

Greetings Neighbors:

First, I would like to thank all the members who attended the Annual General Meeting on May 14, 2022 and those who submitted proxies. We had a strong turnout. For those of you who were unable to attend, we look forward to meeting you next year, and also, by now you should have received the meeting folder that was presented to those in attendance. Additionally, access to the full package together with the minutes of meeting are on our website ([woodridgepoa.org](http://woodridgepoa.org)) under the "Document Library" tab. Updates to committees are part of the package and therefore, we have not included them in this update. Of note, we produced a video of the progress of the lake which can also be found on our website under the "Your Committees" tab, as well as on YouTube (<https://www.youtube.com/watch?v=y2F1aqiSQI4>).

Recently, we learned there has been an increase in visitations to our lake – guests of property owners as well as others. With summer in full swing with the warm weather, our lake is an attraction. As a reminder, property owners are to provide "Lake Passes" to their guests if they are unaccompanied. Also, in speaking with our insurance broker, they encourage that all property owners review their homeowners property insurance specifically related to "Loss Assessment", as property / home owners have guests access to the association's "common areas". Based on that, I spoke with my broker who provided this synopsis:

*"Loss Assessment provides protection for the homeowner when the HOA general liability or inland marine/property policy are exceeded by a claim. The homeowner's Loss Assessment provides excess coverage for perils covered by a home insurance policy like covered property damaged by fire or covered bodily injury liability. If a covered loss occurs at an HOA site or to a HOA structure that is in excess of what the HOA policy limit can pay; the HOA bills a special loss assessment to the members for their share of the loss. Loss Assessment then pays for the special bill under the home insurance policy. It has a limited scope of coverage but it is important for a homeowner in an HOA to have.*

*Typically, the cost of Loss Assessment is nominal and a suggested limit would be \$10,000 to \$50,000 per member. Some policies automatically include a small amount of coverage. Most home policies provide no Loss Assessment without a request from the policy holder to purchase it. Covered Loss Assessment bills are not normally absorbed by a homeowner's personal liability coverage or umbrella policy, it's a separate coverage purchased on the policy."*

#### **REQUESTS:**

- Water Conservation: our State continues to experience extreme drought conditions. We request everyone to be mindful and conserve water usage through this quarter and the remainder of the year.

#### **UPDATES:**

- Property security: we learned that on June 19<sup>th</sup> that one of our member's home was broken into. The break in was triggered by the homeowner's alarm system and the Sherriff's Department responded. They successfully arrested the intruder. Please be aware of people in our community that are not familiar to you and that you are mindful of your own home's security.
- Our annual "Woodridge Mutual Water Drinking Water Test Results 2022" is available on our website under the "Water Systems" tab
- Please refer to our website ([woodridgepoa.org](http://woodridgepoa.org)) for updates and information
- 2<sup>nd</sup> quarter water bill and POA dues are enclosed

Until next quarter - respectfully submitted,

Neill Murchison  
President