



Woodridge Estates Newsletter February 2019

Notes from January Board Meeting:

- Guards are opening the gate arms for residents instead of letting the transponder function
 - Mailboxes need to be repaired/maintained/ restored
 - Stop sign symbol before the Heavenly Ridge/Sunset intersection needs to be replaced
 - Increase in security costs due to minimum wage regulations
 - Digital Cameras will be installed at the Guard house
 - Trash cans need to be removed from the street with 24 hours of pick up
 - Parking Violations are rampant and need to be addressed by the Board
 - Next Board meeting is February 21, 2019 at North Ranch Community Center located at 1400 N Westlake Blvd, starts at 6pm.
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[This Photo](#) by Unknown Author

Rules/Regulations& Safety

- **Issue 1:** The committee is in the process of reviewing bids to upgrade the camera system at the guard house. The new digital system will include a license plate camera as well as enhanced video and audio.
- **Issue 2:** In an effort to address on-going complaints about PARKING and TRASH CANS the committee will be enforcing regulations regarding these violations as soon as possible.

Rule

Trash cans need to be taken off the street within 24 hours of trash pick up

Homeowner Cars need to be parked in the garage or driveways **Enforcement**

will be as follows:

- ***1st violation is a ticket left on trash can or car***
- ***2nd violation is a letter from Fidelity Management Company***
- ***3rd violation homeowner will be called to a hearing and possible fine***
- ***Further violations: fines of increasing amounts***
- ***Master Protection will be patrolling the community 2-3 hours a week on a random basis***

- ***Issue 3: Eliminate the bypass around the pedestrian gate at the front entry. Plan is to restore the area to its original condition. The lock on the gate will be replaced with a handle for now.***

- ***Issue 4: The committee would like to re-landscape the area across the street from the parking lot (before the gates) to prevent people from walking so close to the gate entry.***

Landscaping

- Anticipate new watering laws go into effect 2019 that allow 15 minutes of watering per week.
- Tree removals, brush clearance and sidewalk hazards have been addressed.
- In an effort to address Fire Safety issues in our community the committee met with the Ventura County Fire Department, their findings are as follows:
 - Homeowners have trees shrubs and undergrowth on their property that need trimming to reduce fire risk
 - Many flammable things were evidenced on driveways, porches and yards that need to be cleaned up/removed immediately
- **REQUEST FOR VOLUNTEERS:** if you have knowledge of sprinkler systems or sprinkler control panels please join the Landscaping committee!
- If anyone in the community has had their fire insurance canceled please contact Dee and/or the Board.
- For Homeowners interested in further information on “fire safety”, please go to the following links:

Prepare Your Home for Wildfires:

[FirewiseHowToPrepareYourHomeForWildfires.ashx](#)

Prepare a “Pack to go”:

[Prepare for Wildfire-Pack a To-Go Bag | Living With Fire Ventura](#)

County Alerts:

[Ready Ventura County](#)

Emergency Preparedness:

[Ready VC Emerg Prep Guide EN 02.2015 Singles.pdf](#)

Finance

We are happy to report we ended 2018 with a surplus of \$47, 803 (not accounting for bad debt expense). The audited financial results of this fiscal year will be shared with you when they are available. We have opened an account with TIAA and have placed the bulk of our reserve money in CDARS accounts earning yields from 1.6 to 2.32%. We have \$101k that will be redeemed in March and invested in TIAA, as well.



For those of you who park your car outside the garage only to find rats have made a home in your engine bay, we have stumbled on something that is keeping them away: MouseBlocker! Please know we are not being paid to advertise this product. It is not our invention. The only benefit we have received, is the satisfaction of getting what we paid for.



ELECTIONS AHEAD

Ballots will be issued this week to elect 2 Board positions. Three people are running: Ed Greene, Joe Nakos and Felicia Rue. Please return your ballot before March 21st.

 In Memoriam

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Please know Jeffrey Dye who was killed in a car accident on the Grapevine, February 2 was a friend, neighbor and resident of Woodridge. He is survived by his wife Sandy.

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

Property Manager

Dee Smith (818) 407-6620 ext. 233 at Fidelity Management Company

Gatehouse

PHONE: 805-532-0198

FAX: 805-532-0197

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) **PLEASE**

REGISTER at the following 2 sites:

Manage account, Pay dues, Updates: owner.topssoft.com/fidelitymanagementservices

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

Board Meeting 3rd Thursday of the Month, see you February 21st at 6pm