

## THE STATE OF THE ESTATES

**“ALL” ABOUT AGUA/KILMER’S ADVICE/LEGAL “LAWNS”/RAT REMEDIES/CROW ME A RIVER/GRADUATE GOVERNANCE/PRIMARY EDUCATION/GARDEN KINGS**

*Woodridge Estates Homeowners Association Newsletter*

**June 2022**

**FELLOW WOODITES:** All of us here at the Newsletter office hope you and all of yours had a lovely Father’s Day. Ours was made special when we learned your Newsletter has been nominated for a Zamboni Prize! (We think it’s just some sort of ride, though. Or maybe just a job offer? Will advise.)

### **HEADS UP’s!**

●As previously warned last month and as further discussed below, we all now are restricted to 1 day/week of outdoor watering, 15 minutes max per station, and a second day (Wednesdays only) for hand-watering shrubs and trees. This restriction includes our common area irrigation, both internally and on our community perimeter—though perhaps not some of our hillsides, yet to be finally determined because, you know, bureaucracy. Your HOA is working on plans to minimize the damage to our common area landscaping, but be ready for a general browning and put rain in your prayers and dance moves. *Be aware you can be cited by the city’s Liquid Lords just for sidewalk runoff!*

●Trash collector Athens is ready to start issuing warnings *and then fines for trash bin lids that are not fully closed!* Athens encourages you to order another bin of whatever color you typically overfill so as to limit trash spills on our streets and scavenging crows and other critters. *Call Athens to get another bin or to arrange for bulky item pick-up, 805-852-5264.*

●Everything that happens at the front gate area is video and audio recorded!!! Your HOA Board reminds you that *verbal and any other type of abuse of our gateminders will not be tolerated!* We see you and hear you, and social media is a mere keystroke away . . . Tell your visitors and vendors as well!

●Please be watchful of the open areas that surround us—any suspicious activity should be reported to the police and/or fire departments:

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

Lest you think we are being overly paranoid, please check out this article on *how gated communities like ours are being targeted by burglars:*

<https://www.vcstar.com/story/news/crime/2022/05/29/south-american-theft-groups-target-homes-ventura-county/9717063002/>

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

**AND NOW TO THE NEWS OR A REASONABLE FACSIMILE THEREOF . . . .**

**NOT A DROP TO DRINK UPDATE**

We are almost a month into the enforcement of new outdoor watering restrictions imposed by the state, the county, and our local water purveyors. The basic rules coordinated and adopted by Thousand Oaks' three water suppliers in late May are:

- odd-numbered addresses may water only on Saturdays, and even-numbered addresses only on Sundays;
- 15 minutes per station, maximum;
- watering is allowed only between 6 pm and 8 am (we recommend early morning over late evening);
- you can *hand* water trees and shrubs on *Wednesdays* during the permitted hours;
- water fountains can continue to be run (assuming yours runs in the first place) as long as they use *and are refilled* exclusively with recirculated/reclaimed water;
- you have only until July 31 to replace your "normal" sprinkler heads with "low volume" heads or drip lines;<sup>1</sup> and
- watering lawns is not prohibited, but is not encouraged because once-a-week is not really going to keep the grass alive.

*There are several other restrictions and mandates (yep, there's that M word again) involving swimming pool filling limits and covers, gym showers, "water misters," car washing, and a bunch of other things, all accompanied by confusing terminology like "low volume irrigation systems" and "positive self-closing water shut-off nozzle or device," as well as inconsistent and "evolving" messaging; so good luck to all of us with all of that, we tried our best with the above bullet points but disclaim any responsibility for any inaccuracy.*

If you want to get even more confused, check out this article from the Thousand Oaks Acorn, <https://www.toacorn.com/articles/targeting-turf/> and in particular the last few paragraphs about inconsistencies between state and city rules. Which raises the question:<sup>2</sup> If our local water "experts" can't figure out how to generate clear local rules that comply with state rules,

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<sup>1</sup> HOA Board member Bill Giragos recently installed some low-volume sprinklers, and he would be pleased to share what he learned about all that. Shoot him a note at [Bgiragos@gmail.com](mailto:Bgiragos@gmail.com) for the 411.

