

Greetings Neighbors:

It seems that the spring season has finally sprung, after a very wet and rainy winter. What a difference from last year's winter. As reported in my 4th quarter report, I have been spending my time working with Mark Bantz, our Water Systems Administrator to ensure our water system infrastructure works as efficiently and optimally as possible. He and I have met with our neighbor water system from Shasta Forest Village to compare notes and best practices. Mark's report provides more detail regarding our meetings.

In early March, one of homeowners experienced a burglary during their absence as reported in the committee reports under the Advocacy Committee. Please be aware of your property's security measures and be vigilant in how your home is secured – while home as well as away. Unfortunately, crime in our small community is increasing, with most being property crimes. I would like to thank members in Woodridge who assisted at the property prior to the arrival of the Sheriff's deputies.

Please also welcome our newest neighbor, the Louis family on Woodridge Drive.

All current board members and Mark have now all taken the California required ethics class for the Board. We strive to continue our education to better service you -- our members and customers.

SAVE THE DATE

May 4, 2024 (Saturday) 10:00a.m.

Van Stelman Hall (Alward Station) 31990 Highway 44 Shingletown, CA 96088

*(**should there be a change, we will inform you**)*

UPDATES:

- Secret ballots will be mailed separately on April 4, 2024 – Eric Fischer our Inspector of Elections, as of April 1, did not receive any nominations. With that Sherri Dodson and Christopher Jump will be the only two names on the ballot.
- 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

REMINDERS:

- **Tree Removal:** Lassen Fire Safe Council will commence clearing of felled trees starting in 2nd quarter 2024 as the weather improves. Should you wish to participate, please contact them directly.
- **Undeveloped lot owners:** please consider visiting your lot in Woodridge this year to assess your lot for overgrowth of trees and underbrush.
- **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.
- **Volunteers, volunteers, volunteers:** Member-At-Large and volunteers 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.

Until next quarter - respectfully submitted,

Neill Murchison
President

Committee Reports

1st Quarter 2024

Greetings Everyone:

Outlined below are our committee reports for the first 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

Due to the weather at the end of 2023 and within this quarter, all the felled trees that Lassen Fire Safe Council remained on majority of the lots that utilized this service. They anticipate to remove the trees as the weather improves as we move into spring. They also plan to provide assistance to lot owners that signed up last quarter and this first quarter of 2024.

One of our homeowners were the victims of a burglary, during their absence. Fortunately, the thieves did not breach the main interior of the home, and had limited access to the mudroom. They stole exterior fixtures including cameras. Once the homeowners were alerted through their alarm system there was a breach, they informed their neighbors and the Shasta County Sheriffs' Department. The neighbors with safety in mind, went to the property to wait for the Sheriffs' deputies to respond. By that point, the thieves had made their escape. One of the two perpetrators was positively identified with the assistance of Shingletown residents.

Respectfully submitted,
Neill Murchison – President / Chair

Design & Architectural

Always Balance Between the Letter of the Law and the Spirit

The committee approved two requests for new fencing, and exterior painting that conforms and complies to our newly adopted CC&Rs. Based on these approval requests, the committee developed a Design Application Form developed and added to the document library on our website. We encourage all members to utilize the form to assist in a quicker and more efficient way to submit their design requests.

Lake Management & Oversight

Caring for Woodridge Lake as a Vital Member of our Community

The focus for the first quarter of the year has been on being prepared for spring. A lot of effort has been spent determining the right course of action for the weed treatment. As many know, this issue has not been properly addressed these last few years. Moving forward we will always have a clear and appropriate plan of action. The first application of treatment is based on water temperature. We typically reach that temperature in the spring. What time in the spring is determined by the kind of winter we had. That time is approaching. We talked to various experts and several vendors. The experts have given us the best strategy for tackling the weed issue. One of those experts is meeting us at the lake to assess the actual conditions we face. They will give us a professional estimate on the correct quantities of product needed. We narrowed down to one vendor with reasonable prices and good customer support. The product is not cheap and we may need more of it than normal to correct the neglect. As the weather begins to improve we will start organizing days to clean up the lake area. As always it will be completely volunteer based. Several families have been gracious with their time to keep

our common area presentable. We will send out notifications in the coming weeks for future Lake cleaning days. We are grateful for any help.

