

Greetings Neighbors:

Since last reported in January, we have experienced a winter and now spring that many of our members have never experienced in the 10, 15, 20+ years they have lived here. Although these natural events have been welcome to help alleviate the state's drought conditions, our community relies on water that is 200+ feet below the ground in aquifers. We must remain vigilant in our consumption, and continue to conserve where and when we can. Please read our new Water Systems Administrator (WSA), Mark Bantz's report regarding conservation, the status of our wells, and some preventative measures for your pipes during the cold winter months in the attached Committee Reports for more information.

Adding to the weather, am sure that many of you have lost trees due to the weather. It is important to take care of these fallen trees by cutting and trimming them down, and removing the debris for your safety. With that, I would like to take this opportunity to thank the many members who have assisted in cutting and trimming trees for neighbors that were unable to get to them, or those trees that have posed a hazard on our streets. Please walk your property and take note of any trees or saplings that are bent and/or lost their tops – it is best to cut them down before it can create additional hazards.

This quarter, a majority of the board members, and the WSA have taken an ethics class as required by California for board members that represent mutual water systems such as ours. We strive to continue our education to better service you -- our members and customers.

The board will be meeting by mid-April to set the date for our Annual General Meeting of Members. We will provide notice with the relevant documentation in accordance to the Davis Stirling Act.

REMINDERS:

- **Landscaping:** please consider replacing plants and foliage that require extensive water with those more suitable for drought conditions and native to our environment. Also, we appreciate those who conserve water usage, and encourage all of you to do so. Of note, the average American household of two, uses 60,000 gallons per year (indoor – bathing, cleaning, drinking) according to USGS.
- **Undeveloped lot owners:** please consider visiting your lot in Woodridge this year to assess your lot for overgrowth of trees and underbrush.
- **Volunteers, volunteers, volunteers:** we are seeking a Member-At-Large. Duties primarily focus on supporting Board members for their committees, and attend Board meetings. Also, the Board continues to seek members to volunteer for Committees. Please review the "Your Committees" tab on the website (woodridgepoa.org) if you are interested in any one of the committees, by contacting its Chair.

SAFETY CONCERNS:

- There have been sightings of dogs off leash – a shepherd and a dark labrador have been spotted running around unleashed, chasing deer in the woods. Please keep track of your pets that leave your property unaccompanied by you.
- Felled trees.

UPDATES:

- Please refer to our website (woodridgepoa.org) for updates and information
- 1st quarter water bill and POA dues are enclosed together with our quarterly Committee Report

Until next quarter - respectfully submitted,

Neill Murchison
President

Committee Reports

1st Quarter 2023

Greetings Everyone:

Outlined below are our committee reports for the fourth 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

With the significant amount of snow and rain we have received since the end of 2022, we have learned many of our members have been assisting in clearing/plowing neighbors' driveways, trimming and cutting broken trees, as well as just helping out around homes. Thank you to all that have stepped up to help your neighbors in need.

Respectfully submitted,
Neill Murchison – President / Chair

Design & Architectural

Always Balance Between the Letter of the Law and the Spirit

There remains two lots that continue to build their homes, with the Chateau lot nearing completion. The second lot has experienced significant delay due to weather conditions. The committee will continue to monitor and report.

As we have had a lot of snow and rain, many trees and saplings have broken off. Please cut down, trim, and clear the debris of fallen trees for safety concerns around your property. Also, several properties continue to store unnecessary slash, debris, and other miscellaneous items on their lots. There are removal services in and around Shingletown that can assist you.

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.

Respectfully submitted,
Sherri Dodson – Vice President / Chair

Lake Management & Oversight

Caring for Woodridge Lake as a Vital Member of our Community

As the incredible winter of 2022-23 is coming to a close, the Lake Committee is gearing up for the Woodridge Lake sonar and enzyme treatment. We anticipate to treat the lake mid to late April before the lake temperature reaches no more than 55 degrees (temperatures somewhat less than 55 is optimal for best results). Slow release pellets will be used again, and we should see weed die-off throughout most of the summer.

The dam inspection has been completed for this year and there were some issues that need to be addressed, mainly dealing with the water runoff on the back side of the dam. We are currently

brainstorming to come up with the best, longest lasting, and most reasonably priced method to solve the problem.

We have a pair of otters living on the lake. They have been here off and on for the past couple of years, and they may have taken up more permanent residence. If that is the case, I would suggest lake visitors keep an eye out as otters can be VERY protective of their young. It would be wise to give them a wide berth.

We are looking forward to a clean and relatively weed free lake this summer. It should be awesome for kayakers, paddle boarders and swimmers. I cannot judge the lake for fishing, but they are out there. See you on the water!

Respectfully submitted,
Jennifer Cooper - Vice President / Chair

Legal Oversight

Mitigate Liabilities and Ensure Compliance

First draft of the CC&Rs and By-laws have been reviewed by the Board and submitted edits and comments to the attorney. We anticipate to provide the final draft to the membership by mid-year 2023. This will incorporate the surveyors report regarding the legal description of Woodridge Lake Estates (its common areas, access roads, easements, etc.)

