

Notice of Cost of Proposed Rule Change

In order to enforce the proposed rule change regarding parking on the streets, a patrol will need to be engaged.

For your information when reviewing the proposed rule change, the initial cost of the having the access control company patrol the community and issue notices of parking violations will be \$606 per month (\$34.99 per hour for the patrol officer for 4 hours per week). This amount will decrease as the enforcement takes effect and less patrolling is necessary to maintain enforcement.

Please contact PMP Management for your comments and feedback. They will forward them to the Board. The PMP contact information is:

Email: coordinator@pmpmanage.com

Call: (805)642-2400

Write: PMP Management

100 E. Thousand Oaks Blvd., Suite 220

Thousand Oaks, CA 91360



The Safety, Rules and Regulations Committee and the HoA Board are very committed to stopping the speeding in the community and the running of Stop Signs.

The Thousand Oaks Police have been contacted and are now patrolling the streets in our development.

Woodridge Community Homeowners Association General Notice of Proposed Rule Change

Dear Woodridge Community Homeowners Association Member,

The Woodridge Community Homeowners Association Board of Directors, hereafter Board, based off of a recommendation of the Woodridge Community Homeowners Association Rules and Regulations Committee, have proffered changes to the Woodridge Community Homeowners Association Rules and Regulations, hereafter proposed rule change. Pursuant to California Civil Code Section 4360, no less than 30 days prior to the Board voting on the proposed rule change, the Board is hereby issuing a general notice to all members of the Woodridge Community Homeowners Association regarding the proposed rule change. The Board invites all members of the Woodridge Community Homeowners Association to offer to the Board comments, within 30 days of this general notice, regarding the proposed rule change prior to the Board voting on the proposed rule change.

Attached to this General Notice of Proposed Rule Change is the full text of the proposed rule change. And, below is a brief summary of the proposed rule change. Again, the Board invites all members of the Woodridge Community Homeowners Association to offer to the Board comments regarding the proposed rule change prior to the Board voting on the proposed rule change. The comments can be submitted to the current property management company.

Summary of The Proposed Rule Change:

It has been proposed that the Woodridge Community Homeowners Association Rules and Regulations be amended as follows:

- 1) There shall be no vehicle with an assigned Woodridge Community Homeowners Association RFID permitted to be parked on any Woodridge Community Homeowners Association maintained street between the hours of 7pm through 7am, with the following exceptions:
 - i) Non-resident RFID holders (e.g. in-laws, adult children, Grandparents, etc.) may apply, through their resident sponsor, and then obtain a Woodridge Community Homeowners Association parking sticker from the Woodridge Community Homeowners Association or one of its agents and those non-resident RFID holders possessing a valid Woodridge Community Homeowners Association parking sticker may park temporarily on any Woodridge Community Homeowners Association maintained street between the hours of 7pm through 7am for the duration of their visit. The application can be obtained from the Woodridge Community Homeowners Association or one of its agents or on the Woodridge Community Homeowners Association Website.

- ii) Resident RFID holders (e.g. those with additional cars) may apply to the Woodridge Community Homeowners Association Board for an exception and, if approved, can then obtain a Woodridge Community Homeowners Association parking sticker from the Woodridge Community Homeowners Association or one of its agents and those resident RFID holders possessing a valid Woodridge Community Homeowners Association parking sticker may park on any Woodridge Community Homeowners Association maintained street between the hours of 7pm through 7am. The application can be obtained from the Woodridge Community Homeowners Association or one of its agents or on the Woodridge Community Homeowners Association Website. The Homeowner must state the duration of time that they are requesting for the exception in the allotted portion of the application form and these exceptions are granted under special circumstances approved by the Board for a limited time.
- 2) Resident RFID holders and non-resident RFID holders are permitted to park on any Woodridge Community Homeowners Association maintained street between the hours of 7am through 7pm.
- 3) In the event that a resident RFID holder or a non-resident RFID holder does not have a parking sticker on their windshield and parks on any Woodridge Community Homeowners Association maintained street between the hours of 7pm and 7am, that resident shall be fined \$25 per violation payable to the Woodridge Community Homeowners Association.
- 4) The Woodridge Community Homeowners Association will be contracting with a third party company to patrol Woodridge Community Homeowners Association maintained streets and issue notices of the parking violation between the hours of 7pm and 7am and all fines are payable to the Woodridge Community Homeowners Association within 30 days after a notice of the parking violation was issued.