<sup>2</sup> No, it does not "beg" the question. "Begging the question" is a rhetorical fallacy occurring when an argument's premise simply assumes the truth of the premise's conclusion instead of supporting it. Now, we don't really know what that means, so we can't give you an example, but we *do* know that saying something "begs the question" instead of saying it "raises the question" technically is improper. (On the other hand, rampant misuse has made the elegant adjective "myriad" ("myriad reasons") into a wordy noun ("a myriad of reasons"), so there you go, Mrs. Tingle.)

what chance do we ordinary citizens have to avoid a warning, fine, or eventual execution (hey, it could come to that, who knows these days)?<sup>3</sup>

*One of the head Water Wizards at the city has told the HOA that inspectors are coming around to gated communities like ours in the early morning and/or late evening hours (and, rumor has it, by drones!) to check for improper watering, and have sent out some 30 letters within our community alone. If you get one of these missives, please share it with us for future community edification; we promise to keep your name out of it, but we all really want to know what they are telling you.*

Now, frankly, we kind of doubt that statistic. Thousand Oaks has committed all of \$125,000 to enforcement of the new rules, and we figure that pays for about 1.28 full-time city-employed Agua Cops on patrol, or 3 full time privately-contracted enforcers, to cover the entire city. Could be fewer if overtime is involved (and of course it will be), and if they patrol during regular hours when nobody should be sprinkling at all, perhaps they will be inspecting your sprinkler heads for “low volume” or your hose-ends for those “positive self-closing nozzle” thingies (which is kinda creepy). Our guess is that the city simply is confident no one will understand all the new rules and is planning for all the fines they collect to pay for more serious enforcement later in the year—“smart” water meters, anyone? Anyone? Buehler?

*Here is some further reading for those of you so inclined (good for you), but no, none of it explains things like “excessive runoff” or “aquatic life of significant value.” Apparently we are just supposed to know all that already (what, you don’t already know if your showerheads exceed 1.8 Gallons Per Minute at 80 PSI? Gee whiz, pay attention you climate emergency denying water hoarder, you!):*

<https://www.bewaterwise.com/>

<https://www.toacorn.com/articles/city-commits-125k-for-water-compliance/>

<https://www.toakswater.org/conservationstages>

<https://www.vcstar.com/story/news/2022/05/22/greywater-green-way-water-every-day/9807279002/>

*Here is some information on how to get treated wastewater for garden watering and for topping off your fountain—we are awaiting similar info from our own Calleguas Water District:*

<https://www.lvmwd.com/about-us/joint-powers-authority/wastewater-services/recycled-water/free-recycled-water-fill-station>

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<sup>3</sup> Other questions worth asking our local water bureaucrats and elected officials include: Why do LA residents get to water twice a week and we only once; why can’t we split up our 15 minutes over multiple days of our choosing, which ought to make for less water-wasting runoff and be better for the grass and shrubs; are we allowed to water potted plants; do they know that lawns absorb heat and CO2 while releasing oxygen, and thus are carbon neutral and anti-global warming/climate change/the end of the world as we know it; have they taken steps to control all those city and Cal Trans sprinklers that so often water mostly the hardscape; can part of the cutbacks be accomplished with a break on the state’s requirement that we build more housing here more quickly (and limit ADU’s); what are they doing to encourage county and state representatives to take affirmative action to capture and store more water; and, are they afraid of the political consequences of simply rationing water per capita, which of course would upset everyone (equity!) instead of just lawn lovers and thereby maybe force them to create storage and other water-saving infrastructure? *Not ranting—just asking.*

