



WOODRIDGE ESCONDIDO

Newsletter

March 2021



Upcoming Road Work:

You may have noticed paint markings on Barbra Drive and the sidewalks. The Escondido City Council awarded the contract for the first phase of the 2021 Street Rehabilitation and Maintenance Project at this month's meeting. The first phase includes removal and replacement of damaged concrete improvements (curb and gutter, sidewalk, and cross gutters) and the trees causing the damage. Phase 2 of the project will be bid this summer, and will rehabilitate the pavement and re-stripe affected streets.

Tree removal is typically one of the first items of work to be completed. The tree stumps will be removed or ground to a depth of three feet below ground level. Once the project is finished the City will plant new trees that do not have aggressive and damaging root structure for each tree they remove along Barbara Drive.

We'll receive advanced notification of start date, which will be in the next month or so. The contractor will place "No Parking" signs a minimum of 72 hours prior to the start of work. Proper traffic control shall also be in place at all times. Those residents who walk using Barbara Drive please use extra caution during the construction.

The contractor will have fifty (50) working days to complete all contract work throughout the maintenance zone. Visit the City's project webpage to learn more about the project: City of Escondido's Street Maintenance Program - City of Escondido. The City will be providing periodic updates on the webpage throughout the project duration. Once the City work is complete, the Board has approved work to refresh the landscape to beautify our entrance to compliment the trees the city will plant.

Emergency Tree Work

Our POA was cited by the City of Escondido to better maintain the area to the east of Congressional for fire hazard protection. This resulted in a major expense to remove a mature pine that was the major issue the City noted, and to extend the weed control another 50'. This has been accomplished, along with trimming and thinning certain pines, and removing branches which cracked during the recent high winds.

Security Camera

The security camera at the Woodridge entrance has now been operational since early January. It snaps a picture of the license plate of all cars entering our community, and retains them for 30 days for use by the Police to hopefully help solve crimes.

Mailboxes

Over the next few weeks we will be replacing all of the mailboxes in Woodridge that have not previously been replaced. The old ones have deteriorated to the point that they can no longer be cleaned. We will end up with a uniform look throughout Woodridge.



Architecture

Spring has sprung and our new paint colors are popping up all over our neighborhood. Weather permitting, take a walk around the neighborhood and check them out. The color combinations look fantastic! If you'd like to look at the online colors, they are here:

https://www.dunnedwards.com/colors/archive/color-ark_pro/woodridge/approved-exterior-color-options.

Remember, if you're thinking of making changes to your home, be sure to submit an architectural request available below. <https://www.woodridge92026.com/documents>

Spring cleaning tips: With all of our rain, you may find it's time to clean out your gutters and drains. Also consider: Replace filters, Clean out dryer vents, Wash exterior windows, Test smoke alarms, Clean your grill and patio furniture and get ready to enjoy the outdoors again!

Maintenance

We have had numerous repairs and replacements in the first quarter, largest of which was the need to replace the furnace heater for the spa. We also replaced the pool lights, which were no longer working, with energy efficient LED's, and replaced the pool pressure regulator and shut off valve, which had failed. All of this work paid from our reserve accounts.

Also, if you see water running down the street please let us know. The last two reported were coming from a homeowner back yards, one a sprinkler system leak, and one a hose which was running. Water management is precious to our POA, and homeowners, and we rapidly research the cause of any excess water runoff. We encourage you to check the irrigation systems in your yard to be sure they are not leaking.

We have contracted with a new pool maintenance service, Island Breeze, who will begin on April 1, 2021.

Landscape

We continue to be involved with many of the same items noted in our November newsletter - trees trimmed, arroyos cleaned and general things like broken sprinklers, trimming issues, and slopes that need attention. Those things seem to be consistent issues every month. It's always our plan to resolve problems quickly but that doesn't always happen. It's interesting how every issue requires individual response & action.

Speaking of plans - this year's IDM project (Ivy- Drip- Mulch) has been pushed forward to an April/May time frame. Pine trees took precedence at our February Board meeting so we got 3 quick bids for specific tree trimming/removal starting the 4th of March. . Mother Nature decided a better time to do it was March 8th. We're still in the process of getting that work done.

For this year's IDM, Heritage Landscape Company rigs will be working on Doral Glen, Muirfield Glen and Upper Sawgrass Glen. We will advise those homeowners prior to Heritage's start date. Please watch for workers and equipment during that time.

If you have landscape issues, please get a message to Mardee & Jan/or to Susan at PMC. We're here to take calls/texts/emails any time. Enjoy the spring blossoms and sunshine!

Financial

Thanks to the vast majority of our homeowners who are paying their monthly dues on time... that keeps our cash flow sufficient to meet our operating expenses, and avoids a 10% late fee penalty for the homeowner. The board is willing to consider a one-time waiver of a late fee if the homeowner elects to sign up for automatic payment service offered by our POA.

Social Activities

We continue to monitor restrictions (COVID) on group gatherings and we hope to soon have our community gatherings at the pool again.

Other:

Do we have your email address? Updates of interest are sent periodically by email to keep you better informed. Please call PMC and provide a current email to receive these updates.

We are working to refresh and update our website www.woodridge92026.com. If you have ideas on content you'd like to see, let us know! Thanks to resident Sage Sarno who volunteers his time and skill to be our webmaster.

A resident reported a break in recently. They had left the garage door open; the perpetrator went in the garage, opened the car door and rifled the glove box and interior, taking some valuables. Snakes are not the only reason to keep your garaged door closed!

Monthly Board meetings are held at the pool, normally the fourth Thursday of each month at 10:00 AM. Agendas are posted at the pool normally three days ahead of the meeting. All residents are welcome to attend, and a resident forum to express any concerns (or compliments!) is at the start of each meeting. Board meeting times may change, and we plan to post that to our webpage as soon as that change is made, in addition to posting at the pool.

This year we will elect two board members at our annual meeting in July. If you have interest in serving your community in this capacity, please submit your name to PMC.

Have a request or concern?

Please call or email

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After hours or in case of an Emergency,
call PMC: (858) 569-2832

Board Of Directors:

Gordy Gustafson, President and chair of
Maintenance committee

Tami Grief, Vice President and chair of
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Jan Iller, Secretary, and co-chair of
Landscape Committee

Alan (Corky) Barnett, Treasurer
Mardee James, Director at Large and co-chair of
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