

Greetings Neighbors:

Trust that you all are doing well, and enjoying the cooler weather. The latter portion of the 2nd quarter and within this quarter, there were a handful of hails and farewells in our community. Please welcome our new neighbors:

Lane & Elizabeth Amlin of Woodridge Drive
Sheryl & Scott Cowell of Woodridge Drive
Sandra & Jeff Figone of Woodridge Drive

During the summer, the Treasury & Accounting team, and the Lake team were quite busy. They have provided a comprehensive update in the Committee Reports that is included.

REQUESTS:

- To follow up from my Update regarding our Water System, Nick Gorshen, our Water Master as well as the Board, want to thank you for your water conservation. Our request continues as you are aware that we have one well in jeopardy. Nick's comprehensive report is also in the Committee Report.
- The Design Committee in their Committee Report requests those lots and property owners to clear their property of unnecessary debris, equipment, slash, logs before the end of this year. In many instances, the accumulation of items is unsightly and impacts your neighbors.

UPDATES:

- Upcoming Board of Directors meeting – Monday, October 17, 2022 at 4:00 p.m. at the Van Stellman Hall – Alward Station. This Board meeting is open to all of you. We hope to have guest speakers regarding our water system attend.
- Please refer to our website (woodridgepoa.org) for updates and information
- 3rd quarter water bill and POA dues are enclosed

Until next quarter - respectfully submitted,

Neill Murchison
President

Committee Reports

3rd 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 have been informed that the property behind Woodridge Lake Estates (known as “Beatty”) is no longer managed nor owned by Beatty’s clients. The new owner and manager is Sierra Pacific Industries. Effective September 23, 2022, SPI re-opened recreational access to the property. They request that their property is treated with respect. From their website:

SPI reserves the right to refuse access to anyone. Access is subject to California Penal Code Section 602 and California Civil Code Sections 846, 1008, and 1009. Please be advised that if you enter SPI's property you do so at your own risk, and SPI shall not be liable to you for any injury to person or property, in accordance with applicable state laws. Additionally, access behind locked gates is limited to non-motorized methods such as walking, bicycling, cross-country skiing, or horseback. In all areas, in an effort to protect meadows and sensitive plants and reduce erosion, vehicular use is limited to existing roads, and no access is permitted near active logging operations. Please do not block gates which may be needed for emergency vehicle access for fire and medical reasons.

Design & Architectural

Always Balance Between the Letter of the Law and the Spirit

- The McDonalds of lot 77 (Wilson Hill) – continues to build their new home and progressing well.
- The Rawlins of lot 59's (Wilson Hill) – framing has commenced.
- The Chateau lots (The Elliotts), continue to build their new home.

There are several lots (both with homes and undeveloped) that are using their property as storage areas and can be seen easily from the road: piles of slash and logs, all manner of equipment, other debris, and miscellaneous items including a toilet, screen door, etc. With this report, we would appreciate that you look at your property, and start to dispose of these items. The Committee will be addressing items with each lot owner in mid-October to formerly request disposal no later than December 31, 2022.

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

As we come to an end of the summer season, we have a good idea of the sonar results from the spring, and what we can look forward to next spring as far as treatment goes.

The massive carpet of aquatic growth has been effectively broken up and for the most part eradicated. That being said, there is still work to be done. The new growth is made up of stragglers and short growth mainly in the Lakeridge cove, and also along the edges all the way around. The sonar worked great and we anticipate next year's application will control the remainder of aquatic growth, allowing us to begin backing off on the amount used.

The most challenging is dealing with the dead growth. Enzymes were used to "digest" the muck, but it may take a couple of years to really clean it out and bring back the water clarity. Clumps of dead and dying growth still rise to the surface and float around without having an exit. This will continue while the enzymes do their work.

More residents used the lake this year which was great. Our hope is to create an environment that families can enjoy and take advantage of during the summer seasons. As we are now one of the few healthy water bodies around it is our responsibility to ensure the continued health of Woodridge Lake.

As we move into October we will post for the annual Dam Clean-up Day: to rake, trim, weed-whacking and general maintenance of the dam area, before our annual dam inspection. Please look for the posting on our billboard at the Shingletown Store and on our website. All volunteers will be welcome.

Jennifer Cooper - Chair

Mark Bantz

John Holder

Karyn Lamb

Kadi Montler

Dave Szody

Tony Villamore

Legal Oversight

Mitigate Liabilities and Ensure Compliance

No update

Treasury & Accounting

Treat It Like It's Your Own Money

There were a number of property sales between the 2nd and 3rd quarters, and we worked with the title company demands for escrow and final invoices. As a reminder, when you sell your house and/or lot(s), you will still responsible for water used since your last quarterly invoice and your meter is read at close of escrow or when you vacate (whichever is later). Please ensure to contact us you're your forwarding address for your final bill.

At last, we updated our out-of-date desktop version (2017) of QuickBooks, our accounting software to the online service. This allows our team to be able to log in to QB without necessarily be in possession of the Association's laptop. This was a very lengthy process due to the lack of prior updates. Nanette and I spent nearly eight hours on the phone with QBs customer service and it took close to two weeks, to finalize the upgrade and migration. New features include linking our bank accounts, direct emailing, and easier transfer of data to our accountant for tax preparation. We are still in the process of learning the new look and feel with the assistance of a significant library of online tutorials.

Unfortunately, Nanette stepped down from her duties with the Treasury team in September, however, she remains a Member-At-Large. I would like to thank her for her help over the past 18 months as she was the main bookkeeper/QB expert and her help will be greatly missed. If anyone else who is resident full time is interested in helping with banking, QB input and bookkeeping we would welcome you with open arms to the team.

With this report, your 3rd quarter invoices is included using the new version of QB. Please bear with us if there any discrepancies while we learn the new online invoicing process. As a reminder your payment is due no later than November 10th, and we would appreciate payment as soon as possible.

We are in process of developing the 2023 budget with input from Committee chairs and Board members. We anticipate to submit to you, the membership by the end of November.

Water System Administration

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

As you recall, we sent out an Important Update on September 14, 2022 on the well sounding we conducted on our three wells. To provide additional information, this was the result:

- Well #1 had 52 feet of water
- Well #2 had 16 feet of water
- Well #4 had 80 feet

As we recommended that you conserve water, you heeded our request. A very big thank you to all for cutting the water usage by more than half. Our normal use of water, at this time of year, is between 40K and 50K gallons per day. We were able to lower our usage between 10K to 15K gallons per day.

In light of the low water level in well #2, we will either need to re-drill it to make it deeper, or we may need to drill a new well. This will require a quote and a time estimate, which will be presented to the Board for consideration to the members of the Association.

Also, we have a hydro tank that is going bad, and will need to be replaced. A quote and time estimate will be needed. This will be included in the 2023 budget.

I would like to thank Butch Worden for helping with the cleanup in the tank area throughout the summer. Also, I would also like to thank Mark Bantz for helping with the sounding of the wells and meter reading.

Website (woodridgepoa.org) / Secretary

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

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.