**Woodridge Web Page:**

 **Our Web page address is:** [**www.woodridgepoa.com**](http://www.woodridgepoa.com)**.**

**Social Committee Calendar:**

COMING IN 2025

Two big Woodridge community events are being planned for the New Year in 2025. One in Spring and another in late Summer or early Fall.

For up-to-date information keep checking the ***WoodridgePOA.com*** website.

If interested in helping, please contact the Woodbridge Social Committee

Member, or Gina McCollough 760-580-4411.

**LANDSCAPE**

We have 80 trees that need attention throughout the community. This project will start Mid to end of January 2025 with approved crew scheduling.

Atlas Environment Services will be concentrating on trees in the arroyos and green spaces. These will be "thinned and a few branches and trees removed." This allows us to keep our trees but make them less prone to damaging property.

IDM replacement plants have been completed and we have three other replanting projects that are in progress to be completed.

**Pest Control Services:**

AgPest Pest control services have been contracted for this year’s services.

Effective January 1st, 2025, the State of California passed a new law which will ban all

 first-generation anticoagulants (chlorophacinone). Even though this product is a lower risk material for secondary poisoning than

the other SGARs previously banned, California is also phasing out Chlorophacinone out as of January 2025.

The product we will be switching to for the ground squirrels will be Zinc Phosphide. This material does not pose a risk for secondary poisoning as it works very quickly within the rodent’s digestive system and does not accumulate within the tissues as like other rodenticides (currently on the phase out list).

AgPest has begun to remove the Rozol bait (chlorophacinone) from the bait stations and begin with their new management approach starting with this month’s next scheduled maintenance date.

**Architectural:**

We have approved several solar installations and window upgrades. Thank you for putting in your ARC request forms! We need to verify the licensing and insurance of the contractors involved. I am happy to say that our community really shows pride in ownership. One ongoing problem is trash cans being stored in the common area or even by residents’ front doors. Our CC&R's prohibit this. This is unsightly and is also an insect and rodent concern.

Lastly with upcoming rains, please look at your house stucco for any maintenance

 Issues. Your cooperation is very appreciated.

**Maintenance:**

We had a busy summer/early fall swim season at our beautiful pool.  We had three successful parties this summer. Don’t forget next year to reserve your party at the pool. November 1 is the day we turn off gas to the pool, but the spa is still heated throughout the year at 103-104 degrees. Come April 1, we will then turn on the pool’s heater back on to 81degrees. Our solar water panels helped extremely well this year with our gas usage. From June 5 through October 5, they provided enough hot water to not use any gas to heat the pool. That is substantial savings for our gas bill. A hot summer helps also!

We continue to have normal wear and tear repairs. We will be repairing the men’s restroom door and one of the landscaping building doors. The bulletin board at the pool will be moved to a wall in the patio area. A big thanks to Holli for replacing our old aging pool clock with a classy one!

We had an aerobic water class at the pool this summer which was successful. The instructor told us that our pool is one of the cleanest of all her classes. Let’s continue to take good care of our pool, the spa, the furniture, and the bathrooms. Repairs and parts are very expensive!!

**Financial:**

Our CD was renewed at the end of October to a 3-month term at an interest rate of 3.44%, which was higher than the available longer-term rates, possibly due to expectations by banks of future interest rate reductions.

Thank you, Homeowners, for continuing to use ACH, sending checks, paying your assessment on time, monthly. Remember to contact Susan or Cata Ratiu, if you wish to begin using the ACH program.

If you have not signed up for ACH and would like to begin the process, you may contact

 Cata Ratiu at, woodridgepoatreasurer@gmail.com, and he will get you the necessary form. Or you may contact,

Susan Grant at susanpmchoa@gmail.com

Or Whitney Walker, whitney@pmchoa.com

(858 485-9811), and they will mail you the form you need. Then, complete

the form and return it to PMC with a **cancelled check**. The automatic payment usually begins after a one-month delay.

We suggest you give it a try if you are not already using ACH to pay your monthly assessment. And thanks again for paying on time! Your membership as a Woodridge property Owner is not taken for granted.

**PARKING: SINCE RULES WENT INTO AFFECT** Overnight parking is still a concern, and we will be reviewing and updating the Parking Rules and security services regarding violations.

 **If you are not familiar with community parking rules, please go to our website** **woodridgePOA.com** and under the documents you will find a copy.

 **Parking Permits need to be visible inside your vehicles for overnight parking in our community parking areas only,** **and NOT on our streets.**

**Guest parking permits.**

 **We still have some residents and/or guests parking overnight on our streets. This is not permitted under our Current Parking Rules and Regulations.**

**Vehicle license information** is still needed.

 This information is needed to identify vehicles that belong to our community and those that have been abandoned.

THANK YOU FOR YOUR COOPERATION

**E-MAILS AND NEWSLETTERS**

Geri Geis, a former board member, will continue to contact Woodridge homeowners **via email** with quarterly newsletters and other timely information **from the Woodridge Board**. If you change your email address, please let her know at **geri.geis@sbcglobal.net**. She will also be updating the **Woodridge Directory** and will send an **electronic copy in January 2025**. If you are new to Woodridge, she will be contacting you for permission to list you in the 2025 directory.

**2024-2025 Board Members**

**Glenn Kalscheuer, President and Landscape**

gkalsc@gmail.com 602-339-6575

**Patrick Poling, VP & Chair of Maintenance.** poling0997@gmail.com 623-224-7088

**Cata Ratiu, Treasurer and Maintenance**

406-282-0790 cata.ratiu@gmail.com

**Penny Thompson, Secretary and Landscape.** pbthompson@cox.net 858-444-6118

**Maura Perdue, chair of Architectural** mauraperdue@gmail.com 760-715-7445

Property Management – PMC: 858-485-9811

 Susan Grant, susanpmchoa@gmail.com

Whitney Walker, whitney@pmchoa.com

**After hours or in case of an Emergency,**

**call PMC (858-569-2832)**

**No Discrimination:** Our POA governing documents comply with Section 12956.1 (b)(1) of California Government code prohibiting discrimination. This should of course also apply to our personal behavior as we interact with our neighbors.