

# Woodridge, Escondido POA

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## NEWSLETTER • Winter 2025



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managing ongoing maintenance needs, monitoring landscaping and irrigation, and reviewing architectural requests, to negotiating contracts, planning capital projects, handling violations, and communicating with our management company. These efforts help preserve property values and ensure Woodridge remains a safe, attractive, and welcoming place to live.

### Call for Committee Volunteers

Woodridge thrives when our residents are homeowners who are interested to consider joining one of our community committees. Serving on a committee—such as Maintenance, Landscape, Architectural, Finance, Social, or Community Relations—is a meaningful way to contribute to the neighborhood in a non-elected capacity and support the Board's efforts to keep our community running smoothly. Committees provide valuable input, assist with projects and reviews, and help ensure that a range of homeowner perspectives are reflected in our decisions. No prior experience is required—just a willingness to collaborate, share ideas, and devote a small amount of time to making Woodridge an even better place to live. If you have an interest in getting more involved, we would be delighted to hear from you. Please contact [woodridgepoatreasurer@gmail.com](mailto:woodridgepoatreasurer@gmail.com) to express your interest.

Interested in helping to bring our community together? Love to cook for people? Love social events? Consider joining the 2026 Woodridge Social Committee. If interested, please contact Gina McCollough at [gmcollough10@gmail.com](mailto:gmcollough10@gmail.com)

### Welcome to Winter 2025!

As we move into the winter season here in Woodridge, the Board would like to extend our appreciation to all homeowners for your continued engagement and support throughout the year. We've made meaningful progress on several community projects and policies, and we are looking ahead to 2026 with a focus on strengthening communication, improving services, and maintaining the quality and character of our neighborhood. Thank you for being part of what makes Woodridge a wonderful place to live, and we look forward to working together in the months ahead to keep our community thriving.

So much happens behind the scenes that homeowners may not always see—from



## Parking Update — Safety First

Over the past year, parking violations have again become a significant issue within our community. Under the Parking Rules and Regulations adopted in January 2023, enforcement of parking violations was limited. The safety of our community was the primary concern behind the adoption of the Emergency Parking Regulations dated October 1, 2025. California law permits homeowners associations, under certain circumstances, to adopt emergency rules, and safety-related concerns qualify as grounds under the Davis-Stirling Act. The California Vehicle Code also allows towing in specific situations—such as vehicles parked in a fire lane, within 15 feet of a fire hydrant, or blocking ingress or egress—subject to statutory requirements.

The Emergency Parking Regulations were adopted by the Board for a 120-day period beginning October 1, 2025. Also, a 28-day comment period, beginning October 1st, was required before considering permanent adoption. This comment period provided Owners the opportunity to share their input with the Board. The comment period has concluded, and the Board is moving forward with adopting the rule.

The Board has engaged Western Towing (760-738-9244) to provide towing services on behalf of WEPOA. Western has installed the required statutory parking signs at the subdivision entry points off Barbara Drive, and vehicles towed by Western will be taken to their impound lot in San Marcos.

It is the Board's current practice to issue two violation notices before towing, except in situations where state law permits towing without prior notice. Repeat violations after notice may result in towing.

As a reminder, common-area parking lots throughout the subdivision are available for

overnight parking on a first-come, first-served basis. A visible Association parking pass is required to use these lots overnight. If you need a parking pass, please contact a Board Member or the Property Manager.

The Board is in the process of updating the Parking Rules and Regulations. A draft will be circulated to Owners for the required Davis-Stirling comment period prior to formal adoption.

## Landscaping Update

It is that time of year that we start planning on trimming our numerous trees in the community. This is being done for the health of the trees, for fire mitigation, as well as maintaining the esthetically pleasing environment for our Woodridge community.

This year, we will also be starting a new program of removing some of the 900+ trees that have overgrown their original footprint, and to reduce our fire exposure. The impact to the community will be minimal and the trees that are being planned for removal will be marked so that the homeowners may have input into this process. This removal process will be over a 3-year period, so the impact to the community will be minimal.

The first phase of this project will be mainly concentrating on the trees in the arroyo and slopes throughout the community.

Please contact Susan at PMC via email ([susanm@pmchoa.com](mailto:susanm@pmchoa.com)), or Glenn Kalscheuer at [gkalsc@gmail.com](mailto:gkalsc@gmail.com), if you have a special request concerning a tree located in the common areas.

**Mulch:** A top concern for several of the homeowners is the condition of the mulch around their houses.

The mulch replacement began early last year but was halted when California proposed an Executive Order requiring an ember-resistant defensible zone within the first five feet around structures in high-risk fire zones. A final decision



will be made by the Forestry Department by December 31, 2025.