Conclusion:

The Woodridge Community Homeowners Association Board of Directors thank you for reviewing this general notice and proffering your comments thereto. Your comments will be considered by the Woodridge Community Homeowners Association Board of Directors prior to voting on the proposed rule change during a general Board meeting. All Woodridge Community Homeowners Association member comments on the proposed rule change must be received by the Board no later than 30 days after the issuance of this general notice.

Regards... Woodridge Community Homeowners Association Board of Directors

Woodridge Community Homeowners Association Street Parking Rule

- 1) There shall be no vehicle with an assigned Woodridge Community Homeowners Association RFID permitted to be parked on any Woodridge Community Homeowners Association maintained street between the hours of 7pm through 7am, with the following exceptions:
 - i) Non-resident RFID holders (e.g. in-laws, adult children, Grandparents, etc.) may apply, through their resident sponsor, and then obtain a Woodridge Community Homeowners Association parking sticker from the Woodridge Community Homeowners Association or one of its agents and those non-resident RFID holders possessing a valid Woodridge Community Homeowners Association parking sticker may park temporarily on any Woodridge Community Homeowners Association maintained street between the hours of 7pm through 7am for the duration of their visit. The application can be obtained from the Woodridge Community Homeowners Association or one of its agents or on the Woodridge Community Homeowners Association Website.
 - ii) Resident RFID holders (e.g. those with additional cars) may apply to the Woodridge Community Homeowners Association Board for an exception and, if approved, can then obtain a Woodridge Community Homeowners Association parking sticker from the Woodridge Community Homeowners Association or one of its agents and those resident RFID holders possessing a valid Woodridge Community Homeowners Association parking sticker may park on any Woodridge Community Homeowners Association maintained street between the hours of 7pm through 7am. The application can be obtained from the Woodridge Community Homeowners Association or one of its agents or on the Woodridge Community Homeowners Association Website. The Homeowner must state the duration of time that they are requesting for the exception in the allotted portion of the application form and these exceptions are granted under special circumstances approved by the Board for a limited time.
- 2) Resident RFID holders and non-resident RFID holders are permitted to park on any Woodridge Community Homeowners Association maintained street between the hours of 7am through 7pm.
- 3) In the event that a resident RFID holder or a non-resident RFID holder does not have a parking sticker on their windshield and parks on any Woodridge Community Homeowners Association maintained street between the hours of 7pm and 7am, that resident shall be fined \$25 per violation payable to the Woodridge Community Homeowners Association.
- 4) The Woodridge Community Homeowners Association will be contracting with a third party company to patrol Woodridge Community Homeowners Association maintained streets and issue notices of the parking violation between the hours of 7pm and 7am and all fines are payable to the Woodridge Community Homeowners Association within 30 days after a notice of the parking violation was issued.

Parking Violation Warning

The Board has voted to amend the existing rule prohibiting homeowner parking on the street by limiting that prohibition to the hours between 7 pm and 7 am. Guests with appropriate passes displayed are exempt, and limited and temporary homeowner exceptions may be granted after review by the HOA Board of Directors.

This notice is a friendly warning that, if the rule is legally made part of our Rules and Regulations and is violated, the illegally parked car and the responsible homeowner will be charged \$25 for each parking violation. Enforcement is expected to commence in November.

That exception request form will be on the website if the parking rule is finalized. The website is www.woodridgeestates.com.

Again, this is just a friendly warning
from the HOA Board of Directors.

If you have any questions please contact the
property management company (PMP)
at (805) 642-2400 or their email at coordinator@pmpmanage.com.