



Woodridge Estates Newsletter May 2019

Notes from the last Board Meeting:

- Cameras will be installed at the front gate soon. The hold up was the need to upgrade the DVR. We look forward to telling you when this enhanced security tool is up and running!
- Keys to the pedestrian gate are available at the guard house. Please do not duplicate them.

• Please be aware, Drivers in our community are not always STOPPING at the STOP signs. Be Alert!!!



- Homeowners, by now you should have received a letter in the mail from the Board asking you to tell us of issues you care about in the community and would like us to address. Please remember to complete this form and return it to Dee, at Fidelity Management.
 - Did you know our community receives 10,000 visitors a month? That is 120,000 visitors annually. Thank you for doing your part by letting the front gate know when you have friends, family or vendors presenting at the gate.
 - The “W” windshield sticker is obsolete, you may remove it when you get a chance.
 - With the fire and the rains and the weed abatement...the snakes are out! Please call animal control if you see a snake. And, if you decide to kill the snake remember the poison remains in the head of the snake so it is best not to bury it in your backyard.
 - Next Board meeting is June 20 at North Ranch Community Center located at 1400 N Westlake Blvd, it starts at 6pm.
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COMMITTEE UPDATES

Rules/Regulations & Safety:

The committee has prepared a draft of the Rules and Regulations as it relates to the “common areas” of the association. The Board is in the process of reviewing the revisions. The committee is also looking to improve perimeter access via signs and gates.

Finance:

In the April financials, the association has a surplus of \$37k due in part to lower water bills. The Board is in the process of signing paper work to reinvesting \$102k in a 6 month CDARs at a rate of 1.98% with TIAA. The audit report for last fiscal year will be mailed out to homeowners soon.

Landscaping:

The Landscaping Committee presented to the Board a long term plan to address tree, root and pavement issues in our community. They are working with the City to get permits, contractors to secure bids, as well as arborists and other professionals. The initial plan involves “replacing 19 trees, removing 16 Oaks, pruning 2 Oaks and replacing 15 pavement areas”. The fees to get the project going have been approved. For more detail on the progress of the Landscape Committee, please see **Exhibit B** in the minutes for May.

Showscapes stated at the May meeting the fire abatement was 50% complete, which they started in March. They plan to be finished by the deadline of June 1st. The Association received the June deadline from Ventura County Fire Protection to “**remove fire hazards on our property to within 100 feet of any structures.**” Included in this newsletter is a “Wildlife Property Assessment, a “Ready, Set, Go survey and an infographic about fire prevention and your home.



The NEW Board would like to send a big “Thank You” to Mike Gusick who saved our election night!!! We were short one vote, Bill Giragos called up Mike and he came to the meeting with ballot in hand to satisfy quorum! So I guess we should be grateful to Mike and Bill! HOORAY HOORAY!

Our streets are cleaned every Monday in the afternoon. Please remember to park your car in your driveway!

Please remember, the School Bus comes to pick up children around 7:30 am and drop them off at 3pm. Please be patient!!! DON’T DRIVE in front of the bus, don’t yell at the bus driver or children to “hurry up”. Thank You

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, Michael Gollub katejudy@hotmail.com

Property Manager

Dee Smith (818) 407-6620 ext. 233 at Fidelity Management Company

Gatehouse

PHONE: 805-532-0198

FAX: 805-532-0197

Front gate MPS email: woodridge@masterprotection.net

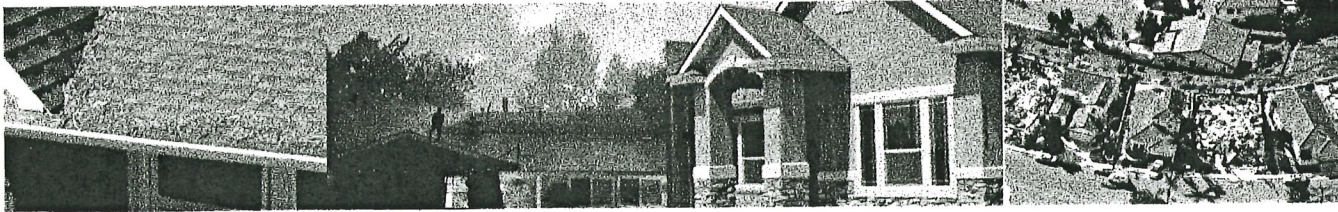
Manage your gate access: <https://gatekey.us/login> (computer log in)

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 listserv: <http://groups.yahoo.com/group/woodridgeEstates/join>

Board Meeting 3rd Thursday of the Month, see you June 20 at 6pm



WILDFIRE PROPERTY ASSESSMENT

How to better protect your home and property

Home and building loss during wildfires occur from one or more of the three basic wildfire exposures: 1) Embers, 2) Radiant heat, and 3) Direct flame contact. Burning embers can travel up to a mile from the fire front and cause the majority of wildfire home ignition.