*If you are interested in lawn replacement, please revisit last month's newsletter (it is on the community website and you should visit often) for some creative alternative natural planting ideas—and for those of you with a penchant for rug burn, see an artificial turf installation report from a local resident later in this newsletter.<sup>4</sup>*

## I THINK THAT I SHALL NEVER SEE . . .

Our Ventura County water worker wonders do seem to have gotten at least one thing right—once-a-week watering should be enough to maintain our trees so we never have to change the city name to “Thousand Stumps.” However, *trees on the edges of your lawn or on your median may not be getting watered at all anymore, especially if you installed artificial turf! You will need to adjust any still-operable garden sprinklers (only the “low volume” kind, mind you!) or remember to hand-water your trees and shrubs.* (Some of you also may have random round uncovered white tubes sticking out of the ground near your trees—*those are for deep-watering your tree roots*, in case you didn't know.) Trees and shrubs can be hand watered on Wednesdays as well as on your Saturday (odd) or Sunday (even) watering day (as applicable to your numerical address).

*There is a good article on trees and droughts at this website: <https://gardenprofessors.com/>. Among other things, it says that you should not fertilize or prune your trees in drought conditions, nor plant any new ones. It also advises that putting bark mulch around your trees, or topping off the old bark mulch already there, is a great way to help your trees get the water they need over a longer period of time than just during watering itself.*

And here is an article on helping your lawn survive on one-day-a-week watering, and what kinds of grass are good for filling bare spots in a drought:

<https://www.vcstar.com/story/news/2022/06/12/eco-tip-grass-can-survive-new-watering-restrictions/7593690001/><sup>5</sup>

## TURF SMURF

One of our community residents recently decided to bite the faucet and replace a grassy front lawn and median (a/k/a “Gopher Buffet”) with what we are old enough to still call “Astroturf.” The technology has improved since those halcyon days of our yute, especially over the last few years, and it probably will pay for itself pretty quickly now that paying a water bill is like making a few extra trips to the gas station. We sent our Agricultural Reporter, Elvira Mental, to check it all out.

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<sup>4</sup>Just a crazy thought--maybe we would be in a much better water situation if all the resources devoted to coming up with numerous complicated and (poorly) coordinated and explained restrictions and mandates, and trying to enforce them (not to mention the gigazillions devoted to the non-bullet train between Mayberry and Petticoat Junction) instead were directed at actually collecting more water and/or making Pacific water potable? (Yeah, that is kind of a rant, guilty as charged.) Feel free to discuss within your circle of trust (but make sure Alexa is out of earshot).

<sup>5</sup> Apparently the HOA can keep watering, twice a week, the park area on Morning Ridge as an “active playing field” (thank you, dog owners!). Our HOA is continuing to consult with our landscape vendor, Showscapes, and with the local water bureaucrats, to determine other rules applicable to our common areas, especially perimeter hillsides.

*“Starting with the bad news, artificial turf prices are up as of June 1, and finding a crew to do the work can be a little like waiting for Godot—all these guys are extremely busy right now,” reports Elvira. “There also are many natural alternatives to grass for those who just love all the tinkering that goes into lawn care throughout the year (yes, there are some such people)—and some alternatives don’t involve just rocks and cactus and other Arizonian décor. New drought tolerant grasses and other organics can give you plenty of color and satisfy your itch to get out of the house and on your hands and knees pulling weeds and plugging gopher holes.”<sup>6</sup>*

On the other hand, reports Ms. Mental, “artificial turf has come a long way, and properly installed is not too bad on your bare feet and still allows any rainfall we do get to seep into the ground to refill our aquifers. There are many shades of green and several “blade” length options, the turf should last for twenty years or more, it has a porous backing, and is treated with organic material that prevents animal waste smells. So maybe you need to just find a new hobby to replace lawn care, like cleaning out your garage.”

