

Greetings Neighbors:

Wishing you and yours a very Joyous, Healthy, and Happy New Year. Trust that you all have had a wonder Holiday Season with your loved ones. During 2022, we said good bye to many neighbors through the sale of their properties, and in turn welcomed new neighbors. In that vein, please welcome Donald and Kathleen Wall of Woodridge Drive. Also, I would like to thank Joyce Moor, Kathy Schlombohm, and Martha Wilkerson for organizing and hosting a Holiday gathering on December 10th at the Van Stellman Hall, and a thank you to Sherri Dodson, our Vice President for availing the hall to the Board and for this occasion. In attendance, there were several new members as well as familiar members in our community. I hope this is a tradition we can continue.

The Treasury & Accounting team together with me in preparing the inaugural Annual Policy Statement, as well as the preliminary 2023 budget. Additionally, due the extreme drought conditions, coupled with our water system losing well #2, we made a difficult decision to increase the water rates, while reducing the number of gallons per quarter on the base allotment. We provided this to you in our last mailing around December 10, 2022, after Board approval on December 5, 2022. The new water rates are effective on January 1, 2023.

In regard to well #2, I would like to take this opportunity to provide a brief history. It was originally bored and commissioned in September 1978 as part of the initial well system for the Association. At that time, water was first found at 158 feet below ground level and the drilling settled at approximately 200 feet. The output test was conducted for eight hours straight, yielding 100 gallons per minute. In contrast, well #4, which is still operational, was bored in 2001 (water found at 178 feet), only yielded 50 gallons per minute during its output test. Our water is precious, and the output from these ancient aquifers from which we draw are under stress. It is the Board's responsibility to provide fresh drinking water to our customers (property owners and commercial clients), for not just today, but years to come.

We will be posting the Annual Policy Statement, the Preliminary 2023 Budget, and Water Rate Increase on the website by no later than January 9, 2023.

REQUESTS:

- Please re-consider your outdoor landscaping to drought plants and foliage, and continue to conserve water as much as you can. 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 Shingletown and your lot in Woodridge this year to assess your lot for overgrowth of trees and underbrush. We have had Cal Fire visit our community, and they have expressed that many of the undeveloped lots are very overgrown.
- Volunteers, volunteers, volunteers: we currently have one Member-At-Large and we are seeking a second 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.

UPDATES:

- Please refer to our website (woodridgepoa.org) for updates and information
- 4th quarter water bill and POA dues are enclosed

Until next quarter - respectfully submitted,

Neill Murchison
President

Committee Reports

4th Quarter 2022

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

Late September / early October Cal Fire’s Community Liaison team visited and met with numerous Woodridge property owners providing information on hardening homes and property. In many instances they provided valuable feedback on how to create space, removing debris, and their general observations on the conditions of respective properties.

Additionally, the committee assisted numerous lot owners to clear oak saplings and downed oaks, as well as driveways after our first snow storm in November.

This committee is always seeking volunteers as well as opportunities to assist our members. Please contact Neill, Bob, or Valerie should you have any requests.

Respectfully submitted,
Neill Murchison – President / Chair

Design & Architectural

Always Balance Between the Letter of the Law and the Spirit

No Report Submitted

Sherri Dodson – Vice President / Chair

Lake Management & Oversight

Caring for Woodridge Lake as a Vital Member of our Community

The lake is looking good. Most of the top layer floating around the lake this summer has either sunk or been washed out through the spillway. Overall there was little weed growth but the Lakeridge cove area still has some stubborn areas that will be addressed next spring. As we move into a second year of lake recovery treatment we will again be using the Sonar SRP (Slow Release Pellets) followed by enzymes to digest the overgrowth. We have some maintenance to do on the main dam, saddle dam and common area. If a nice, long dry spell occurs we will be able to rake and burn. Most

of the work for this year's dam inspection has been done. We anticipate the inspection to occur sometime in January.

Wishing the best holiday season to you and yours,
Jennifer Cooper – Vice President / Chair

Legal Oversight

Mitigate Liabilities and Ensure Compliance

First draft of the revised CC&Rs and By-laws are anticipated to be reviewed by the Board within the 1st quarter of 2023.

Respectfully submitted,
Neill Murchison – President

Treasury & Accounting

Treat It Like It's Your Own Money

3rd quarter water and POA dues invoices were sent out with the new QuickBooks software, with very little glitches. We helped a few members who couldn't access their invoice and followed up on a handful of late payments - a few people had missed their emails or mailed invoices. Please remember that a late fee will be assessed should Accounting/Treasury not receive your payment by the due date.

As Treasurer, I attended two online training courses required for Board members of Small Water Companies: Financial Management; and Board Roles & Responsibilities - both provided a lot of useful information.

As you are aware from the mailing sent out in early December, we had to make adjustments to the water rates, following the news of the dry well (well #2). We need to ensure in order to protect the future of our water system and be sure there is enough money to maintain the current equipment and pay for drilling a new well if necessary, rates needed to be increased. The costs to maintain (wells / pumps / piping / generator / meters / etc.) and deliver (gas / electric / water quality testing / etc.) water to our community are ever rising. The new increased rates allows us to have more reserves to cover future anticipated costs. The Board approved the new water rates and the preliminary 2023 Budget at the December Board Meeting. The new rates will be effective on January 1, 2023.

We have researched direct on-line payments through QuickBooks. We hoped to be able to accept online payments through the new QuickBooks software, unfortunately our Tri-Counties Bank is not part of the QB network, and we would incur a charge of 1% of the invoiced amount, resulting in as much as an \$8,000 expense to the Association per year, and decided that it is too costly. Should you want to pay "online", we recommend you use your own bank's "online" bill payment / e-check option.

We will be working on updating the billing and payment policies in the New Year, as well as continuing all the usual accounting tasks.

Respectfully submitted,
Allison Elliott – Treasurer

Water System Administration

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

Nick Gorshen retired as Water Master, effective December 31, 2022 (accepted and approved by the Board on October 17, 2022). The new Water Master is Mark Bantz. On behalf of the Water System and Board, please thank Nick for his many years of service, and welcome Mark to the team. Nick will continue to support the Water System, as Mark's Assistant Water Master, with Tony Villamore also as Assistant Water Master.

The water rate increase letter together with the detailed water rate for 2023, will be available on the website (woodridgepoa.org), no later than January 9, 2023.

Website (woodridgepoa.org) / Secretary

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

No Report Submitted

Heather Stokes - Secretary