Property owners and residents can reduce the risk of damage and loss by taking the additional steps listed in this brochure. Fire season length can vary. Maintenance of your home and property should be a year-round process. We encourage a **"Home Out"** approach. Start with your home and then work your way outwards through the defensible space zone.

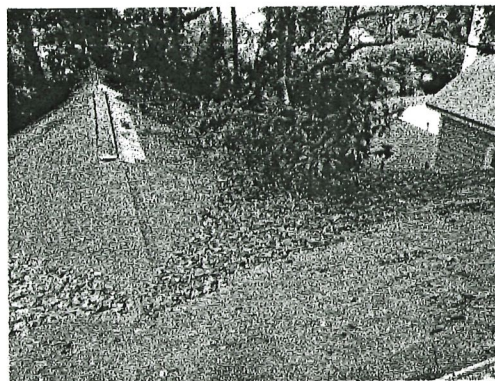
HARDENING AND MAINTAINING YOUR HOME

Many older homes were built before increased building standards in hazardous fire areas were adopted. While some items are very expensive to retro-fit, there are items that can be done very simply:

Roofs and Gutters:

Roofs, even cement and mission style, require maintenance. Roofs settle over a period of time as the lumber dries out. This can cause small gaps to form in the tile spacing and trap debris which can ignite under the tiles. Asphalt shingles can curl or be displaced.

- Inspect your roof to eliminate any areas that can trap debris.
- Block any spaces between roof decking and covering to prevent ember intrusion.
- Clean valleys and gutters regularly. Note: Vinyl gutters can ignite under excessive heat and can drip burning plastic on to lower roofs and vegetation.
- Keep a clear space of 3 feet below any tree overhanging the roof.
- Consider replacing a non-rated roof with a Class A rated non-combustible roof.



Walls, Siding and Trim Boards

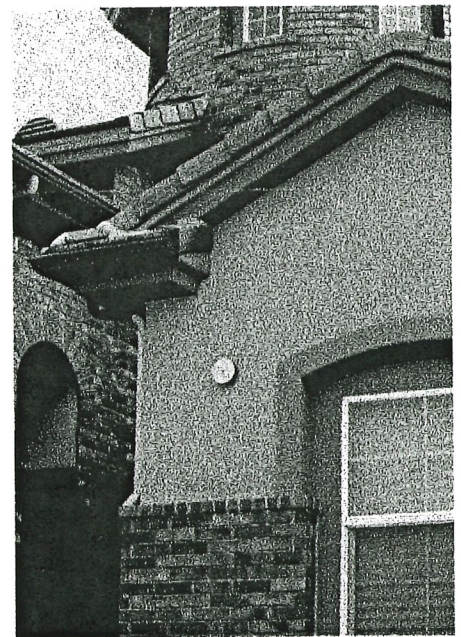
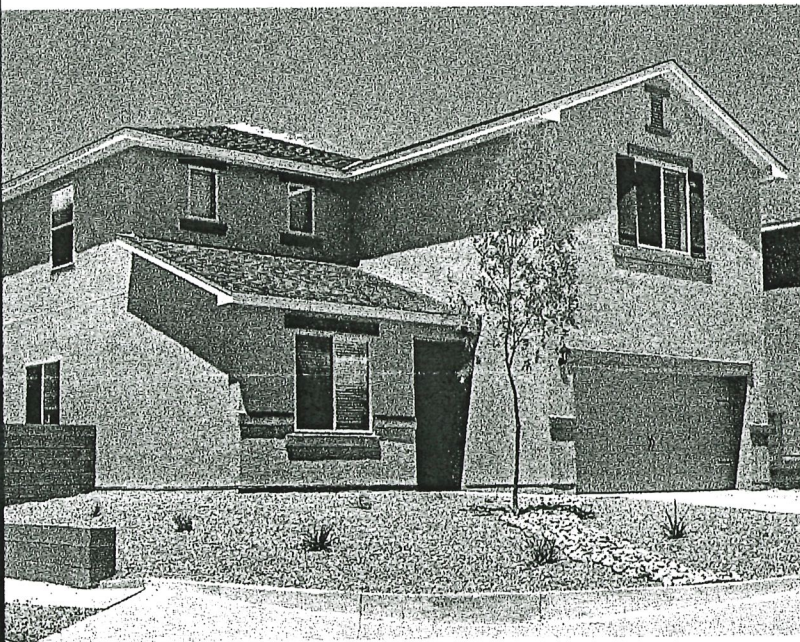
- Inspect for worn, cracked and peeling paint.
- Eliminate exposed wood.
- Replace cracked or damaged boards.
- Check for excessive spacing in joints between boards and at junctions to walls and roofs. Caulk gaps as necessary.
- Wood and Vinyl siding exposed to excessive radiant heat from a fire can ignite. Consider replacing wood or vinyl siding with a non-combustible siding.

