



Woodridge Mutual Water & Property Owners Corporation

P.O. Box 8 | Shingletown, CA 96088 | woodridge96088@gmail.com

December 6, 2022

Dear Neighbors (*Lot Owners of Woodridge Mutual Water & Property Owners Corporation*):

Re: 2023 Policy Statement and Preliminary Annual Budget

This communication package endeavors to become compliant with California State law, specifically the Davis Stirling Act related to property / home owners associations. With that, we are providing to you as Members, the Policy Statement (Statement) for 2023, as well as the preliminary annual budget for 2023. As the Board communicated to the membership in May 2022, the Association is currently working with our attorney to update and re-draft the governing documents for the association including the Covenants, Conditions, and Restrictions (CC&Rs), and corporate By-laws to be compliant and in accordance with the Davis Stirling Act.

The applicable provisions for the Statement will reflect the current CC&Rs and By-laws as recorded with the County of Shasta (CC&Rs – 2017 and By-laws – 2016 respectively). Understanding this, as the revised CC&Rs and By-laws become adopted, hopefully sometime in 2023, this Statement may be subject to revision.

Person Receiving Communications to the Association:

- Pursuant to Civil Code Section 4035. (Civ. Code § 5310(a)(1), the person(s) designated by the Association to receive official communications to the Association is as follows:

President and Secretary (for general correspondence)
Treasurer (for all payments, payment inquiries, and any financial questions)
P.O. Box 8
Shingletown, CA 96088

- The Association also agrees to receive documents by email to: woodridge96088@gmail.com

Right to Request an Alternative Mailing Address:

- Pursuant to Civil Code Section 4040(b). (Civ. Code § 5310(a)(2), a member may submit a request to have Association documents and notices sent to up to two (2) different specified addresses. Members are to submit such request to the Secretary of the Association via mail (PO Box 8, Shingletown, CA 96088) or via email to woodridge96088@gmail.com.

Location for Posting of General Notice:

- Pursuant to Civil Code Section 4045(a)(3). (Civ. Code § 5310(a)(3), Association postings for general notice such as the Annual General Meeting, Board of Director Meetings and non-executive meetings, and other notices for events as well as communication references, the Association will

post it on the designated billboard for “Woodridge Lake Estates” located on northern wall between the Shingletown Store and the US Post Office (31268 CA Highway 44, Shingletown, CA 96088), in addition to the Association’s website: www.woodridgepoa.org

Right to Receive General Notices by Individual Delivery:

- Pursuant to Civil Code Section 4045(b). (Civ. Code § 5310(a)(4), Members have the option to receive general notices by individual delivery. The options that are available include USPS mail and e-mail. Members will notify the Board in writing, their preferred method of delivery by providing either their mailing address and/or email address. Submissions are to be made to the Board at either Association’s mailing address (PO Box 8, Shingletown, CA 96088) or email address (woodridge96088@gmail.com).

Right to Receive Copies of Meeting Minutes:

- Pursuant to Civil Code Section 4950(b). (Civ. Code § 5310(a)(5), members have the right to receive copies of Board of Director meeting minutes. Meeting minutes of a Board of Directors meeting will be available on the Association’s website (www.woodridgepoa.org) under the “Documents Library” tab and at the following Board meeting in printed form.

Assessment Collection Procedures:

- This policy relates to members who are delinquent in their assessment – both water and property owners. Under the current CC&Rs as recorded in 2017, a late fee is assessed and additional finance charges incurred. Members will be provided with a notice of delinquent status with the late fee for the quarterly payment. Under Civil Code Section 5730. (Civ. Code § 5310(a)(6), members who are deemed to be seriously in arrears (delinquent) may request to meet with the Board to discuss a payment plan per (Civ. Code §§ 5730(a). The Board also may seek remedy with the member by requesting to meet with the member to resolve the delinquent account. The re-drafted CC&Rs will further clarify this position.

Assessment Collection Policy:

- At present, the current recorded CC&Rs of 2017 do not have a provision of such remedy. Once the re-drafted CC&Rs and By-laws are implemented, pursuant to (Civ. Code § 5310(a)(7), the Association reserves the right to enforce lien rights or other remedies for delinquent assessments.

Discipline Policy & Schedule of Penalties:

- Pursuant to Civil Code Section 5850. (Civ. Code § 5310(a)(8A), Members are to consult the CC&Rs as recorded in 2017, paragraph/section 22 Breach of Restrictions, paragraph/section 26 Disciplinary Action and paragraph/section 27 Due Process related to the Association’s discipline policy, if any, including any schedule of penalties for violations of the governing documents.
- The above mentioned provision is subject to change based on the revision/re-draft of the governing documents in compliance with California State law.

Dispute Resolution Procedures:

- Pursuant to Civil Code Sections 5920 and 5965. (Civ. Code § 5310(a)(9); dispute resolutions will follow the current CC&Rs as recorded in 2017, under paragraph/section 27 Due Process. This is

subject to change based on the revision/re-draft of the governing documents in compliance with California State law.

Design / Architectural Standards:

- Pursuant to Civil Code Section 4765. (Civ. Code § 5310(a)(10), members will adhere to, but not limited to the Design Committee standards as provided by the current CC&Rs as recorded in 2017 under paragraphs/sections 3 (Dwelling Construction), 4 (Dwelling Location), 5 (Structural Control), 8 (Design Sub-committee), 11 (Trash and Refuse), 13 (Trees and Natural Vegetation), 14 (Signs), 16 (Equipment), 17 (Fences), and 18 (Repairs), etc. This is subject to change based on the revision/re-draft of the governing documents in compliance with California State law.

Address for Overnight Assessment Payments:

- Pursuant to Civil Code Section 5655. (Civ. Code § 5310(a)(11), members may overnight payment of their assessments. As the Association’s primary mailing address is a PO Box with the USPS, members requiring overnight payment and/or in-person payments, contact a Board member directly for their personal home address.

Additional Required Information:

- Pursuant to Civil Code § 5310(a)(12), relating to the Board’s determination to provide information for appropriate inclusion (as required by law or the governing documents, or information) is provided as a separate letter in this package detailing the increase in water system rates.

In conclusion, we trust this inaugural policy statement is informative. Moving forward, the Board will provide an annual statement to you, the membership within the fourth quarter of each year. The Board encourages you, as a member of the Association to attend its Board meetings – notices are provided one week (seven days) prior on the website (www.woodridgepoa.org) and the billboard (Shingletown Store / Post Office).

Respectfully submitted,
On behalf of the Board of Directors
Woodridge Mutual Water & Property Owners Corporation

Neill Murchison
President

cc: Allison Elliott / Heather Stokes / Jenny Cooper / Sherri Dodson / Nanette Emmen (Member-At-Large)