




Woodridge Estates Newsletter August 2019

The Board would like to “Thank” all in attendance last month!

Going Forward we have a change in the meeting format! Executive session will be held from 6pm to 6:30pm. Regular Session will begin at 6:30pm and Homeowners forum will follow at 7:45pm. Also, the meetings will be recorded to ensure the accuracy of our minutes.

Notes from the last Board Meeting:

- Our digital camera with audio is up and running at the Gate House. HOORAY! We are happy to report this enhanced security feature is now functioning in our community.
 - Homeowners and Guests of Homeowners need to know that intimidating and disruptive behavior in our community will not be tolerated. This type of behavior will be reported immediately to the POLICE.
 - Please be aware, Drivers in our community are not always STOPPING at the STOP signs. Be Alert!!! 
 - Please know the Board is working on many of the concerns you identified in the survey. “Thank You” again for your participation.
 - Homeowners, if you plan on having a party, please send your list of guests two days before the event. This will help prevent long lines at the Gate House
 - 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 August 15th at North Ranch Community Center located at 1400 N Westlake Blvd, it starts at 6:30pm.
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COMMITTEE UPDATES

Rules/Regulations & Safety:

The committee has presented a revised draft of the Rules and Regulations and it is in review with the Board. Further discussion regarding this matter will take place during the Board meeting. The committee is also recommending fencing of additional areas and reinforcing existing fencing of our perimeter, along with signage regarding our private property.

Finance:

- All HOA funds (cash) is covered by FDIC insurance either in TIAA CDARs or under Mutual of Omaha Bank.
- Capital projects under consideration: enhanced fire abatement, reinforcing perimeter fencing, installing additional perimeter fencing, slope maintenance and painting of the mailbox posts.
- Consideration of a special assessment.
- We are in the process of working on the Budget for fiscal year 2020 and reviewing an increase of monthly dues by \$5, \$10 or \$15 per month.

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. Arborist James Dean has been selected to assist with this project.

The Board will proceed with enhanced Wildfire Prevention that will bring the Association in compliance with the new Ventura County Fire Protection Ordinance. This will cover the North, South, East and West Property line Slopes.



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 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 August 15th at 6:30pm