Until we receive a clear direction from the State of California, it would not be a prudent use of the community's resources to put down mulch, only to have to remove it going into 2026.

### **Maintenance Update**

Our maintenance team and vendors have been actively completing routine inspections and addressing repairs throughout the community. Recent work has focused on common-area lighting, building and pavement repairs, and seasonal preparation to ensure shared spaces remain safe and functional. We are also conducting regular pool maintenance to keep the facility clean, compliant, and ready for residents to enjoy. As always, we appreciate homeowners bringing any maintenance concerns to our attention. Prompt reporting helps us address issues quickly and maintain the quality of our community. Please reach out to our property management team with any concerns.

### **Spring Clean-up Event**

As a way to clean, organize, and spruce up the pool area in preparation for summer, we are planning a community work session—think cleaning the deck, furniture, cabanas, light fixtures, and storage areas. This will help save the Association money and offer a great opportunity to meet fellow residents. If you're interested in participating for 2–4 hours in late March (date TBD), please contact Mike Zeldes.

### **Architectural Update**

As many homeowners begin planning winter and spring upgrades, we want to remind everyone of the importance of submitting the Improvement Approval Request Form before starting any exterior project. This includes work such as exterior painting, roof replacements, solar installations, window replacements, and other exterior modifications or improvements.

Submitting the form ensures that projects align

with our community standards and helps maintain the overall appearance and property values of Woodridge. The required form, along with the Architectural Guidelines, can be found on the Woodridge POA website or requested directly from our property management team. We appreciate your cooperation and look forward to supporting you in your upcoming home improvement plans.

### **CC&Rs Update**

The Board is pleased to share that we now have full control of the draft CC&Rs and Bylaws documents and are actively working through them to make the necessary updates. As we move through this process, we want to help set expectations for the community: many of the new provisions included in the draft are required by the Davis-Stirling Act, which governs homeowners' associations throughout California. Because these requirements are established by state law, the Association does not have the authority to modify or remove them, even if they differ from past practices or preferences. Our goal is to ensure that the updated CC&Rs are clear, compliant, and reflective of both legal standards and the needs of our community. We appreciate your patience as we continue this important work and will provide additional updates as we move closer to a draft for homeowner review.

### **Is it Time to Replace your Smoke Detectors?**

Smoke Detectors generally last about 10 years because their sensors degrade over time, and they should be replaced after this period to ensure proper function and safety. You can check the manufacturing or installation date on the back of the unit to determine if it is nearing its expiration date.

#### Why they expire:

**Sensor Degradation:** The internal sensors and electronic components of a smoke detector weaken and degrade with age, making them less effective at detecting smoke.



**Environmental Factors:** Dust, cobwebs, humidity, and grease from cooking can affect the detector's components and lead to early failure, even before the 10 years mark.

**What to do:**

**Check the date:** Look for a manufacturing date or installation date on the back or side of your smoke alarm.

**Replace if old:** If it's more than 10 years old, or if you can't find a date on the unit, replace the entire smoke detector.

**Use long-life alarms:** Consider replacing older detectors with 10-year sealed battery models to avoid late-night chirps and the need for frequent battery changes, as they offer 10 years of continuous power.

**Test Regularly:** Regardless of age, test your smoke alarm once a month by pressing the test button to ensure it is working correctly.

### **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://snakewranglers.com/>

### **Yard Sales**

Yard sales are permitted in our community more than once per year. As a courtesy (and to help the community run smoothly), the Board asks

homeowners to notify our Property Management Company a few days in advance of any planned yard sale so we can help with awareness, questions, and any logistical considerations.

### **Upcoming Events**

#### **Board Meetings**

- 2026: Jan 20, Feb 24, Mar 24, Apr 28, May 26, Jun 23, Jul 28, Aug 25

#### **Annual Meeting**

- July 18, 2026

### **Contact**

<https://woodridgepoa.com/>

Newsletter archive:

<https://woodridgepoa.com/>

### **Property Management Consultants**

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### **Woodridge POA Board**

Douglas Richards: *President*

Glenn Kalscheuer: *Vice President & Landscape*

Sheila McCall: *Secretary & Architecture*

Mike Zeldes: *Member at Large & Maintenance*

Cata Ratiu: *Treasurer & Maintenance*

### **After Hours Emergency**

(858) 569-2832

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**To reduce printing, mailing costs, and paper waste, hard copies of the community newsletter will no longer be printed by default. They will be emailed and posted on the community website.**

**Homeowners who prefer a printed copy may request one from the Property Management Company, and we will be happy to accommodate those requests.**