

THE STATE OF THE ESTATES

**NO PAVED PARADISE/NINTH CIRCLE OF PURGATORY/AGUANAUTS/CURB ENTHUSIASM/
"ONLY YOU CAN PREVENT," ETC./SHREDDED IDENTITY/HACK-A-CADDYSHACK/CRIME IN THE CITY**

Woodridge Estates Homeowners Association Newsletter

July 2021

NEIGHBORS: The hangman isn't hanging and they put us on the street, so we're goin' back, Jack, and doin' it again. Here's hoping the third time is more charming for this refurbished newsletter

As of now, this newsletter goes only to each homeowner's "official" email address—we would love it to reach residents besides those preparing for the next toiletpaper shortage (COVID variants, doncha' know), so please pass this along to your family and any neighbors with whom you are on speaking terms, or maybe those you aren't depending on how you feel about this thing. Feel free to share the pain, as it were.

Monthly Reminders

Website: Please visit www.woodridgeestatesresident.com for more information about our community, HOA doings, and a list of useful local phone numbers. Send questions, comments, and other general community information and inquiries to PMP Management at lmellini@pmpmanage.com.

Mikaela Collard is taking parental leave. Louis Mellini is taking her place (or trying to), and he will make sure your question or comment gets to the right place (which usually is he). Meanwhile, feel free to send happy baby wishes to Mikaela, Louis will be happy to send them along!

Emergencies: A reminder that the Gatehouse personnel are not first responders and aren't even security guards—they just operate the gates. *Always call 911 first in an emergency or to report any sort of suspicious activity in or around the community.* You can let the guardhouse know as well, but call 911 or police or fire first.

PMP Management Info: PMP provides an exclusive "PMP Gateway" online portal at WoodridgeCommunityAssociation.com to give you 24-hour access to your HOA account information, online payment options, management communication tools, and much more!

PARKING LESS, NOT LOTS

As everyone should know by now, whether by numerous email blasts over the past year, by receipt of a nice little reminder note placed lovingly on your windshield over the past few weeks, or by HOA Board meeting participation (see what you are missing?), community resident vehicles bearing the mark of the All Powerful Vince (a/k/a an RIFD, or transponder, or "thingie stuck on your headlight that magically opens the front gate for you") will receive a citation and ultimately a fine if parked on community streets between 7 pm and 7 am. This is verboten! Vehicles lacking said magic gate opener thingie and visibly

bearing a gate-issued guest pass on the dashboard may park on the street anytime and will not be cited, but *please make sure your guests receive and display such a pass to avoid confusion.*

Friends, this policy actually represents a relaxation of the community's Rules and Regulations, which previously prohibited any on-street parking by resident vehicles at any time. Very limited and temporary exceptions to the rule may be available for residents with extra vehicles; if you feel you may qualify for an exception, please contact lmellini@pmpmanage.com for an exception application, which are handled by the Board on a case-by-case basis.

BLUE'S CLUELESS

Your HOA has installed four Marmaduke mess pick-up stations in strategic locations throughout the community, namely on the sidewalk just inside the front gate, on Sunset Hills between Windridge and Woodley, at the Morning Ridge/Willow Canyon park, and by the fire road gate on Heavenly Ridge. The Bowser bag box is re-filled regularly by our helpful landscaping team, and they also empty the Rover roughage holder at each station. (That's why they get the big bucks.) These stations have accounted for a documented 76% decrease in unbagged dog mess since their installation (speaking of which, volunteers needed!)—but c'mon, kids, we are looking for 100% compliance with both local ordinances and what is known oxymoronically as "common courtesy." *PLEASE pick up after Ol' Yeller, just will ya?*

*We are utterly unable to account for whoever it is that seems to think it is okay to bag Benji's bottom bequest but then just leave the bag on the ground for the nearest neighbor or a passer by to dispose of. Internet trolls and other rumor mongers have it that this miscreant (there cannot possibly be more than one!) is an interloper up from Eagle Ridge to our south, but let's not cast aspersions on those Guardian readers down below us (where they belong, of course.) There is another place "down below" that is reserved for whoever thinks leaving Spot's secretion sack on your neighbor's sidewalk or our common area parkway is okay. **Let's be clear: Bag up your precious Duke's derriere deposit and place it inside an appropriate receptacle at one of the new Fido funpoles or (gasp!) just carry it a few blocks more to your own trash cans. Gee whiz, you already did the hard part by picking it up--that bag won't bite you!***

H2mOre

Your HOA Landscape Committee continues to make progress on its effort to minimize water usage and cost to our collective without sacrificing our common areas to the drought. Turns out the numerous sprinkler controllers never properly were mapped for efficient reference and repair, and a lot of old lines are blockin' out the scenery and suggesting to the Thousand Oaks Waterati that we still need (and need to pay for) a gaggle of water meters that in fact we don't even use. While that city scam gets sorted, the old lines are being removed and the newly mapped controllers are being updated as to specific station watering times more appropriate to each location (changes will be made seasonally and otherwise as needed). Vegetation in several areas outside our fences is now fully rooted and drought resistant, so a number of sprinklers and bubblers out there will be capped off to help save both the agua and resident pocketbooks. Many thanks to the several resident volunteers who have been assisting in this important effort.