Respectfully submitted,
Neill Murchison - President

Treasury & Accounting

Treat it Like It's Your Own Money

1) Invoicing & Billing: 4th quarter 2022 invoices were emailed / mailed on January 5th & 6th

As you might be aware, in Shingletown, there are ongoing issues with slow/late mail and we received notice from quite a few households who did not receive their bills sent via the US Postal Service. There were at least half a dozen checks that took longer than two weeks to be delivered to the association's PO Box. The current billing policy states that WMWPOC will send out your bill by the 10th of the month following the end of each quarter (weather permitting) and payments must be received by the 10th of the following month. Given the current USPS service, if you send a check a few days before the due date it will most likely not arrive in time and you will be charged a late fee.

Billing Calendar

End of Quarter	Invoice Sent By	Payment Due By
Q1 - March	April 10th	May 10th
Q2 - June	July 10th	August 10th
Q3 - September	October 10th	November 10th
Q4 - December	January 10th	February 10th

Please mark these dates on your calendar and if you have not received your bill within two weeks of the end of the quarter please email woodridge96088@gmail.com or call me on 1(530)410 0906 so that we can resend your bill. Another option to ensure your bill is not lost (or stolen) from your mailbox would be to receive an emailed invoice. If you would like to take this option please send an email to

woodridge96088@gmail.com requesting email invoices in the future. When mailing a check from Shingletown, please go to the post office and hand it a postal worker at the counter and inform them that it is local mail (otherwise it gets sent off to Sacramento to be sorted and then sent back to Shingletown)

- 2) I attended the mandatory online ethics class for board members of mutual water systems
- 3) Updated the board members and signatory list as requested by First Internet Bank

Ongoing work:

Our CPA is working on 2022 tax return.

Working to create a new set of clear accounting policies and build a five-year budget and evaluate our reserves (following the guidelines given during the online training). This would also apply to the POA portion of our organization.

As a reminder the current invoices for 1st quarter of this year will implement the newly adopted water rates. The new base rate is \$150 (max 27,000 gallons) and then the following tiered rates:

NEW RATE & TIER			
USDA Loan Fixed Charge	\$ 69.00	} Base Gallon Allotment	\$ 150.00 27,000
Base Rate	\$ 81.00		
<i>This is an increase of</i>	\$ 6.00		
Per 1,000 gallons	Gallons Range	Per 1 gallon	
\$ 6.00	27,001 to 50,000	\$ 0.006	2/3 of 1 cent
\$ 9.00	50,001 to 75,000	\$ 0.009	
\$ 11.00	75,001 to 100,000	\$ 0.011	1 cent
\$ 13.00	100,001 to 125,000	\$ 0.013	
\$ 15.00	125,001 to 150,000	\$ 0.015	1.5 cents
\$ 17.00	150,001 to 175,000	\$ 0.017	
\$ 20.00	175,001 and greater	\$ 0.020	2 cents

Respectfully submitted,
Allison Elliott – Treasurer

Water System Administration

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

Good news – we have water everywhere around us in the form of rain and snow. I don’t think the ground can hold much more. We just need it to make its way down 200 feet to our aquifer so we can access it by our wells.

Meters were read on Monday, March 27th. Much of the snow has melted and only a few inches needed to be removed to read most of the meters. Please be aware that this long cold period in February and March froze and broke several homes’ pipes, with the most common being the main pipe coming into the home. We also encountered a faucet to a garden that froze and leaked. One preventative measure everyone should do is to wrap and insulate your exposed pipes and faucets.

Bearing this in mind, please check around and under your homes for outside pipes and faucets that may have been damaged by the freeze. One break was leaking about 700 gallons a day, it can add up fast.

Also, should you suspect a leak, check your meter to see if the red “clock” is moving when you know there is no water on. As your Water System Administrator, I am available to assist you with checking your meter. Feel free call on me to arrange a visit.

The wells were recently sounded and the news is mixed. Well #1 and #4 are a little low, but close to their average depth. Well #3 was capped due to high iron content and low flow years in 2021. Well # 2 was shut off in August 2022 due to no water. Now it has some water but not enough water to turn the pump on. This has happened in prior years:

- July 2014, well # 2 turned off due to low water and turned on May 2015
- January 2014, well # 2 turned off due to low water and turned on April 2014
- July 2012, well # 2 turned off due to low water and. Turned on May 2013

This pattern continues with rainwater and snow refilling the wells after the wet season by several months to almost a year. It takes a lot of time for the water to percolate down to the aquifers below us. Let’s hope more of this excess water does find its way into our wells soon. Even with this wet winter, another dry and hot summer could put us right back in drought conditions. Most of this years’ excess water went to refilling the State’s reservoirs or just flowed right out to sea by our creeks and rivers. It came in too short of a time for it to soak in. The snow pack will help if it slowly melts and has time to soak in.

We should all be thinking how we can continue to conserve the water we have. Find and fix leaks or running toilets. Only run full loads in washing machines. In the warmer months water outside at night and only what is necessary, to avoid puddles that evaporate quickly in the heat and sun. We all need to do as much as we can to reduce our water usage.

Other items that we are and will be working on during Q2:

- Updating operating manual and emergency procedures manual
- Replace a hydro diaphragm pressure tank
- Routine maintenance
- Flush hydrants
- Monitor well #2

Respectfully submitted,
Mark Bantz – Water System Administrator

Website (woodridgepoa.org) / Secretary

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

No Report Submitted

Heather Stokes - Secretary