*Our community’s latest fake lawn owner reports satisfaction with the demolition and installation process and the final result, despite some delays in completing the project. “Our biggest disappointment was the letter we got from the City of TO offering a \$3/sq. ft. rebate for ‘turf removal,’ but after many calls to collect it turns out that rebate does not apply if you replace your politically incorrect natural lawn with global warming-causing artificial turf. [Ed. Note: Is it the green color the City hates?] Apparently only rocks and cactus (from what probably is a ‘city-approved’ vendor) will do. Oh, and you also need approval in advance of the turf removal if you want the rebate.” Elvira advises against holding one’s breath while waiting for the rebate approval, even if you do somehow manage to qualify.<sup>7</sup>*

## **VANQUISHING VERMIN**

A number of our residents evidently have experienced problems with rats chewing up their car wires, especially (but by no means exclusively) owners of Toyotas, Hondas, and their affiliates. (Some auto wires are wrapped in a soy-based casing to which vermin are partial. Good to know if ever trapped in the desert without an EV charger.) The problem also seems to be more acute for those who park outside instead of inside their garage (no surprise there).

*Rodents leave urine trails to mark their routes—including up your tires into the wheel wells and thereby into the engine compartment. Peppermint spray can be effective at eliminating the trails, but it does require regular reapplication. (“Tomcat Rodent Repellant” is one brand*

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<sup>6</sup> Again, see last month’s newsletter (on the website!) for some links to creative alternatives to grass and to contracting turf toe.

<sup>7</sup> You can observe the recent turf work at the top of the Country Home Court cul de sac. If interested, contact the vendor at Preferred Turf Inc., [preferredturf1805@gmail.com](mailto:preferredturf1805@gmail.com), 805-479-8873. Preferred Turf has done a number of yards in Woodridge. The turf specs are 805 Turf, Everglade Elite 80, 100% permeable, turned pile height 2.125 inches, 80 oz./yard, 3/8 tufting gauge, green/tan thatch (deep green color with some recessed browns for natural look). HOA endorsed! Be advised that turf replacement is all the rage in our present circumstances, so plan ahead—it might be awhile before a vendor can get to you. And don’t forget to let the HOA Architectural Review Committee (“ARC”) know about and approve any and all of your landscaping plans! See the ARC approval form at the end of the ARC guidelines on the community website at: [https://www.woodridgeestateresident.com/files/ugd/fccee\\_7c9127bcb5194ae792fccd3236b8ffc5.pdf](https://www.woodridgeestateresident.com/files/ugd/fccee_7c9127bcb5194ae792fccd3236b8ffc5.pdf).

*available at local hardware stores.) Residents report various results in using sprays outside, and some pets might be sensitive—sprays also can leave stains on your housepaint. If parking outside overnight, change your location a little each time you park to interrupt the old trails. Rats (like vampires) also hate light—LED shop lights and such can be a deterrent, especially if you can put one under your hood, and LED uses less of that expensive green energy you are paying extra to access.*

One resident reports great success with a “Loraffe Ultrasonic Rodent Repeller,” a \$50 device with strobe lights that also emits noise only critters can hear. Loraffe also makes a \$25 device specifically for auto engine compartments, but you might need more than one (especially for those of you with bigolemobiles). These and similar electronic deterrents are available where you can find them.

*Please also remember to avoid feeding local wildlife with outdoor petfood bowls and those messy niblet bird feeders. And harvest your fruit trees! All of these can attract more wildlife than just the cool kind (and if your name is “Piedpiper” or “Ben,” well, good luck, it’s going to be tough for you to avoid having rats around).*

## **AS THE CROWS FLY**

An enterprising Woodridgie advises that one way to keep a murder of crows out of your yard is to acquire a fake crow (yes, there are such things for this exact purpose, you can pick one up at Wild Birds Unlimited on Moorpark Road next to Whole Foods) and then train your dog to play with (attack) it in your yard when the crows are flying or perched overhead. (We wrote about our local crows in the November 2021 Newsletter; highly recommended, it is on the community website.) Crows are smart, and they briefly will circle in the sky to mourn their lost comrade—and then depart! The effect lasts about two weeks—crows do have memories and even recognize human faces (gotta wonder who figured that out?)—by which time your dog will be overdue for a good romp in the yard again anyway. Small children can be used instead of dogs—unless they ever saw “The Birds,” in which case for psychological reasons we suggest adopting a dog, or asking your significant other to give it a go in that furry costume you are not supposed to know about.

