

# WOODRIDGE COMMUNITY ASSOCIATION

*c/o FIDELITY MANAGEMENT SERVICES, INC.*

---

## Draft

WOODRIDGE COMMUNITY ASSOCIATION  
Board Meeting  
July 16, 2020  
Via Zoom

**Call to Order:** The meeting was called to order at 6:33 PM by Joe Nakos.

**Board Members Present:** Joe Nakos - President, Mary Jo Ammon-Vice President, Felicia Rue-Treasurer and Robert Kaplan-Secretary

Also, present were: Fidelity Management Services representative, Dee Smith, Ann Oseas from Master Protection and Tiffany Smith from Showscapes

Owners: 19 participated

**Minutes:** Exhibit A was missing. Motion to approve June 18, 2020 minutes with addition of exhibit made by Robert Kaplan and seconded by Felicia Rue. All in favor. Motion passed.

**Treasurer's Finance Report:** Given by Felicia Rue. See Exhibit A. What is status of reserve study? Dee to check.

Water Usage – See Exhibit A.

**Security – Master Protection - Ann Oseas.** See exhibit B. A bolt on the gate broke. 1st Class brought up a bag of bolts. Gate Key upgrade is scheduled for July 21<sup>st</sup>. There should be no interruptions in service. Guards shouldn't ask for call down codes when using shared rides. New Gate Key app, how to notify residents? Doug has a letter. Board asked to see letter as soon as possible.

**Rules & Regulations and Safety Committee – Kathleen Nakos.** They had a zoom meeting. The parking rule of no parking from 7 pm to 7 am on the street needs to be noticed to the owners 30 days in advance. Kathleen drafted notice and the committee is reviewing.. Speeding and blowing through stop signs is still an issue. Can contract with Master Protection for a patrol for \$34.99 per hour. Waiting to hear from Doug regarding contracting for parking, speeding, trashcans, etc. for approximately \$606 per month. Carol Giragos and Kathleen Nakos went to the sheriff's office to see if the police would patrol. Sgt. Patterson suggested off duty officers to patrol for around \$90-100 per hour.

Gate at bottom of fire road on Eagle Ridge may be that community's responsibility. Looks like they did some work on it.

---

9310 TOPANGA CANYON BLVD., SUITE 220-A  
CHATSWORTH, CALIFORNIA 91311  
TEL: (818) 407-6620  
EMAIL: FMS@FIDELITYMNGT.COM

**WOODRIDGE COMMUNITY OWNERS ASSOCIATION**  
*HOMEOWNERS ASSOCIATION, INC.*

---

WRCA  
Page 2 of 4

Current vision of rules needs to be revised to include lawyer recommendations. Fines need to be decision on for parking violations. Robert Kaplan questioned enforceability. Discussion followed. Trash can violations should be included with security patrol.

Retention pond gate still broken. 1<sup>st</sup> Class came out and said that all gates were secure. They are not, Joe mentioned not paying if invoiced for this visit, as both gates need to be secured and no work was done. Gate at Eagle Ridge cost maybe can be split with the other community.

Radar signs installed but not working properly. MaryJo Ammon has had several discussions with the radar company. She was told they will do whatever it takes to get them working properly. Hopefully the issues will be resolved by August 1<sup>st</sup>.

**Landscaping – Showscapes** – Tiffany Smith. Northern fire abatement to be completed by July 31<sup>st</sup>. Regular weed abatement is done. Working on day lilies and gophers. Eaglewood southwest slope has ground squirrels. They are working on trapping them. Weeds in turf grass. They are spraying them. Irrigation work is ongoing. Water has been increased because plants are stressed. Some stations are not coming on and the wiring needs to be checked. Fabiola Orlowsky reported rabbits at the front gate and a dead patch. The dead patch is a watering issue not a rabbit problem.

Joe Nakos, Fabiola Orlowsky and Tiffany Smith are going to do a sprinkler control test. Robert Kaplan suggested getting a wireless data system that can give a real reading on the sprinkler system. Robert Kaplan asked when did the Board approve to tear out all the landscaping and do the five-year fire abatement work? Joe Nakos stated that it was discussed to get the five-year fire abatement work completed in one year. Showscapes was given the directive to get the HOA in compliance or you won't get paid and they did it. Mary Jo Ammon suggested that Bill Giragos, Joe Nakos and Tiffany proceeded with this work without the rest of the board's approval. Tiffany said she was doing what the Fire Marshall directed.

