

Woodridge Escondido Property Owners Association

Newsletter

May 2023

Updates

Parking: During the past month there has been significant improvement in residents observing rules, thank you. If a violation occurs, the first notice is a courtesy letter, second is a violation letter, third is a hearing, and the Board may impose a fine after hearing. The fine is \$100, and for violations beyond, the fine increases \$50 per occurrence without hearings.

After many delays due to rains our curbs now are painted red to mark the fire lane (Signs have been at each end of street for years).

If you have not yet replied to the request to provide your vehicle license information, please do so by sending to PMC. This will aid the Board in identifying vehicles that belong here. And if you change vehicles, please keep your POA informed.

CC&R's and By Laws: Updated CC&R's and By Laws with changes required by current CA law will soon be sent to members for review. We will also schedule a meeting where your questions can be addressed by our attorney. Then, 2/3 of our members affirmative vote is required to ratify.

Election: Requests for nominations for the two Board of Directors seats whose terms end this year were mailed in April to all members and May 11, 2023 is the deadline for nominations. (This timeline is mandated by state law). A ballot with those who are willing to run and serve will be subsequently mailed, and the election results will be tabulated at our July 15, 2023 Annual Meeting at the pool. The two incumbent board members whose terms end this year are not running for reelection.

If the current times of Board meetings (fourth Tuesday of each month at 9 AM at pool) is an obstacle, the Board can change that. Current location and time were set by the Board to comply with Covid restrictions, meeting outside, and daylight, to enable physically meeting and to accommodate members who wanted to attend the open forum. In years past, meetings were at night and held in Board member homes. Please consider serving your community. If you need any information, contact any current board member or Susan at PMC.

Directory: Last month The Board advised the new directory is ready to go to print and the plan to distribute by email to those who have provided email addresses, and hard copy only to those who request it. Very few requests for hard copy have been received. If you want a hard copy, please advise Susan at PMC.

Neighborhood Alert: If you witness any unusual activity, please alert the Escondido Police, who have advised they will patrol our area more frequently as incidents are brought to their attention. Our license plate camera at the entrance to Woodridge has been upgraded providing greater picture clarity.

Architectural and Landscape Changes: Please review the Rules & REG'S Section 2, Article V.G - before planting or removing any plants or tree in your front yards. Any changes to this Common Area Maintenance or changes to the exterior of your home require approval by the Board. Why? To protect the POA from any damage contractors may cause, and to ensure compliance with rules. Forms are available online: woodridgepoa.com.

Reminders: We're seeing glass bottles in the garbage at the pool, please remember No Glass Allowed. Also wind down the umbrellas after using them and clean up. We're also finding poop piles on our sidewalks and streets, please clean up! And no dogs allowed at pool.

Reports

Landscape: Plants – As we get into the hot days of summer, we expect quick growth in all plants/shrubs and weeds due to the previous rains. Our workers will be overworked in efforts to take care of all these issues. Please be considerate as they work through all the items that they will be dealing with.

IDM - Heavy rain delayed our IDM on Medina Glen and Torrey Glen but the project is now finished. Take time to walk both streets and enjoy the fresh landscapes.

TREES - Our tree project is now finished, over 100 trees were pruned or removed. As an owner, let us know if any trees in the common area maintenance portion of your property require trimming. A text or email are the best ways to contact us.

Water –Water is the single highest expense item for our POA, budget is about \$10,000 per month. The Board welcomes any water saving ideas If you have an idea, let committee chairs, Jan and Penny, or Susan at PMC know!

Maintenance: The major maintenance needs for the year have been met, the reline of the pool is finished, the new solar heating panels for the pool are now operating, the curb at Doral Glen replaced. Our remaining item is repair to our drainage ditches and we are seeking bids for that.

Financial: With the welcome rains we have been saving on water bills. Please consider signing up for electronic payment of your monthly dues through your POA.

Woodridge Web Page: Our Web Page address is: www.woodridgepoa.com Calendar of board meetings, events, forms and other rules regs and documents are available there.

Information

WOODRIDGE ESCONDIDO WOMEN meet the first Friday of each month at 9:30 am at the pool. This is a great opportunity for new people in the community to make friends. Please contact Patty McCoy at (760) 781-3778 for more information.

Have a request or concern? Call or email a board member or PMC:

Gordy Gustafson, President and Chair of Maintenance Committee
(gordongustafson@gmail.com) 708-420-2323

Sandy Hamilton, Treasurer
(sandyhamilton04@gmail.com), 913-449-0732

Jan Iller, Secretary and co-chair Landscape Committee (jannrod@cox.net) 760-877-9752

Diane Palmer, Vice President and chair Architectural Committee
(dpalmer@dslextreme.com) 760-744-6187

Penny Thompson, Director at large and co-chair Landscape Committee (pbthompson1@cox.net) 858-444-6118.

Property Management- PMC: Susan Grant-
susanpmchoa@gmail.com; Aubree Bundy,
aubreepmchoa@gmail.com . 858-485-9811. 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 the California Government code prohibiting discrimination. This should of course also apply to our personal behavior as we interact with our neighbors. We all desire harmony in our community. Thank you.