Respectfully submitted,
Chris Jump, Lake Committee

Legal Oversight

Mitigate Liabilities and Ensure Compliance

No updates to report.

Respectfully submitted,
Neill Murchison – President

Treasury & Accounting

Treat it Like It's Your Own Money

Bank balances as of end of quarter	\$91,068
First Internet Bank (General Reserve account)	\$18,384
Tri-Counties (Operating account)	\$56,914
Tri-Counties (Bond Reserve account)	\$15,770

Q4 water and POA fees were billed at the beginning of January with the new 30 days payment deadline and there were noticeably less late checks so thank you to everyone who paid their bill promptly. Please get your checks for this quarter in the mail early to avoid late fees.

A number of reports were filed for end of year business, notably the payroll and USDA loan paperwork. Per the USDA loan report we will be transferring funds from our Operating account to First Internet Bank to bring the balance to \$22,610 as we are required in our loan agreement from 2017 to retain \$3,320 annually to bolster the general reserve for the water system infrastructure.

We started working on pursuing the one severely delinquent account now that the by-laws and CC&Rs are current.

We are also working with the CPA to get our taxes filed. There is ongoing work investigating a new billing software specifically for small water companies as well as all the routing accounting and tax/payroll.

Respectfully submitted,
Allison Elliott – Treasurer

Water System Administration

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

This quarter we started working on the water plant's infrastructure. Thanks to the milder winter we were able to start investigating and evaluating the different areas of importance of our water systems. We conducted an energy audit and our large tank inspected. We have been working with Shasta Forest Village's (SFV) water team and Sinclair Pump & Motor to learn more about our options for well #2. As a reminder, well #2 has been shut off since 2022. Through a chance encounter, we caught a cross-wired connection with our generator, which was quickly resolved.

Based on meetings and tours that Neill and I had with SFV, we learned they had a similar issue with one of their wells to our well #2. Sinclair worked with SFV to rehab their underperforming well by installing a new liner in the well after removing the pump, which now seems to be working better. We are

planning a comparable approach for our well #2, however, we will not know until exactly the course of action until we pull up the pump. This work will occur sometime in the 2nd quarter.

Our energy audit was conducted by the California Rural Water Association to assess energy efficiency, and based on their review, our system is efficient and up to date. We received recommendations to further optimize efficiencies, which we are will be considering for the 2nd quarter, a timer on the pump to optimize electrical output during non-peak hours, and a variable frequency drive controller (VFD) which better regulates the pump, reduces wear and tear, and prolong the life of the pump. As we move forward in the 2nd quarter, we will report more details on costs and timing of the potential work.

We sounded all 3 wells in March and found them to be fuller than the December 2023 sounding. Well #1 is at 143 feet; well #2 is at 147 feet; and well #4 is at 148 feet below ground level.

With John Holder's assistance, we conducted a drawdown test on well #1. The test revealed that we have a very stable static pumping level and the pump produces more than 150 gallons per minute. On March 25, Superior Tank Solutions inspected our 91,000 gallon tank utilizing underwater drones. While I have not received the report back, they indicated that all looks good and it is in great shape. Your continued attention to our water conservation efforts continue to pay off with usage trending down. Let's keep it up as the weather warms and hope for continued rain to help keep our trees healthy.

Respectfully submitted,
Mark Bantz - Water System Administrator

Website (woodridgepoa.org) / Secretary

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

We would like to send a huge thank you to Graham Posner for his years of support to the website, as he will be stepping down from this role. Graham was a great asset in getting the current website a fresh look and putting us in compliance.

Our goals for this year will be migrating to a new platform in the next few months. There have been many changes to technology and hosting requirements for a website. Due to this, we are in need of switching to a more up to date platform that will create easier user access and be more cost effective.

We hope to maintain the website as a hub for up to date meeting announcements and to provide access to our governing documents, community forms and more.

Respectfully submitted,
Cyndi McDonald - Secretary