



WOODRIDGE ESCONDIDO

December 2019 Newsletter

Merry Christmas, Happy Hanukkah, and Happy New Year!

We hope the holidays are filled with joy for all of you,
thank you for being great neighbors!

This month the board will review the projects that were accomplished in 2019, the status of our finances and we'll update the IDM project status that will begin in January 2020. In addition to normal maintenance, the following items were done in this calendar year and funded by the Reserve account.

1. Replaced all street lights with new LED fixtures.
2. Relined Spa and updated to current ADA requirements.
3. Established new shut offs and upgrade piping in mechanical room.
4. Previously existing pool light in the spa was replaced with new LED light.
5. Installed new LED lights at community entrance illuminating Woodridge signs.
6. Replaced shut offs on sinks and stop faucet leak at pool restroom.
7. Repaired solar panel leaks in pool solar heating system.
8. Built storage room for Social committee storage.
9. Created space for the crews landscape equipment.
10. Installed a new storage shed for chair storage at pool.
11. Removed acacia in year 3 of plan, prepare and replant slopes.
12. Replaced irrigation pump on Sawgrass.
13. Repair and resurface Torrey Glen and Medina Glen
14. Slurry coating was applied to all streets.
15. Repairs to driveways/ front walks due to heaving from roots.
16. Acquired and installed 13 new irrigation controllers and bases.
17. Replaced 6 irrigation back flow systems.
18. Repaired to pool deck coating.
19. Repaired spa pump.
20. Replace two rusted light poles at pool.
21. Removed dead trees.
22. Engaged new landscape company, Heritage Landscape Services.
23. Engaged new tree trimming company, Atlas Tree Service.
24. Engaged legal services firm and put on retainer, Roseman Law.



Reserve Accounts

Reserves are to fund replacement of assets or other needs that are not normal maintenance and a portion of our monthly dues go to reserves each month. Best example is we spent approximately \$100,000 for the repair/resurface of Torrey Glen and Medina Glen in addition to the slurry coating of all our streets, all of which was all funded from reserves. If reserves are not adequately funded, we'd face special assessments similar to what happened when the streets were redone in 2014. Our reserve accounts are audited to ensure we are properly anticipating the future needs. The board is pleased to report our reserves are adequately funded as per our own projections and the outside audit. Of course the unexpected can happen, which is why we fund a "contingency" amount in the reserves.

At the end of November (adjusted for last payment on roads we made in early December), our current reserves balances are as follows:

Asphalt & Concrete,	\$23,265.00
POA Fences/Walls/Gates	\$ 8,648.00
Pool Solar	\$5,360.00
Pool & Spa Mechanical	\$19,483.00
Pool Furniture	\$4,229.00
Landscape	\$24,500.00
Irrigation	\$34,225.15
Electrical Systems	\$8,074.00
Exterior Maintenance	\$9,478.00
Mailboxes	\$3,939.00
Contingency	\$25,717.98
<u>Interest Allocated</u>	<u>\$526.07</u>
TOTAL RESERVES ALLOCATION	\$167,445.20



IDM (Ivy, Drip, Mulch) Update

The homes that will be addressed to kick off the IDM project will be those that were in the first phase of Woodridge's development in 1985, namely homes on National, Lower Sawgrass, Cypress Point and Winged Foot. This will begin in January 2020. Each homeowner will be contacted to meet and communicate with our Landscape team (Madalyn and Tami) as well as Heritage to review the plan for each individual home. The POA and Heritage will present to the homeowner the recommendations for improvements that will be paid by the POA from our reserve funds. This will include removal of ivy, overgrown and unsightly shrubs, replanting and irrigation upgrades. If an owner desires to opt out of the suggested program and keep things as they are, that is acceptable. If an owner wishes to make minor changes, that is also acceptable, so long as the total does not exceed budgeted amounts. If an owner wishes to upgrade beyond the budgeted upgrade, this is also acceptable with the caveat that it is done at the owner's expense for the difference in price and is contingent upon approval by the committee. Our purpose is to minimize water use and develop attractive upgraded landscape that is pleasing to the homeowner and enhances the neighborhood.





New Laws:



New laws affecting HOA's take effect in 2020 after passage of Senate Bill 323. The greatest single challenge of all HOA's is the law lengthens the election cycle by at least 60 days...essentially the election process will now take 90 days from call for nominations, to distribution of nominations/ slate, then voting, and our property manager can no longer be the election inspector/ judge. (One reason we retained legal counsel). Even the press reports that the changes brought about by SB 323 are bewildering and require changes that may even seem nonsensical. Our newly retained attorneys will help us navigate this. So, it is not too early to be thinking of volunteering to be a candidate for the Woodridge Escondido Property Owners Association Board of Directors. We will do a more formal solicitation for candidates early in 2020 so we are in compliance with the new law but would you be willing to serve?

Please think about it over during the next couple of months.

Architectural, Diane Palmer:

This is a lovely community where residents take pride in their neighborhood. We have noticed a number of homes have been painted and repaired this year. During the Christmas season several homes are decorated with lovely displays for all to enjoy.

Landscape, Tami Grief and Madalyn Cornell:

In addition to planning the new IDM project, you will notice that the neighborhood trees have recently been trimmed, giving our neighborhood a well manicured appearance. As always, we are always working to stay on top of landscape requests and concerns and appreciate the recent feedback. Please let us know if you find areas of concern in the landscape area so that we can keep our neighborhood beautiful. Happy holidays!

Maintenance, Gordy Gustafson:

Some of our common property in the POA will turn 35 years old in 2020 and we see the age showing on many fronts. As of now, we don't see any significant red flags in our equipment. We are successfully maintaining what we have on a consistent basis and replacing as needed. Our reserves are adequately funded as far as we can project.

Treasurer, Corky Barnett:

Our month to month ledger cash balances range from \$57,000 to \$80,000, reflecting stable funds for ongoing operations. Many of our homeowners are taking advantage of direct pay which is offered through PMC each month and some prepay our monthly assessment. Thanks to all who are timely in this responsibility to our POA and fellow homeowners. If interested in direct payment, please contact me or Susan.

Have a request or concern?

Please call or email
Susan Grant (858) 485-9811
susanm@pmchoa.com
After hours or in case of an Emergency,
call PMC: (858) 569-2832

Board Of Directors:

Gordy Gustafson, President and chair of Maintenance Committee
Madalyn Cornell, Vice President and co-chair of Landscape Committee
Diane Palmer, Secretary, and chair of Architectural Committee
Alan (Corky) Barnett, Treasurer
Tami Grief, Director at Large and co-chair of Landscape Committee