

Woodridge, Escondido POA

NEWSLETTER • Spring 2026



Board of Directors Update

As we move into the spring/summer seasons, the Board continues to focus on maintaining and improving the quality, safety, and long-term sustainability of our community. Everyone should have received a nomination form for the Board of Directors election. Please consider running to help serve our community.

Pool Area Improvements

To address recent concerns related to vandalism, off-hours use, and non-resident access, the Board has approved the installation of security cameras in the pool area. Over the past year, repairs to gates and door hardware have exceeded \$1,000, in addition to impacting residents' ability to fully enjoy the facility. This investment is intended to improve security and preserve shared amenities. As a reminder, the pool and spa hours are 7:00 AM – 10:00 PM.

Pool Filtration System Upgrade

Certain components of the pool filtration system have reached the end of their useful life. A larger-capacity filtration system was approved and installed on April 17. This upgrade will help maintain and potentially improve the pool's water quality for all residents.

Turf Conversion Project

The Board has approved a community-wide turf conversion project, which will begin the second or third week of May and is expected to be completed in August. This initiative is driven by several important factors:

- Compliance with evolving state regulations (AB 1572)
- Rising water costs
- Availability of significant financial subsidies
- Long-term cost savings for the Association

The project is expected to achieve a payback period of approximately 1.3 years, after which the Association will realize ongoing savings in water usage and operating costs—benefiting all homeowners.

Project Timeline:

- May: Initial application to remove turf and second treatment
- June– July: Installation of drought-resistant landscaping
- August: Project completion

The replacement landscaping will be consistent with the existing aesthetics while prioritizing drought tolerance and sustainability.

Landscaping & Community Care

Spring is a time of renewal, and our community landscaping is entering its most active growth period. Our landscaping team is working diligently to maintain the appearance of common areas; however, plant growth rates vary widely this time of year. We appreciate your patience as maintenance schedules adjust accordingly.

Spring Maintenance Reminders

As we transition into the spring season, homeowners are encouraged to take proactive steps to maintain their properties. Regular upkeep helps preserve the appearance of the community and prevents more costly repairs over time.

Please consider the following seasonal maintenance items:

- Irrigation Systems: Inspect for leaks, broken sprinkler heads, or inefficient coverage. Adjust watering schedules as needed for the season.

- **Exterior Surfaces:** Review paint, stucco, and fencing for signs of wear or damage. Address minor issues before they become more significant.
- **Roof and Gutters:** Clear debris from gutters and downspouts to ensure proper drainage. Inspect roofing for any visible concerns.
- **Landscaping:** Trim overgrown plants and trees, particularly those encroaching on walkways or neighboring properties (in non-common areas).
- **Architectural Compliance:** Before beginning any exterior project, please confirm whether Architectural Review approval is required.

Consistent maintenance contributes to the long-term value and appeal of our community.

Rodent Prevention Reminder

With the seasonal increase in wildlife activity, residents are encouraged to:

- Regularly harvest fruit from citrus trees
 - Avoid leaving fallen fruit on the ground
- These simple steps help reduce attraction for rodents such as squirrels, rats, and gophers.

Parking & Community Courtesy Reminder

To ensure a safe and orderly environment for all residents, we ask for continued attention to community parking guidelines and shared space etiquette.

- **Guest Parking:** Please use designated guest parking areas appropriately and avoid long-term use of these spaces.
- **Vehicle Storage:** Vehicles should not be stored in common areas or left unmoved for extended periods.
- **Garage and Driveway Use:** Residents are encouraged to utilize garage and driveway space to help alleviate congestion in common areas.
- **Fire Lanes and Access Points:** Parking in restricted areas, including fire lanes, is strictly prohibited for safety reasons and may lead to towing.

Adherence to these guidelines helps maintain accessibility, safety, and fairness for all members of the community.

Community Safety Reminder

Maintaining a safe community is a shared responsibility. While the Association continues to take steps to enhance security, residents play an important role in supporting these efforts.

- **Remain Vigilant:** Report any suspicious activity to local authorities and notify PMC and the board when appropriate.
- **Secure Property:** Ensure vehicles, garages, and homes are properly locked at all times.
- **Pool Area Use:** Please observe posted rules and hours of operation. Access is limited to residents and authorized guests only. Please contact the Police if you suspect unlawful use of the pool or notify the Board for actions which violate the rules for this shared space.
- **Lighting:** Report any non-functioning exterior or common area lighting to management to ensure timely repair.

Your awareness and cooperation contribute significantly to the safety and well-being of the entire community.

Architectural Review – Quick Reference Guide

To assist homeowners in planning improvements, the Architectural Committee has prepared a simplified guide for common requests. Please note that all improvements require submission of the WEPOA Improvement Request Form and are subject to review.

Common Project Requirements

Window Replacement (like-for-like)

- Contractor's license
- Window plans
- Certificate of liability insurance
- *No building permit required*

Solar Installation

- Contractor's license
- Solar installation plans
- Certificate of liability insurance
- Building permit required

Roof Replacement (Lift and Lay)

- Contractor's license
- Roofing contract
- Certificate of liability
- Building permit required

Exterior Painting

- Contractor’s license
- Certificate of liability insurance
- Must use WEPOA-approved color palette

Fence Installation

- Contractor’s license
- Certificate of liability insurance
- Description of plans submitted with Architectural Form

For complete requirements, please refer to the community website

<https://woodridgepoa.com/documents>

- Architectural Guidelines
- CC&Rs – Article IV: Architectural Control
- Improvement Request Form

Utility Box Maintenance Reminder

Residents are encouraged to periodically check any utility or cable boxes located on or adjacent to their property. If you notice a box that is leaning, damaged, or otherwise in disrepair, please notify PMC. The management company will coordinate directly with the appropriate utility provider to address the issue. Prompt reporting helps ensure safety and maintains the overall appearance of the community.

Community Engagement – Volunteer Opportunities

The Board is always seeking residents interested in contributing to the community. Serving on a committee is an excellent way to stay informed, share your perspective, and help guide important initiatives. If you have interest in Maintenance, Landscape, Architectural, Finance, Social, Governance, or Community Relations please contact the Board or the management office.

Rattlesnake Relocation Support for Homeowners

As we head into the seasons when wildlife activity increases, homeowners may find it helpful to know about *The Snake Wranglers*, a

volunteer group that safely captures and relocates rattlesnakes from residential areas. Their service helps protect both residents and local wildlife, and while they do not charge a fee, they gladly accept voluntary donations to help cover fuel and time. There is no required amount, and homeowners should feel comfortable giving only if they wish. More information about their services can be found at: <https://snake-wranglers.com>.

Upcoming Events

- Board Meetings: 2026: May 26, Jun 23, Jul 28, Aug 25, 9am
- Woodridge Community BBQ: July 11, 5–7pm @ the pool
- Annual Meeting: July 18, 2026

Contact

Community website: <https://woodridgepoa.com/>

Property Management Consultants

Phone: (858) 485-9811

After Hours Emergency: (858) 569-2832

Susan Grant

Senior CID Project Manager

susanm@pmchoa.com

Darina Woods

Assistant Community Manager

darina@pmchoa.com

Woodridge POA Board

Douglas Richards: *President*

Glenn Kalscheuer: *VP & Landscape*

Sheila McCall: *Secretary & Architecture*

Mike Zeldes: *Member at Large & Maintenance*

Cata Ratiu: *Treasurer & Maintenance*