If you see broken/leaking/spewing sprinkler lines/pipes/heads or observe what you think may be unnecessary sprinkler operation in the common areas, please send a note to lmellini@pmpmanage.com. The Irrigation Illuminati (a/k/a the Landscape Committee) will be advised and get on it right away. And please also feel free to let your oblivious neighbors know when one of their sprinkler heads is imitating Old Faithful or pointing entirely into the street, they will appreciate it, we promise, and it can happen to any of us. Especially those whose outside lights are still coming on at 5 pm.

ALL MEDIANS ARE NOT CREATED EQUAL

Speaking of the agua, with summer heat now in full swing and more sun to come in August and September, this is a reminder that homeowners, not the HOA's common area landscapers, are responsible for their own "medians," i.e., the planting area between the street gutter curb and the sidewalk in front of your home. Some irrigation systems evidently do not extend to this area, and while the HOA landscape vendor will take care of trimming your median trees (see the HOA website for a tree trimming schedule), it will not take care of your grass or other planted material in need of l'eau. *Some homeowner irrigation systems do not include this median/parkway area*, so if the median in front of your home is looking dry you may need to break out the hose and nozzle (ooh, warm beer English pub flashback!) a few times a week to keep that streetscape looking fresh. And while you're at it, look for dry areas on the home-side of your sidewalk, too, as growth of some of your planted areas can block your sprinklers from hitting other of your bushes and flowers. Your irrigation system needs extra attention now that we know we won't have any rain for at least another couple months (and only then if lucky—here's hoping for a La Nina year). If you have a question about whether a median is yours (usually) or part of the common area (not so common), please send a note to PMP Management for clarification--caring for your front yard and your median is part of every homeowner's duty under the CC&Rs, R&Rs, ABCs, and LSMFTs.

SMOKEY SAYS . . .

Fire season is year-round these days, and the Conejo Valley generally and our community specifically are more vulnerable than some—you can see that just by looking out your windows. Fortunately, your HOA Board made the decision a couple of years ago to comply with the local Fire Marshall's five-year prevention plan in a single year, and now our landscapers are working on maintaining the clearance and other preventive measures that should help us escape danger if, Heaven forbid, another conflagration approaches. You can learn more about what Ventura County is doing to prepare and to protect us all at <https://vcfd.org/public-info/ready-set-go/>.

Individual homeowners can provide additional protection for themselves and their neighbors by taking steps such as those prescribed at websites such as venturafiresafe.org, and free home fire safety assessments can be scheduled at the same site. These individual home assessments are eye-opening and even fun, and may well provide just the extra level of protection your family needs. Highly recommended!

I AM THE WALRUS

The Ventura County Sheriff wants to remind us all that identity theft is not the exclusive province of rock stars and other celebrities. The cretins engaged in this activity are nothing if not clever, and among their nefarious tools are those you obviously hand over to them in the form of your trash containing names, addresses, account numbers, passwords, and other information they know how to compile and turn into opportunities to steal from you. So get a home shredder or one of those inky mark-over devices and be careful what you throw away.

Maybe you already know this and simply hoard your identifying paperwork. If that is you, the Sheriff wants to help: The Ventura County Sheriff Foundation is hosting a "Protect Your Identity – Free Community Shred Event" at The Lakes (2200 E. Thousand Oaks Blvd.) on Saturday, August 28th, 2021, from 7am- 11am. Bring all your unwanted/ancient personal documents/doorstop boxes for shredding and free your mind as well as your garage. (Maybe you can even park in your garage after this!) See also fire prevention info above and "Hoarders" on A&E if you want to be scared straight.

Some additional helpful clean-up info (not saying you need it, but also not saying you don't):

The local dump offers a few free days/year at <https://moorparkca.gov/176/Free-Landfill-Days>

Free hazardous waste drop off: Visit <https://www.toaks.org>

SKY U NAH

Minnesota is known as the "Gopher State," but it has nothing on Thousand Oaks. Our local trails (recommended, by the way; you know you could use the exercise) look like an aerial view of Verdun with all the holes caused by our Conejo Caddyshacks. Our common areas and certainly our own yards are not immune—one resident reports seeing entire small bushes being pulled underground by their roots like something out of "Tremors." Heaven forbid! Between the gophers and the bunnies, it is little wonder so many residents have installed fake turf. But for those of you who still enjoy the feel of cool real grass on your toes, ye need not yet abandon hope!

