



WOODRIDGE ESCONDIDO

Newsletter

July 2022



Election Results:

At the annual meeting on July 16 Jan Iller was reelected to serve on the Board for another 2-year term, Sandy Hamilton and Penny Thompson were also elected for two-year terms. Subsequent to that meeting the new Board met, and Gordy Gustafson was elected President, Diane Palmer Vice President, Jan Iller, Secretary, Sandy Hamilton, Treasurer, and Penny Thompson Director at Large. Committee chairs were also named. Jan and Penny will co-chair Landscape committee, Diane will again serve as chair of the Architecture Committee, and Gordy as chair of Maintenance.

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 contractors and neighbors.

Pest Control:

Bait stations contract continues to control pests. They will stay in place until we see the critters are no longer undermining our landscape.

Discussions At Annual Meeting:

- Thank to Mardee James for her service on the Board, and memory of Corky Barnett whose service and presence is missed.
- A request to see approved plants for the IDM project was made, this has now been posted to our web page.
- We received a report from Rachel Hawkins, the chair of the newly established Parking Committee. See more in this newsletter.
- Due to a foreclosure on the property, we may not be able to collect \$8500 of dues owed the POA.
- Signage identifying that our community is under 24-hour surveillance was added near the entrance to Woodridge
- Increased costs and the impact on our 2022-2023 assessments was presented. At the subsequent Board meeting, approval of increasing our dues to \$300 per unit per month was approved, effective September 1, 2022. Formal notice of this action will be sent to all owners before end of July as required.

Email Address:

In order to save printing and postage costs, residents are asked to send your email address to Gordy Gustafson. It costs our association about \$1.00 every time we print and mail a letter.

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.



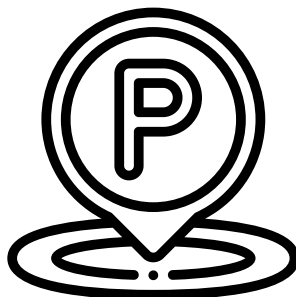
Parking:

In May, after the feedback from members on the proposed parking rule changes, the Board decided to implement temporary rule changes to the November 1, 2020 rules (found on our web page, www.woodridgepoa.com) to address the concerns we heard. The Board also proposed a parking committee be established to evaluate the effectiveness of these temporary changes, to evaluate the overall effectiveness of the current rules in meeting community needs, and to provide insight on rules compliance and recommendations on rules enforcement.

The temporary rules changes saw a parking permit issued, one to each of our 136 homes, to be displayed by the Woodridge resident or their guest to park overnight in our common area lots, elimination of the handicap only area in all common area lots except the top of Hilton Head Glen and at the pool to add to parking capacity, the elimination of “Guest only” spaces, the suspension of the fees previously charged for parking permits for overnight parking in the common area lots, and allowing overnight parking on the south side of St. Anne Glen (which has no homes).

The Board thanks the volunteers who agreed to serve on this committee, and this committee has developed a survey which we ask all owners (voting members) and tenants (opinion only) to complete to provide data which can be analyzed. You will be sent an email with this survey, it also will be found on the webpage, and if you need hard copy, that can be obtained by contacting our property manager, PMC, at susanpmchoa@gmail.com. We seek input from all owners and tenants, and thank you for your cooperation.

The Committee will analyze survey results and provide the Board with their report and recommendations, the Board will consider, and if any changes are to be made permanent, those changes will be communicated to our members, and again, by law, a comment period will follow. The Committee approach worked very well in resolving a former “sticky wicket” of approved house paint colors and the Board hopes the approach will be successful in helping to resolve our parking issues.



Committee Reports

Architecture:

Thank you all for the pride you take in your homes...it is apparent by the work that has been done this spring and early summer. Please remember house and trim color choices are on display at the pool and on our webpage.

Maintenance:

We have scheduled the reline of the pool for November, after the end of the normal swimming season. We are evaluating bids for the sealcoating of our streets which is recommended every 3-5 years.

Landscape:

First of all, let's welcome Penny Thompson to our Landscape committee. Thank you, Penny, for offering to be part of this ongoing ever-changing process. And thank you Mardee for your past service!

We are currently in a very dry season as evidenced by our green lawns showing as much brown as green. We try to keep lawns and plants alive while dealing with higher water costs, and observing mandated watering restrictions imposed by the state and county. We continually work with our landscapers to find an acceptable solution. At the moment we're not being completely successful in that regard.

For this year's IDM we have listed the plant pallet on our website – woodridgepoa.com. Our IDM will be on Medina Glen and Torrey Glen later this year. If you have a preference for new plants in your front yard, take a look at the choices provided on the pallet online.

Our annual tree service is being scheduled for the late October/November timeframe. Please let us know if you as an owner have any requests or questions...texts and emails are the safest way to ensure correct outcomes.

Just a reminder - Wildfire Risk – We all live in a wildfire hazard severity zone as rated by the State of California. You can help reduce the risk by keeping your gutters free of leaves and dry plant material.

If you have landscape issues, please contact Jan or Penny, or PMC. Homeowners are not to engage landscape crew with issues or concerns, our committee is recording and managing all matters needing attention, we can't fix what we don't know... we'll make things right as quickly as possible.

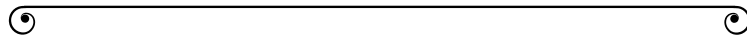
Financial:

Please consider signing up for electronic payment of your monthly dues; about half of our residents take advantage of this. Also, notify your financial institution if using auto pay.

Social Activites:

Happy hour open to all residents will be held at the pool on Saturday, August 20.\$5 charge and a variety of beverages are provided. Also block party on RLG on September 10, check out the website.

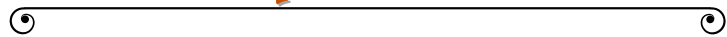
Board Of Directors:



Contact emails phones and duties of the board:

- 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@dslexreme.com / 760-744-6187
- Penny Thompson-Director at large and co-chair Landscape Committee
 - pbthompson1@cox.net / 858-444-6118.

Have a request or concern?



Please call or email Property Management-PMC:

Susan Grant- (858) 485-9811

susanpmchoa@gmail.com

Elise Grant-elisepmchoa@gmail.com

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

BOARD MEETINGS:

The next Board meetings are Monday, August 22nd and Thursday, September 29.

Tuesday, October 25th will begin the start of future Board meetings and continue on the 4th Tuesday of every month.