## **MY AWESOME PROGENY GRADUATED HIGH SCHOOL AND ALL I GOT WAS THIS BIG COLLEGE INVOICE**

Nice to see all the congratulatory school signage again this year; kudos to all you high school Seniors and best wishes for your future! While patting yourself on the back for your accomplishment, don’t forget to thank your family for all the support that got you to this point—and *remember to call home more than once a semester (and not just for cash)*. As for all you scholarship athletes: That NIL (name, image, and likeness—a/k/a “NCAA Naught”) money can pay for much more than beer and other consumables at Phi Tappa Kegga and Mega Spliffa Lasta frat parties, know what we’re sayin’? *#paybackmomanddad*

*We were interested to see many different local schools represented in our community yards. Those of you with kids already know this, but it was news to us that schools here all have such low overall enrollment that the school district allows “school choice” throughout the area. Wow,*

*like, schools here have to compete for students--sounds like a good idea, maybe it will catch on!*<sup>8</sup>

### **“ . . . IF YOU CAN KEEP IT.”**

California’s primary election was held June 7 (too late to change your mind about voting now!), and while it appears that all the votes won’t be counted until August or so (why is every state in the Union able to count votes so much faster; are we still using an abacus?), it looks like Ventura County will have a new Sheriff and the same DA as we head into next year. New rules for old oil wells were rejected, and there will be November runoffs for County Supervisor in our 2nd district, in our 26th US congressional district, and in our state assembly district.

*Turnout among registered voters in Ventura County is expected to wind up around 28%. (Turnout among unregistered voters is unknown, or at least unreported. Turnout based on those who said whether they voted was 99%.) That is a lot better than the state’s overall turnout (16%), and that of LA (19%), but it also translates to a shockingly high number of people in Ventura County who think everything is just hunky dory these days—or who simply are willing to let a mere quarter of the population make decisions for them. We admit the ballot was long enough to cause sore eyes and carpal tunnel pain, but hey, you and your brain really could use some extra exercise every 6 months or so, right?*

Thanks are due to all of you who *did* take the time to do a little research, complete your lengthy ballot, and deliver it via one of the 139 legal methods for doing so (including free return by mail, so you almost don’t need to leave your couch). You actual voters have earned the right to complain about the results in a year or so; *the rest of you not so much*. But your chance for redemption comes again November 8. The point is, voting really does matter, especially in local elections, and these days it really could not possibly be any easier.<sup>9</sup>

### **LONG LIVE THE GARDEN BOSS!**

Our outdoor reporter Bare Grills happily advises that after several years of scarcity, the Western Monarch Butterflies are back in full force this year! Previously expected to hit the “near extinction” list in a couple years, the population is up an astounding 4900% this year over last, according to this article:

<https://www.csmonitor.com/Environment/2021/1206/Wings-and-a-prayer-Monarch-surge-brings-hope-for-butterfly-recovery?cmpid=shared-email>

*Apropos of the moment, if you are doing any turf replacement or general garden planting this spring, milkweed is a favorite of the butterfly kings, as are other nectar-providing plants like*

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<sup>8</sup> We are sure many local schools are deserving of and have achieved special recognition—here is an article about one such local school: <https://www.toacorn.com/articles/local-magnet-school-recognized-for-stem-excellence/>. Thank you, Thousand Oaks Acorn, this info is encouraging! (Friends, you get this newspaper for free—definitely worth a read if you can remember to pick it up off the driveway every Friday. *And please do.*)

