



Woodridge Estates Newsletter

July 2019

“Thank You” to all the residents that participated in the Board survey. The top six items to note are as follows:

- Speeding on Sunset Hills,
- Failure to stop as STOP signs
- Recognition of the Fire Abatement performed throughout the community
- Mailboxes look bad and need to be addressed
- Security/Safety Concerns
- Remedy the appearance of 2994 Heavenly Ridge

WOODRIDGE SURVEY RESULTS

Category/Comment		similar comments
Rules/Regulations/Safety		
1	Happy the new Gate-Arms are installed	3
2	Can we bring back 'drive around security'?	
3	Have owners park their cars in the drive way instead of the streets	
4	The same people park on the street every night! What is going on?	
5	Provide parking exceptions for families with teenagers or extended family	
6	How can we stop the excessive dog barking from unattended dogs? The barking starts at 6:30 am on Country Home Court	
7	Stop the speeding on Sunset Hills	5
8	Should we post signs to “keep up after your dog”?	
9	Failure to Stop at Stop signs	4

10	People are climbing over the fire road gate	
11	Replace the gate with a much taller one. What about wire mesh?	
12	Heavenly Ridge gate needs to be repaired	2
13	Fix uneven sidewalks they are not safe	3
14	Too many dog owners fail to pick up their dog's poop	2
15	Continue to enforce the parking policy and fine the violators	2
16	Eaglewood Gate needs to be repaired	
17	Secure the trail area, secure the development. Do you have an assessment of our existing security risks?	4

Landscaping/Beautification

1	Happy with the Landscaping Crew	
2	Maintain green zone (grass) along the streets	
3	Trim Parkway Trees, they are very overgrown	2
4	Disappointed with the Eaglewood Tree Replacement Project from a few years ago	
5	"Thank you" for keeping up the fire abatement	5
6	Consider renting goats to clear the brush once a year	2
7	Oak trees are lifting up the sidewalks. What is going on with this project?	3
8	A tree was removed on Woodflower and a hole remains. Please fix this!	
9	Please do more to protect the community from fires	
10	What is status of Heavenly Ridge oak tree removal?	
11	Fix uneven sidewalks they are not safe	3

General Operations

1	Install speed bumps	2
2	Can we create a few small kid playing areas or small parks in the development?	
3	How about a food truck party?	
4	Secure the trail area, secure the development	2
5	Fix the speed detectors on Sunset Hills	2
6	Do more to THANK the guards in the gate house	
7	Can we install snake fencing?	
8	Can someone create a list of insurance carriers still writing policies for the homes in our area?	
9	Install trash can for pet owners instead of having bags of poop left around the community	2

10	Turn the radar signs back on	
11	Would like AT&T cell coverage	
12	Mailboxes are missing paint, they are peeling	4
13	Please stop using rodent poison for rodent control, use traps	
14	2994 Heavenly Ridge "has been in a state of disrepair for far too long", "side yard looks terrible", "Fix this mess"	8
15	Community is beautiful, please keep it that way	3
16	Happy the roads were repaved	
17	Continue use of Woodridge stickers	

HOA/ Board Meetings

1	Can we call into the HOA meetings?	
2	HOA management is doing a great job	
3	We need transparency in conducting Board business	
4	Respect and order are expected at Board Meetings. All opinions matter.	
5	Board members should serve 2 terms max. Please set Board limits.	
6	At Board Meetings people need to be kind to each other, work together to get things done	2
7	How do I get a copy of the monthly Board Minutes?	

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 and More

PHONE: **805-532-0198**

FAX: **805-532-0197**

Thousand Oaks Police Department: **805-494-8200 or 911**

Thousand Oaks Fire Department: **805-371-1111 ext 34 or 911**

Southern California Edison: **800-655-4555**

Southern California Gas Company: **877-238-0092**

Waste Management Company: **800-675-1171**

Thousand Oaks Water and Wastewater: **805-449-2201 and 805-432-7078 (emergencies)**

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.topssoft.com/fidelitymanagementservices

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

Board Meeting 3rd Thursday of the Month, see you July 18th at 6pm