Vents and Eaves

- Regularly inspect vent openings for damage.
- Replace with 1/8" mesh.
- Replace vents located at eaves and cornices with approved baffle style vents to block embers.
- "Box-in" exposed wood underneath eaves using stucco.

Windows and Door Openings

- Consider replacing with multi-pane tempered glass. Steel frame is preferred over vinyl.
- Install & maintain weather stripping around and under any doors, including the garage door.



AREA OUTSIDE OF THE HOME

Belongings and Other Combustible Materials

Look for combustible belongings within the yard. Remove or relocate away from the home. Store inside when not in use or cover with a fire resistant cover. This includes yard furniture, trash cans, wood piles, etc. Remove any items next to structures that can trap leaves and debris which can readily ignite during a fire.

Landscaping

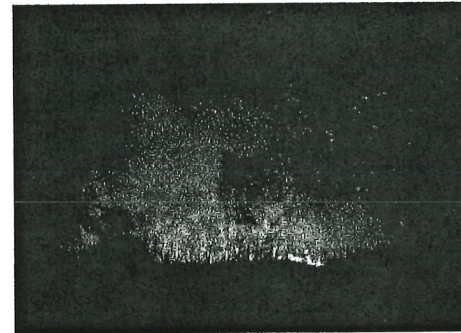
Remember, fire-resistant does not mean fireproof! Even fire-resistant plants will burn if not well maintained. Keep all of your plants healthy with appropriate water, proper pruning and removal of dead material.

- No mulch allowed within 5 feet of a building (VCFD Standard 14.9.2).
- Remove plants underneath windows.
- Provide a minimum 5–6 foot clearance from roof overhangs above any plants.
- Consider removing any plants and trees that are identified as “target hazard” or prohibited by VCFD. See our website for more information regarding plants, trees and spacing requirements.



Trees

- Provide a minimum 10-foot space between the tree and home.
- Remove any dead branches and areas that can cause dried leaves to accumulate within the tree. This includes removing dried palm fronds.



Fencing

Use non-combustible fencing within 5 feet of a home. Remove and space vegetation away that can ignite combustible fencing.

Access Roads and Driveways

Trim trees and landscaping overhanging the road or driveway.

- Maintain a minimum 13'-6" vertical clearance and up to a 10-foot horizontal clearance.

Address

Make sure your address is clearly visible from the street. Use minimum 4 inch high numbers contrasting with the background. Mount on non-combustible surface or post.

Water Supply and Hydrants

- Maintain a minimum 3-foot clearance around all hydrants. Make sure the hydrant is visible and there is direct access to it. This includes fire department outlets on private water supply tanks.
- If your property is on private water or well water, consider backup power supply for the water pump system.



For more information regarding protecting your home from wildfire and emergency preparedness, please see the following links:

Ventura County Fire Department – vcfd.org

Information regarding our Ready Set Go and Wildfire Action Plan – vcreadyssetgo.com

Fire Hazard Reduction Program – VCFHRP.org

Contains information regarding defensible space, plant spacing, plant reference guide, prohibited plant list, mulch use in the 100' zone.

Ventura County Office of Emergency Services (VCOES) – vcemergency.org

Emergency Information Hotline: 805-465-6650

Insurance Institute for Business & Home Safety (IIBHS)

2019 Demo & info links – <https://ibhs.org/wildfire/wildfire-demo-2019>

2011 Ember Storm Video – <https://www.youtube.com/watch?v=lvbNOPSYyss&feature=youtu.be>

University of California Cooperative Extension

Fire in California – <https://ucanr.edu/sites/fire/>

State Building Code (Chapter 7A): Please refer to your local building department for most current State and local codes regarding building construction in fire severity zones.



