

Greetings Neighbors:

It has been a relatively mild winter and it now seems that spring is officially here. We have had some relief with a little snow and the many days of rain this past month. Hopefully April will continue to provide much needed showers.

During the past few months, our Woodridge community members have been quite busy – many homes have undertaken much needed brush clearing, burning, and tree removal. With the continued drought, the trees have been in distress, and prone to attract insect infestations. In one section of Woodridge Drive that abuts to the Beatty properties, some 100 trees have been infected and are in the process of being removed (*refer to the Committee Report for the Advocacy Committee for more details*). It is important for all lot/home owners to keep an eye out for diseased and dead trees. I encourage everyone to walk their lots and look skyward to identify bad trees, and subsequently remove them.

At our last board meeting on March 2, 2022, the Board approved the date, time and location of our annual general membership meeting as follows:

<p>SAVE THE DATE – ANNUAL GENERAL MEMBERSHIP MEETING Saturday May 14, 2022 10:00 a.m. Black Butte Middle School 7946 Ponderosa Way Shingletown</p>
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All first quarter activities are recapped in the enclosed Committee Reports. As noted in my last quarter letter, the Board welcomes volunteers for all of our committees – please contact the respective chair if you are interested in volunteering. Also, we are still in need of a Member-At-Large – please call me directly should you wish to volunteer.

REQUESTS:

- Burn Piles: it is very important to that should you wish to burn landscape debris on your property, that you follow the prescribed burn day guidelines and put safety first – for your home, lot, and the community.
 - Ensure that you call the Shasta County AQM (800.411.8728) to determine whether it is a permissible burn day (message updated daily by 9:15 a.m.)
 - Ensure you have a burn permit – apply on-line (<https://burnpermit.fire.ca.gov/>)
 - Ensure burn pile is no larger than four feet by four feet
 - Ensure the burn pile is accessible to a water supply
 - The fire is always attended by an adult

UPDATES:

- The Election Rules were approved and adopted by the Board on March 2, 2022
- Bulletin Board is available on the wall at the Shingletown Store
- Please find minutes of board meetings on our website (woodridgepoa.org)
- 1st quarter water bill and POA dues are enclosed

On behalf of all Board members, we look forward to seeing all of you on May 14, 2022 at our annual meeting.

Respectfully Submitted,

Neill Murchison
President

Committee Reports

1st Quarter 2022

Greetings Everyone:

Outlined below are our committee reports for the third quarter. The updated committee roster can be found on our website (woodridgepoa.org) on the “Your Committees” tab.

Advocacy & Community Safety

Assist, Support, and Respond – Outreach within and for our Community

We identified 106 trees that were insect infested on two lots (southern boundary of Woodridge bordering the Beatty property). With the assistance of Mark Bantz, Bob Foote, and Tony Villamore, the property owners were introduced to local fellers as well as arborists. Mark, Bob and Tony, supported the fellers by providing hard work in limbing and debris burning over numerous weekends. Additionally, based on this intervention, we estimate that the property owners achieve a significant financial savings.

We also met with representatives from Cal Fire as part of this identification of diseased/dead trees. We have invited the outreach coordinator, to attend our next Board meeting which is currently scheduled on April 11, 2022. Should you have any questions you would like to ask Cal Fire, please attend this Board meeting at 4:00 p.m. at Alward Station (notification will be provided on the community bulletin board and on our website).

Our Secretary, Heather Stokes, decorated our community’s bulletin board. It was installed to a wall between the Shingletown Store and the Post Office. We will be posting meeting notices and other community related notices to the Bulletin Board. Please do check it when you go to the Store or the Post Office.

Design & Architectural

Always Balance Between the Letter of the Law and the Spirit

- The McDonalds of lot 77 (Wilson Hill) have submitted their plans and are now in plan check.
- The Rawlins of lot 59’s (Wilson Hill) – no update.
- The Chateau lots (The Elliots), continue to build their new home.

As a reminder, for any perceived CC&R violations, please submit them to the Chair, Sherri Dodson (Co-VP) for the committee to review and address accordingly.

Lake Management & Oversight

Caring for Woodridge Lake as a Vital Member of our Community

Our lake is looking good and coming along well. With the longer days and warmer than normal water temperatures it was determined to treat the lake earlier rather than later to beat the initial spring growth spurt. The prior application in September opened up a lot of areas allowing our volunteers to boat in using an electric motor versus paddling the entire lake. What a difference!

They were able to complete the application about two half days versus, two full days in September. Kudos to everyone who lent a hand. We should begin seeing further weed die off in the next 30 days and continuing through May. The next step is placing enzymes to take care of the gunk and clear up the water. By late spring/beginning of summer we should be in good shape with a beautiful lake to admire and enjoy.

The Lake Committee

Jennifer Cooper
Kadi Montler
Tony Villamore

Karen Lamb
Dave Szody

Legal Oversight

Mitigate Liabilities and Ensure Compliance

The Board sent out Election Rules in February 2022 to the membership to review and provide comment. At our last Board meeting on March 2, 2022, the Board approved and adopted the rules. As a result, by now having formal election rules, this is one step in becoming Davis-Stirling compliant.

Treasury & Accounting

Treat It Like It's Your Own Money

- 4th quarter 2021 water and POA bills sent out early January. (1st quarter 2022 billing to be sent early April)
- Finalized the budget for the coming year, the Board approved the budget and will be presented to the community at the upcoming general meeting on May 14, 2022.
- Sent out W2 tax forms. Obtained Association's copies of the tax 2021 return filed back in October.
- Re-categorized and cleaned up Quickbooks per required changes from the accountant. Will be purchasing updated Quickbooks as our version has expired and is no longer supported.

Ongoing work:

- We are actively looking for a new CPA as the current accountant is too busy, she was extremely slow responding to us last year. Any referrals are appreciated.

Water System Administration

Provide Reliable and High-Quality Water to Our Community – Safely, Cost-Effectively and Professionally

Our water quality remains good. All of our reporting to the County of Shasta is current.

Lot 77 (MacDonald): this lot on the eastern boundary of Wilson Hill was not hooked into our water system when the community was originally sub-divided. In February, we were able to locate the main line and we started work in mid-March to connect the lot to the water system and then install their water meter.

Website (woodridgepoa.org) / Secretary

Woodridge Lake's Information Portal – Informative, Helpful, and Bibliographic

- Prior to the annual meeting on May 14, 2022, we will be completing our vendor resources to the website.
- We will be distributing an updated a Member/Community Directory prior to May 14 as well.
- Please always refer to the website for community updates as well as notices. We will also use our new community bulletin board located on the wall between the Shingletown Store and the Post Office to provide notices.