Immediately upon loose dirt's sudden appearance on your lawn, find a long stick (that golf shaft with the head you broke off in anger over that shot you never should have tried in the first place is perfect) and push it deep into the center of the little dirt pile, put some chewing gum (Double Bubble works great) into the hole, and press the loose dirt back down over the hole. Absent a lawn-destroying co-conspirator who can supply a Heimlich maneuver, this will send your pesky little varmint straight to his maker. You need to take care of your own lawn and parkway median, but if you see rodent damage in a common area please call PMP Management at 805-642-2400 as quickly as you can and our landscape vendor will be dispatched like the Ghostbusters to install "traps" (Orwellian word for steel nooses) in an effort to keep your neighbors from turning an ankle on a critter's holey front door.

(AL)ARMING YOURSELF

In case you missed this recent notice from your HOA Board, courtesy of our Gatearm Handler:

The Ventura County Sheriff's Department has informed us that they believe the Chilean burglary crews that previously operated in Southern California are back. Multiple homes have been burglarized in the Conejo Valley in the last 30 days. Their modus operandi is apparently the same: They target unoccupied homes that back up to open space or golf courses and surveil these properties before burglarizing them, often while owners are out for dinner.

We encourage all residents to take precautions to secure your homes and property. Law enforcement advises residents to install and operate:

- comprehensive intrusion detection and video surveillance systems on your home;
- motion activated lighting on the exterior of your home (that meets HOA requirements);
- timed lighting on the interior to make your home appear occupied.

Please be vigilant. If you observe anything suspicious immediately call 911 to report it. For non-emergency concerns you can call the police dispatch line at 805-494-8200. You can also call the Gatehouse, but ONLY AFTER you call 911 or police dispatch. Our Gatemasters are NOT security guards!

OLD BUSINESS

Quick reminders of past newsletter topics (prior newsletters are posted on the website at www.woodridgestatesresident.com):

Vince's house at our front entrance now sports a *working fountain*, so he has that goin' for him. Behold and marvel!

The "Stop Ahead" sign on Sunset Hills near Heavenly Ridge should be back in place before the next edition of this newsletter. #supplychainproblemsareal

Turns out inquiring minds had other things to do, and none of our several readers knew why Woodridge gets the Acorn while Eagle Ridge gets the Guardian. So we sent our intrepid boy reporter and his dog Snowy to find out. Both newspaper circulation departments disclaimed any knowledge of what underlies their distributive inequality, and then asked Snowy to leave their building because he is merely a pet. (Shows how much they know! They also called local homeless outreach teams on Captain Haddock, so obviously they have barnacles for brains.)

If you get a new car, get a new transponder for front gate entry when you get your new permanent plates. Contact lmellini@pmpmanage.com. (Contact info for PMP also is on the Woodridge HOA website.)

Please *don't* feed the local fauna. It encourages the rats, who love your car wires. (Another good reason, as if you needed one, to park in your garage.)

Yeah, no, AT&T still is not quite done laying fiber optic cable. But they are getting close and only are a month behind schedule. (On AT&T time, however, they actually are months *ahead* of schedule. It is AT&T's world, we just live in it.) All that non-work not going on along Sunset Hills outside our gate is also AT&T. (They have the same union as the peeps working on the 23.)

Hope of the Month: That all your 2021 graduates have a wonderful next year in school, which based on yard signage means everything from first grade to a first year PhD program. Congrats to you all! (And Ace Hardware is hiring, just sayin'.)

Bumper Sticker of the Month: "My Cat is Smarter Than Your 2021 Graduate"

Recommendation of the Month: Many homes in our 'hood have "Milgard" brand windows. Milgard has a great warranty, at least for original owners and maybe for current owners, but call 1-800-MILGARD if you need window repair or replacement, and we have it on good authority that you should enter "123456" for the Order Number and "001" for the "three digit number" when prompted by Milgard's phonebot. A Milgard human will help with an issue with one of Milgard's windows.

*That's all s/he/it/they/we wrote for this month. **Don't forget to check out the HOA website at www.woodridgeestatesresident.com for more information, and there is a convenient list of useful local phone numbers at www.woodridgeestateresident.com/helpfulphonenumber.***

This month's non-useful number is 1-800-at&tsidewalkpaintingremoval.

NEXT HOA BOARD MEETING: August 19 via ZOOM (watch your email inbox for an invitation with Zoom-in information) *or maybe even in person* (that invite is so OG it probably will come by snail mail).

TO PROVIDE INFORMATION AND IDEAS FOR THINGS TO BE INCLUDED IN THIS APPROXIMATELY MONTHLY NEWSLETTER, WRITE jbriggs@jbriggslaw.com

TO COMPLAIN ABOUT THIS NEWSLETTER, WRITE sidewalkpaintingremoval@AT&T.com