

REVISED – AUGUST 2021

Greetings to all Woodridge Mutual Water & Property Owners Association Members:

We appreciate everyone’s patience and understanding as we get your interim board up and running. Every agenda item is new to us, so we welcome your feedback as we find our stride.

In order to keep WMWPOA business separate from our personal emails, we have created dedicated email address. Please take note should you wish to contact anyone of us:

Neill Murchison	President
Jenny Cooper	Co-Vice President
Sherri Dodson	Co-Vice President
Allison Elliott	Treasurer
Heather Stokes	Secretary
Nanette Emmen	Member-At-Large
Kristyn Koppman	Member-At-Large
Nick Gorshen	Water Master

PROGRESS:

- The board is constituted, officers appointed, and first level trainings for officers occurred. A thank you to Beverly Davis and Martha Wilkerson for the smooth transition.
- Amended Secretary of State (CA) filings are complete and approved, and have updated authorized signatories with TriCounty Bank.
- Have conducted two board meetings with membership participation at both.
- Committee reports are included in this package with updates on the lake clean up, new community members, advocacy and community safety work, a treasury report, and website reorganization, etc.
- Please find minutes of board meetings on our website (woodridgepoa.org).
- 3rd quarter water bill and POA dues are enclosed.

IMPORTANT INFORMATION:

Water Conservation: As you may be aware, we are experiencing extreme drought conditions in much of our state. Shasta County has been labelled as exceptional drought (US Drought Monitor). Although the state and Shasta County have not imposed mandatory water conservation measures, we encourage all our members to voluntarily reduce water consumption during this time.

REVISED – AUGUST 2021

Fire Watch:

Beaty has provided notification that access to their property is closed, including to walkers. Please refrain from walking on Beaty due to high fire danger.

Gun Shots – on June 20th in the late afternoon, over 150 rounds were shot off in rapid succession somewhere to the south of our community. This is an extreme fire and personal safety danger. Should you hear gun shots, please contact the Shasta County Sheriff's Department – (530) 245-6540 directly to report the situation. The more we report, better the response from the Sheriff's Department.

UPCOMING:

- By July 7th, you should receive your mail in ballots for the election of the interim board.
- August 9th is our next scheduled board meeting (4:00 p.m. at Van Stelman Hall).
- Note: due to a couple of unresolved issues in our new drafted CC&R/Bylaws, legal counsel has recommended that we postpone the vote on these documents until our next annual meeting in March 2022. We still wish to transition from being an appointed interim board to an elected board, so confirmation of the new board remains on the ballot.

REQUESTS:

- We would like to enroll as many members as we can for electronic / email for our mailings – water bills and POA dues, committee reports, and Davis-Stirling compliance notifications to reduce our printing and postage costs. Please inform your secretary, Heather Stokes (via email: stokes.wpoa@gmail.com) of your intent. We are committed to keep WPOA fees as low as possible.
- Please return your mailed ballot in a timely manner so your vote can be counted! Due Date: August 6.

Thank you especially to the many volunteers who have stepped up to populate our committees, as well as to Graham Posner for working on the first phase of updating and re-organizing our website. Their work is very much appreciated.

Respectfully Submitted,

Neill Murchison
President (Interim)

Committee Reports

2nd Quarter 2021

Greetings Everyone:

Outlined below are our committee reports for the second quarter. All Chairs are your new interim board members and many of the committee members are new to these committees. 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 inaugural meeting, Advocacy & Community Safety met to discuss broad ranging topics that supports the mission of the committee. Highlights include:

- Identifying those in need that may include our very elderly, widowed, etc., to assist and support them with tasks such as: yard and property maintenance, wood splitting and stacking, and running of errands, as well as checking in just to say hello.
- Initiating contact with Shasta County about having our cracked/crumbling roads repaired/re-paved.
- Research the costs about purchasing “Slow Down” and “Fire Exit” signs for our community.
- Place a notice board on the exterior of the Shingletown Store for our association so that we can post notices of meetings. Cost is currently being reviewed.
- Committee members, Valerie Szody and Kristyn Koppman walked the entire community going door-to-door handing out the “Save the Date” flyer for our upcoming elections for the board. For those they interacted with were very supportive and welcoming. Almost half of the community were home, and for those who were not, the notices were taped to their door or mailed, and the balance were emailed.

Design & Architectural

Always Balance Between the Letter of the Law and the Spirit

There is some activity in our neighborhood with five lots in various stages of development. Most are currently clearing for construction. We look forward to see the completion of the Chateau lots, and the others include lots 18, 59, and 77. 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

- Permits for aquatic weed control have been submitted to both the State Water Resources Control Board and California Department of Fish and Wildlife and they are working their way through the process. We are hoping they will be finalized by the first half of July.
- The committee met with Ajay Jones, the SePRO representative regarding recommendations and the application of sonar. Also, we are currently gathering pricing information.
- We are hoping to apply the sonar in mid-July, pending permits, and we should begin to see results in approximately 30 days.
- There is no downtime required after sonar goes in. We will post a notification on our website (woodridgepoa.org) when we have a specific application date.

Legal Oversight

Mitigate Liabilities and Ensure Compliance

The draft of the new CC&Rs and By-laws that were presented as part of the documents for the last annual meeting on May 1st, is still pending as there are a few provisions that require additional attention. The interim board intends to resolve these items and provide you with the updated drafts in advance of our next annual meeting of March 2022 and vote accordingly.

Treasury & Accounting

Treat It Like It's Your Own Money

- Authorized signatories have been updated with TriCounties Bank.
- We are working through delinquent payments
- Continue to trim costs where we can
- Researching to make bill payments more efficient

Water System Administration

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

- All FLG test reports for this quarter were non-detectable.
- Water meters to be read on June 25.
- We are experiencing extreme drought. Please try to conserve water. Many of our neighbors in Shasta County have reported dry wells.

Website (woodridgepoa.org)

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

With Graham Posner's support we have:

- Re-organized the website and added new tabs
- There are now dedicated tabs such as: Meet Your Board that includes biographies; a Document Library tab that centralizes meeting minutes, and other important community document; Your Committees where you can find the committee roster and quarterly reports; and our home page now features our history.

All board meeting notifications will be posted on the website ten days prior to each meeting. Should you wish to add to "Events" such as milestones, anniversaries, special events, and birthdays, please contact the website committee to post.