VENTURA COUNTY FIRE DEPARTMENT

Fire Hazard Reduction Program Unit

165 Durley Avenue • Camarillo, CA 93010

(805) 389-9759

VCFD.org • FHRP@ventura.org

For additional information, contact your neighborhood fire station or the FHRP Unit.



READY, SET, GO!

Residential Safety Checklist Tips To Improve Family and Property Survival During A Wildfire

Home	Yes	No
1. Does your home have a metal, composition, or tile (or other non-combustible) roof with capped ends and covered fascia?	<input type="checkbox"/>	<input type="checkbox"/>
2. Are the rain gutters and roof free of leaves, needles and branches?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are all vent openings screened with 1/8 inch (or smaller) mesh metal screen?	<input type="checkbox"/>	<input type="checkbox"/>
4. Are approved spark arrestors on chimneys?	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the house have non-combustible siding material?	<input type="checkbox"/>	<input type="checkbox"/>
6. Are the eaves "boxed in" and the decks enclosed?	<input type="checkbox"/>	<input type="checkbox"/>
7. Are the windows made of at least double-paned or tempered glass?	<input type="checkbox"/>	<input type="checkbox"/>
8. Are the decks, porches and other similar areas made of non-combustible material and free of easily combustible material (e.g. plastic furniture)?	<input type="checkbox"/>	<input type="checkbox"/>
9. Is all firewood at least 30 feet from the house?	<input type="checkbox"/>	<input type="checkbox"/>

Defensible Space	Yes	No
1. Is dead vegetation cleared to the recommended defensible space area? (Consider adding distance due to slope of property.)	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there separation between shrubs?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are ladder fuels removed?	<input type="checkbox"/>	<input type="checkbox"/>
4. Is there a clean and green area extending at least 30 feet from the house?	<input type="checkbox"/>	<input type="checkbox"/>
5. Is there a non-combustible area within five feet of the house?	<input type="checkbox"/>	<input type="checkbox"/>
6. Is there separation between trees and crowns?	<input type="checkbox"/>	<input type="checkbox"/>

Emergency Access	Yes	No
1. Is the home address visible at night?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the home address made of fire-resistant materials?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are street signs present at every intersection leading to the house?	<input type="checkbox"/>	<input type="checkbox"/>
4. If a water supply is present, is it clearly marked for firefighters?	<input type="checkbox"/>	<input type="checkbox"/>
5. Is flammable vegetation within 10 feet of the driveway cleared and are overhanging obstructions removed?	<input type="checkbox"/>	<input type="checkbox"/>
6. If a long driveway is present, does it have a suitable turnaround area?	<input type="checkbox"/>	<input type="checkbox"/>



VENTURA COUNTY FIRE DEPARTMENT



Fire Prevention Bureau

2 Reduce Walls & Siding Risk

Wood products, such as boards, panels or shingles, are common siding materials. However, they are combustible and not good choices for fire-prone areas.

1 Maintain Defensible Space

Clearance from all structures shall be 100'. All brush shall be mowed to stubble height not to exceed 3". All cuttings shall be removed from the property.

10 Maintain Landscape Spacing

Trees, shrubbery or ground covers shall be spaced a min. of 15' from other specimens. All trees shall be trimmed 5' from ground or 1/3 of the height, whichever is less.

3 Clear Debris from Roof

Regularly remove debris from roof, since it can be ignited by wind blown embers.

4 Use a class A Roof Covering

Class A fire rated roofing products offer the best protection for homes.

5 Clean Out Gutter Regularly

Keep debris out of gutters, which can be ignited by wind blown embers. If used, gutter covers should be non-combustible.

6 Reduce Fence Risks

Burning fencing can generate embers, and cause direct flame contact to your home. Use noncombustible fences and gates.

8 Protect Windows

Use multi-pane, tempered glass windows, and close them when a wildfire threatens.

7 Keep Embers out of Eaves and Vents

Use 1/8" mesh to cover vents, and "box-in" open eaves to create a soffited eave.

9 Reduce Deck Risks

Use deckboards that comply with California Codes for construction in the WUI Zone, remove combustibles under deck and provide Defensible Space.

REQUIRED

RECOMMENDED

Building & Living in the Wildland Urban Interface Zone (WUI Zone)