Something needs to be done regarding replanting the area behind Willow Canyon and Sunset Hills. Joe Nakos feels the replanting bids are necessary. 1) South Willow loop trail for \$12,250 Joe Nakos motioned, no second. Motion dies. 2) Rosemary for 3335 Woodley for \$1,300. Motion made by Joe Nakos, MaryJo Ammon seconded. All in favor. Motion passed. 3) Behind 3357 Willow Canyon for \$10,250. Joe Nakos motioned, no second. Motion dies. 4) Front parkway at entrance drains for \$1,270. Joe Nakos motioned; Felicia Rue seconded. All in favor. Motion passed. Request that Showscapes number their proposal in the future.

\$4,370 to shave 47 sidewalk areas. Not all the board members agree with the number of areas. Joe Nakos would like a base line. He was using 1/4" of higher. Discussion that it should be 3/4" or higher. Joe Nakos motioned, no second. Motion dies. Robert

---

## WOODRIDGE COMMUNITY OWNERS ASSOCIATION

HOMEOWNERS ASSOCIATION, INC.

---

WRCA  
Page 3 of 4

Kaplan motioned to get additional bid. Felicia Rue seconded. Vote: 3 in favor, 1 abstained. MaryJo Ammon said she had another contractor that can bid the project.

Other landscape issues – Fabiola Orlowsky and Joe Nakos have been checking on Showscapes work and all work has been completed satisfactory. No proposal has been received on the RFP. Gonzalez dropped out.

Joe Nakos said if the Board is not replanting the hills, then he is resigning from the landscape committee. He will complete the RFP if the Board wants him to. Board agreed that he should complete the RFP.

3357 Willow Canyon will take legal action if the hills are not replanted. Board said they will replant after the new landscape contract is approved and the temperature has dropped so that the water usage will not be so high.

Need volunteers for the landscape committee.

**ARC** – Mary Jo Ammon reported nothing outstanding. Any major changes to exterior must submit application and have prior approval. Mary Jo Ammon asked that if anyone notices work going on, especially neighbors who know they were not asked to sign off on the changes please reach out to her.

**Key Topics** – When were the election rules sent out? Dee to check.

Gate arm sleeves are ordered. MaryJo Ammon ordered them directly from the manufacture for \$260 per sleeve. It will take four weeks.

Cameras – Robert Kaplan has created the RFP. He has a list of six to seven companies to contact. Thank you to Laurie Whitney for helping out.

Edison Box – Joe Nakos has talked to Edison. An electrician needs to come out and install a new box. Edison will have to turn it off and then back on once the box is installed. New cabinet needs to be purchased.

Need volunteers for the newsletter committee and other committees.

**Open Forum** – Alex Kaplan wanted to know about his request to do a pod cast. Joe Nakos said he has concerns about putting on a pod cast. Joe Nakos said he would get some questions to Alex Kaplan.

Rob Rousselet of 3357 Willow Canyon expressed his concern about the exposed slope. He will take legal action. He feels it is negligence. Board said they are going to replant. Rob asked when? He wants it done in a timely manner. Must be planted and

---

**WOODRIDGE COMMUNITY OWNERS ASSOCIATION**  
*HOMEOWNERS ASSOCIATION, INC.*

---

WRCA  
Page 4 of 4

established before fall. Board said when the new landscape contract is signed so that the work will be warranted. Rob said he sent the report about the slope. It must have trees and plant coverings. New company to start September 1<sup>st</sup>. Rob said too long. That will make it October before you plant. Will it be planted by September 15<sup>th</sup>? Board said new landscape contract starts September 1<sup>st</sup> and it will be planted shortly thereafter. Waddles will be needed.

**Date of Next Scheduled Meeting:** The next meeting will be held on August 20, 2020  
TBD.

**ADJOURNMENT:** With no further business to discuss, the meeting was adjourned at 9:51 P.M.

\_\_\_\_\_  
Board members signature

\_\_\_\_\_  
Date