassadors processed 6,490 non-resident vehicles into the community, an average of 209 per day—down about 900 in total from December and down 28 per day. (We all were partied-out after December, it seems.) The front gate personnel were required to create entry records for 70.5% of our visitors—this is a 2% improvement over last month (yay!) but is still high as compared to other gated communities with entry control (the norm is closer to 50%). **PLEASE use GateKey to let the gate know of visitors expected in advance, it saves everyone time, and time is money!**

Homeowner Suggestion of the Month: *One of our neighbors reminds us that it is time to adjust our outdoor lighting as the time-change approaches. Lighting up our community with our built-in outdoor lighting increases safety for us all, so please make sure your outside lights work, and keep them on through the night.*

Vendor Referrals: A neighbor is very pleased with the painting work of Emanuel Clemente of Clemente’s Painting, you can reach him at (805) 587-7944 and be sure to tell him a Woodridge resident referred you!⁵

Giveaway of the Month: *Free Newsletter delivery for a year to the first five readers who get the “Albert Hammond” reference at the outset of this Newsletter above—no Googling allowed!*

*That’s all s/he/it/they/we wrote for this month. **Please find a list of helpful local phone numbers at www.woodridgeestateresident.com/helpfulphonenumber.** Let us know of any others you suggest. (This month’s un-helpful number is 1-555-867-5309.)⁶*

NEXT HOA BOARD MEETING: March 28 at 6:30 pm **by Zoom only**—watch your email for the agenda and Zoom-in instructions. See also www.woodridgecommunityassociation.com or https://connect.pmpmanage.com/Home_v2/Login and visit the “Documents” tab for meeting agendas usually about five days before the meeting.

Reminder: HOA Board members generally are prohibited by law from discussing most matters outside of public Board meetings and items not on the published meeting agenda. If you want the Board to address something specific, please ask PMP to put the matter on the agenda at

⁵ Your Newsletter is happy to share your good vendor experiences, so don’t be shy.

⁶ IYKYK. And if you know that acronym, then, well, you know.

least 7 business days before the next Board meeting and then speak up at the next meeting's Homeowner Forum.

TO PROVIDE INFORMATION AND IDEAS FOR THIS NEWSLETTER, WRITE jbriggs@jbriggslaw.com.

SEND COMPLAINTS ABOUT THIS NEWSLETTER TO doesanyonereallyknow@whattimeitis.chicago.