<sup>9</sup> The internet ain’t perfect, but can be very useful when deciding things like for whom to vote for offices like City Clerk. Check it out sometime! Meanwhile, here is article speculating about reasons for low turnout—excuses maybe, but not reasons. <https://www.vcstar.com/story/news/politics/elections/2022/06/10/ventura-countys-26-voter-turnout-may-low-but-not-unusual-heres-why/7505984001/>

*hibiscus and lantana, which do very well here in Woodridge (if you can keep the bunnies away from young hibiscus).<sup>10</sup>*

Everybody loves butterflies, right? As they fly by, know that they are on their way to Canada—scary how big they might be if they just sat around your milkweed plant all day watching the squirrels (hint hint). You can learn more about establishing a butterfly layover garden here:

[http://www.butterflyassociation.org/?gclid=CjwKCAjwTlaVBhBkEiwAsr7-c\\_RnhmmfKDDKkdH0JSlwM1nV4SxUah-bf1Afyn3C3rji4dwxCOajdhoCrrQQAvD\\_BwE](http://www.butterflyassociation.org/?gclid=CjwKCAjwTlaVBhBkEiwAsr7-c_RnhmmfKDDKkdH0JSlwM1nV4SxUah-bf1Afyn3C3rji4dwxCOajdhoCrrQQAvD_BwE)

*Long live the Garden King!*

## OLD BUSINESS

● **Highlights from the HOA Financial Reports:** The HOA was in deficit in 2020, had a \$42K surplus in 2021, and is running at a slight surplus so far this year—but also is facing vendor contract renewals (or new vendors) soon (security, landscaping, management), all of which likely will go up in price; much of the 2021 and year-to-date surpluses are due to common area irrigation savings even prior to the watering restrictions recently imposed (thank you, HOA Landscape Committee); water savings going forward should increase and help pay for some replacement of common area turf with drought tolerant landscaping (yet to be determined); audited financial reports show a healthy reserve balance, but also a significant bad-debt write-off for uncollected/uncollectable HOA assessments, fines, and damages. In general the HOA operating and reserve finances are healthy and recently were blessed by an independent audit.<sup>11</sup>

● **Rules and Regs Update:** After more Board discussion at the June meeting, further revisions to the new Community Rules and Regulations will again be delivered to all homeowners for comment. You are encouraged to read them and to let the HOA Board know, via PMP, of any questions or suggestions you may have in the next iteration. Meanwhile, the previously distributed ADU Policy was approved (after no homeowner comment) and now is in effect and will be posted on the community website—it reflects as much as the HOA is allowed to control under state laws concerning Accessory Dwelling Units.

● **Runners and walkers:** PLEASE be careful if you choose to use the road instead of the sidewalk—see the May Newsletter (again, it is on the community website!) for why some choose that path—because it is quite difficult for drivers to see you, especially when we are heading west into the sun in the late afternoon (and while we are adjusting our hair and makeup). And you *drivers*, PLEASE *slow down, smile, and share the road!*

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<sup>10</sup> NOT “Tropical Milkweed,” though—it is not a native species and may not be good for mandatory Monarch migration. It is now illegal to sell *Tropical* Milkweed in Ventura County, and you are encouraged to remove it or at least cut it back every year. (You can identify Tropical Milkweed by its red outer petals and orange inner buds. All other milkweed is perfectly fine.)

<sup>11</sup> Speaking of HOA reserves, otherwise known as “long term planning for expenses/rainy day money,” the HOA Board is pleased to report that your HOA’s reserve needs are 80% funded, which is the standard target level because of the ability to make special assessments for emergency needs. **(TIP: Check with your homeowner insurance provider for the availability of ‘Special Assessment Insurance,’ a very inexpensive way to protect yourself from the HOA’s emergency need for more moolah.)**



- Your HOA is engaging the services of a local painter to attend to common area **wrought iron fencing** needing a makeover. Homeowners are responsible for maintaining their own fencing—*but the HOA will split the cost with you under certain circumstances, so please let PMP know if you are interested in the details.*

- At least one resident has gotten some help from the city water department for damage to his pipes from the “water hammer” event we experienced earlier this year. (See the March Newsletter for more about that. Yes, it is on the community website.) Some people had significant water heater and similar pipe damage, so do let the city know if you have had a leak or other water system issue since March 16.

