



Woodridge Community Newsletter - January 2019



HAPPY New Year

The Woodridge HOA Board of Directors wishes the entire Community a Happy and Prosperous New Year!

On the third Thursday once a month the Board meets along with the management, landscape and guard gate company to discuss operational and financial issues. At the start of the meeting, homeowners have an open forum to discuss pressing issues and concerns. The Board invites you to attend the next meeting scheduled for January 17th at 6pm at North Ranch Community Center, 1400 N. Westlake Blvd in Westlake Village.



WOODRIDGE COMMITTEE UPDATES:

Rules, Regulations and Safety Committee: If you need a transponder please contact Dee to complete the required paperwork and pay the fees. Once this is done, schedule an appointment with Vince at the gate house. He is there Tuesdays through Saturdays 6AM to 2PM and can install transponders during those times. Only residents with transponders on their vehicles should use the “resident” lane. All other residents need to use the visitor lane. **If you dispose of a vehicle with a transponder on it please notify MPS so that it can be deactivated.**

Landscaping Committee: Is hard at work dealing with the City to secure approval to remove trees that are highly flammable along the back of Morning Ridge. A number of Board members along with city representatives have been working on this for the last two months. Hopefully by the time the Board meets this month, the issue will be resolved. At the moment this has been the most pressing issue for the committee and the Woodridge community.

Finance Committee: Certificate of Deposit Account Registry Service (CDARs) of \$689k have been redeemed with Mutual of Omaha and reinvested with TIAA’s CDARs program in laddered terms at rates ranging from 1.8 to 2 percent. The Board would like to thank Fidelity for their assistance in getting this

done before the holidays and Michael Frieda for initiating this endeavor.



- The streets in Woodridge are cleaned every Monday. Can you move your car off the street that day to prevent the street cleaner from going around your car?
- **CALL the POLICE:**
 - If your neighbor is having an out of control party
 - If you witness unsafe driving, threatening behavior or assault
 - If you witness mailbox/front porch theft
 - If it is an emergency dial 911
 - Non-emergency 805-654-9511
- Thousand Oaks has a social host ordinance and parents are held responsible for events that take place on their property and will receive fines. They can also make a report to the gate house, but do not rely on the gate house officer to call the police as they are not witnessing the events first hand.
- **If you are having a large party or gathering please notify the gate house in advance to prevent long wait times at the gate.**
- Referring to an Acorn article published on December 27, page 3 titled “T. O households switching to green energy next year”...if you want to opt out of Clean Power Alliance and avoid a one time fee, you must do so by February 1. Opt out at: cleanpoweralliance.org/rate-options/opt-out.



Did you know California Vehicle Code § 22454 prohibits a driver from passing a stopped school bus when the flashing red lights are displayed and/or a stop sign is visible. If you receive a ticket for violating this code you could face a fine of up to \$ 695 and one point on your driver's license. The school bus is in our community between 8am and 8:30am to pick up children and again at 3pm to 3:30pm to drop off children! Please drive safely !

Woodridge Community Association

Board of Directors

President	Ed Greene	efgreene@aol.com
Vice-President	Brendan Devlin	brendandevlin0@gmail.com
Treasurer	Joe Breseman	joebreseman@bandgresco.com
Secretary	Bill Giragos	bgiragos@gmail.com
Member-At-Large	Michael Gollub	katejudy@hotmail.com

Management Company
Fidelity Management Services
9310 Topanga Canyon Blvd., Suite 220-A
Chatsworth, CA 91311

Property Manager
Dee Smith (818) 407-6620 ext. 233
Dee@Fidelitymngt.com

Gatehouse

Phone: 805-532-0198
Fax: 805-532-0197



CONNECT:

Front gate contractor email: woodridge@masterprotection.net
Manage your gate access at: <https://gatekey.us/login> (computer log in)
Manage your gate access "on the go" at: <https://gatekey.us/m/login> (mobile phone log in)
Manage account, Pay Dues, get updates, register: owner.topssoft.com/fidelitymanagementservices
Woodridge Community Listserv: <http://groups.yahoo.com/group/WoodridgeEstates/join>

Board Meeting Schedule

Third Thursday of each month, 6:00 p.m.
North Ranch Community Center

- January 17, 2019
- February 21, 2019
- March 21, 2019