

# Woodridge Escondido Property Owners Association

## Newsletter

### September 2021

#### Highlights:

**Annual Meeting Summary of Discussions** : We had a valuable input from about 50 attending residents at the annual meeting and received email or letter input from others who were unable to attend. Here are brief recaps.

**Election:** Gordy Gustafson and Diane Palmer were elected to a two year term, and we thanked Tami Greif for her years of service to our community as she steps down from the board.

**Pest Control:** Bait stations are in place for ground squirrel control, under a contract ending November.

**Welcoming Committee:** Co chair Marlene Beard requests a volunteer to co-chair this committee, and a volunteer to be a block captain on each of our streets.

**Overnight Parking:** “No Overnight Parking” rule was discussed and the majority of residents attending, and emails / letters received, show residents prefer no change to this rule. The “No Parking This Side of Street” rule was explained, i.e. Escondido Fire code does not allow for parking on both sides of street unless streets are 36’ wide...ours are 29’. This must be observed as Emergency vehicles need access in an emergency. All streets have signage at each end.

**No Parking Enforcement:** Discussion of towing service and violation notices. Appeal for all of us to just observe the rules and further enforcement will not be needed

**Pool Maintenance:** Pool will be closed last two weeks of October to allow our contractor to remove current deck coating and replace with a “Cool Deck” product.

**Year Round Heating of Pool:** Last year, given Covid- 19 closure of exercise facilities, we kept our pool heated all year. This was an unbudgeted expense. Some residents who use the pool frequently expressed willingness to personally pay extra to keep it heated again this winter. Please let the board know what you think...heated or not, and if heated, would you be willing to share the extra cost?

**Property Management:** Resident concerns and compliments were heard. Some corrective action is needed if we are to remain with PMC. Corrective action is in process with PMC, and we have other, albeit more expensive, bids from Property Management companies.

**Barbara Drive Repairs:** Sidewalks and tree replacement has largely been completed. The city has been contacted about the two remaining areas that need attention. It wouldn’t hurt if they heard from more residents on that. Call 760-839-4668 to ask them to complete the sidewalk project on both east and west side of Barbara Drive.

**Email address:** In order to save printing and postage costs, residents were asked to be sure we have a current email address. Please send your email address to [gordongustafson@gmail.com](mailto:gordongustafson@gmail.com). It costs our association about \$1.00 every time we print and mail a letter.

**Library:** Reminder that the “Take a Book, Leave a Book” Library is available, located at the pool across from restrooms. Large selection, and even some jig saw puzzles.

**Landscape:** We listened to both complaints and compliments as we discussed our current Landscape contractor and service. We had numerous suggestions on water conservation ideas which will be considered. The board reported that we have obtained bids from

other landscape maintenance companies. We will be reviewing the bids, interviewing the companies, and checking references. Our current contract expires November 1. The board will decide and let you know.

## Reports:

**Maintenance.** We had a busy year replacing everything from spa heater to installing a new salt chlorination system at the pool. We also painted the pool house, our entrance walls on Barbara Drive, the "Woodridge" sign at the entrance, and wall at top of Hilton Head. We did an upgrade of our restrooms at the pool, and thanks to Tami Greif for painting both restrooms. If you see anything that needs attention, please call or email Gordy Gustafson, Maintenance Chair

**Financial** . Please consider signing up for electronic payment of your monthly dues; about half of our residents take advantage of this. I'd be pleased to give you more information on how to get set up. Also, given water expense is such a significant portion of our budget; we are monitoring usage and charging rates closely. Corky Barnett- Treasurer

**Architecture** : I, Diane Palmer, am taking over the Architectural Committee from Tami Greif, who has done an excellent job. She and I will be meeting to review pending issues. We are both proud to be living in this beautiful community where pride of ownership is evident. Diane Palmer- Architectural Chair

**Landscape:** It was a busy time for landscaping this last year...Below is a description of what all went on:

IDM - 27 homes-3 Streets	\$30,755
UPGRADES - 2 new walls, 4 front yards	\$5,810
RLG BACK SLOPE – 14 homes	\$13,725
TREES – 88 trees, removed or trimmed	\$36,835
SPECIAL REQUESTS – 2 yard updates	\$7,285

All POA forms, calendar, Rules and regs and CC&R's are available on our webpage...www.woodridgepoa.com. Thanks to Sage Sarno who maintains this for us.

GENERAL REQUESTS – 131 documented \$11,413

**TOTAL LANDSCAPE EXPENSES** \$105,823

**2020-2021 LANDSCAPE BUDGET TOTAL** \$106,529

Mardee and I (Jan) became landscape chairs a year ago, and since then besides owner requests, we tried to focus on improving slopes and arroyos in an effort to enhance the general aesthetics of our neighborhood. We hope you will see an improvement in those areas. As landscape chairs, we met with many long time neighbors and new owners in Woodridge and we thank all of you for contacting us when you noticed a problem. Please continue to contact us rather than the workers or the landscape company. We keep lists of problems until they are resolved and we feel that this is the best bet for conclusion to your issues. Thanks for keeping in touch. Jan Iller and Mardee James, Landscape co-chairs.

**New Board and Contact Information.** Contact emails phones and duties of the new board:

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

Diane Palmer, Director at Large and chair Architectural Committee ([dpalmer@dlsextreme.com](mailto:dpalmer@dlsextreme.com)) 760-744-6187

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

Corky Barnett, Treasurer ([sabarnett2136@gmail.com](mailto:sabarnett2136@gmail.com)) 760-489-6543

Mardee James, Vice President and co-chair Landscape Committee ([mardeejames@cox.net](mailto:mardeejames@cox.net)) 760-741-2167

**Have a request or concern? Call or email a board member or PMC (Susan Grant)-858-485-9811 [susanm@pmchoa.com](mailto:susanm@pmchoa.com)**  
**After hours or in case of an Emergency, call PMC: (858) 569-2832**

**Board Meetings: Generally fourth Thursday of each month, at Pool. Check web for most current schedule, [www.woodridgepoa.com](http://www.woodridgepoa.com).**