- **Stop tailgating!** Slow drivers in our community are just looking out for the joggers, okay? (And by “slow” we mean simply observing the speed limits.) So please just chill—*this is Thousand Oaks, you are almost already wherever you are going anyway.*

## MONTHLY REMINDERS

- **Website:** Our community website is at [www.woodridgeestatesresident.com](http://www.woodridgeestatesresident.com) . You will find community rules and regulations and other information of use. *Suggestions and contributions always welcome!*

- Log into your account at [www.woodridgecommunityassociation.com](http://www.woodridgecommunityassociation.com) and make sure your contact information is correct, *especially your principal contact email address.*

- **Get the GateKey app** at [www.gatekey.com/resident-login](http://www.gatekey.com/resident-login) . Tutorial access is on the site.

- **Ventura County fire prevention info:** Visit <https://vcfd.org/public-info/ready-set-go/> and [www.venturafiresafe.org](http://www.venturafiresafe.org) ; information about fire prevention efforts specific to our community is on the community website. *Note that all our perimeter brush clearance is now complete, ahead of schedule for the year, a great thing in these very dry conditions.*

- **Management Contact:** Email your requests, concerns, and inquiries to PMP Community Care at [care@pmpmanage.com](mailto:care@pmpmanage.com) to automatically open a “ticket” that will be tracked for a response. If you need to speak with someone, call (805) 642-2400 and ask for Julie Phan. You also can submit a request via your PMP Management account at [www.woodridgecommunityassociation.com](http://www.woodridgecommunityassociation.com) and its “Dashboard.”

## MISCELLANEOUS

**Holiday of Next Month:** Independence Day, Monday July 4. Hooray! Remember, it ain’t just a three-day weekend, it is a time to focus on what we are so blessed to have already—including the right to speak up about how we can be better, however each of us defines that.

**Gatehouse Facelift:** Our front gatehouse is due for some makeover work, inside and out, over the next month or three—have to bring it up to snuff with those terrific new signs and planted area! But we probably have to turn off the fountain due to the new water restrictions. (Aim your boos toward Sacramento.)

**British Writer Quote of the Month:** “The fact that a great many people believe something is no guarantee of its truth.” William Somerset Maugham

**Roman Lawyer Quote of the Month:** “Anyone can make a mistake. Only a fool makes the same mistake a second time.” Cicero

**Breaking News of the Month:** YouTube, Twitter, and Facebook are merging. The new combined service will be called “YouTwitFace.” You heard it here first!

**Nextdoor App Quote of the Month:** “*Maybe that noisy drone [flying overhead between midnight and 3 am] was a survey drone collecting information to help prevent fires?*” If only.

**Observation of the Month:** 90 percent of being married is yelling “What?” from another room.

*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](http://www.woodridgeestateresident.com/helpfulphonenumber). Let us know of any others you can suggest. (This month’s un-helpful number is 1-800-lawnsprinklersrus.)*

**NEXT HOA BOARD MEETING:** NO BOARD MEETING IN JULY! Next meeting is August 18, 2022, probably by Zoom again, so watch your email for an invitation with connection details a few days before the 18th.

**TO PROVIDE INFORMATION AND IDEAS FOR THIS NEWSLETTER, WRITE [jbriggs@jbriggslaw.com](mailto:jbriggs@jbriggslaw.com)**

**DIRECT COMPLAINTS ABOUT THIS NEWSLETTER TO [elonmusk@twitterismine.ornot](mailto:elonmusk@twitterismine.ornot)**