

# Woodridge Escondido Property Owners Association

## Newsletter

### September 2022

## Updates

**Parking:** Almost 100 residents completed the parking survey. Thanks to the parking committee for developing it, and those who took the time to complete it. The summary of responses is shown in this newsletter. The Board is reviewing each individual comment and will soon send to all residents the conclusions reached.

**Pest Control:** The Board was not satisfied with the effectiveness of our pest control contractor, thus are evaluating new bids to deal with control of our ground squirrel and gopher problem which is undermining our landscape. We request if you see any gophers or ground squirrels in the common maintenance areas that you notify Jan or Penny on the Landscape Committee. This will enable us to target control measures.

**CC&R's and By Laws:** Our CC&R's have not been updated since 1999, and our By Laws are still the original ones. Law changes now require that we update them and the Board has engaged our attorney to prepare new compliant documents. Once updated, we will require 2/3 of our members to ratify.

## Reports

**Maintenance:** Road repairs/ sealcoating project has begun with patching now complete.

Crack filling and sealcoat will be done in October. Some road closure will be required, all affected residents will be notified. The reline of the pool is on schedule for November. New spa filter and rebuild of the jets has been completed.

**Financial:** Please remember to notify your bank of the September 1 dues increase if you pay your dues thru your bank with auto pay

If you use the POA's auto pay service no action is needed. If not, please consider signing up for electronic payment of your monthly dues.

**Architecture:** Many improvements have been completed this year - 9 houses have been painted, 6 have installed solar, 3 have installed energy efficient windows & doors, plus many smaller projects have been completed to enhance the beauty of the neighborhood

**Landscape:** Plants - We have thankfully gotten through the hot days of summer and in October we can start making plant replacements that have been on hold due to the current hot dry conditions in our community.

IDM - Our landscape committee will work with Heritage Landscape to determine the IDM (Ivy Drip Mulch) program for Medina Glen and Torrey Glen. Owners on those streets can contact us with questions and concerns, and don't forget to review the plant choices provided on the online pallet.

Water - We are in our 4<sup>th</sup> year of the 5-year IDM program to upgrade and update our ground coverage and reduce water usage in future years. We welcome owner input regarding future water savings.

Trees - In October we will get bids for tree work within the community and the outer perimeter. Actual tree work will likely begin in November/December.

Please do not engage the workers with requests or concerns, your efforts could end in poor results due to miscommunication, a lack of follow-up and work getting done incorrectly or not at all. We keep track of requests and complaints that come in and if we don't hear from you we don't know you're having a problem and any outcome may not result in a successful conclusion.

**Woodridge Web Page: Our Web Page address is: [www.woodridgepoa.com](http://www.woodridgepoa.com) Calendar of board meetings, events, forms and other rules regs and documents are available there.**

## Social

Thanks to those who worked to make the Woodridge Block Party on Royal Lytham a fun time for all. The showing of recent movie "Top Gun, Maverick" was a great finish to a fun day.

Next up, the Woodridge Halloween Light Display, which includes Community Gathering, Lighting Display, BBQ, Fire Pit & Smores, from 6 pm to 9 pm at the south end of Royal Lytham Glen.

WOODRIDGE ESCONDIDO WOMEN are still meeting on 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.

## Information

Next Board Meeting: Friday, October 21 at 9 AM at the pool.

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

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

Sandy Hamilton, Treasurer  
([sandyhamilton04@gmail.com](mailto:sandyhamilton04@gmail.com)), 913-449-0732

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

Diane Palmer, Vice President and chair Architectural Committee  
([dpalmer@dslextreame.com](mailto:dpalmer@dslextreame.com)) 760-744-6187

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

**Property Management- PMC:** Susan Grant-  
[susanpmchoa@gmail.com](mailto:susanpmchoa@gmail.com); Elise Grant  
[elisepmchoa@gmail.com](mailto:elisepmchoa@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.

<b>Woodridge Escondido Property Owners Association</b>			
<b>Parking Survey Results, Summer 2022</b>			
Street	Total Houses on Street	Survey Responses	Response percent
Congressional Glen	11	8	72.7%
Cypress Point Glen	10	10	100.0%
Doral Glen	10	8	80.0%
Hilton Head Glen	19	13	68.4%
Medina Glen	9	6	66.7%
Muirfield Glen	9	4	44.4%
National Glen	5	5	100.0%
Royal Lytham Glen	29	20	69.0%
Sawgrass Glen (lower)	7	6	85.7%
Sawgrass Glen (upper)	7	4	57.1%
Torrey Glen	16	11	68.8%
Winged Foot Glen	4	2	50.0%
	136	97	71.3%
<b>QUESTIONS</b>			
2. Identify if you are the property:	Owner: 93	Tenant: 4	
		<b><u>ANSWER "YES"</u></b>	<b><u>ANSWER "NO"</u></b>
2a. Do you currently reside at the property?		95	2
3. How many cars does your household have?	One: 45	Two: 37	Three or more: 7
4. Where do you park during the day? (Check all that apply)	Garage: 46	Garage Plus other: 40	Other only: 6
5. Where do you park overnight? (Check all that apply)	Garage: 56	Garage plus other: 12	Other only: 7
6. What hours do you consider overnight parking?		START 4 PM:2, 5pm:1, 6PM:2, 7pm:7, 8PM:5, 9PM:10, 10PM:35, 11PM:11, 12:PM:8	End 4AM:1, 5AM:3, 6 AM:29, 7AM:33, 8AM:10, 9AM:5, 10 AM:3
7. Do you believe there are parking problems within our Community?		65	25
7a. If you answered YES, please rate the extent of parking problems within our Community: (One = low, Five=severe)	One: 9, Two: 7	Three:22, Four:15,	Five:9
8. Is your household knowledgeable of the current Woodridge Parking Rules and Regulations?		75	18
9. (Tenants Only) Did your property owner or rental company provide you with a copy of the Woodridge Rules & Regulations?		3	
10. Is your household knowledgeable of the new (May 2022) parking pilot accommodations and trial areas in the Community?		64	5
12. Has removing the restrictions that were imposed on the Common Area Parking Lots made it easier to park?		45	14

13. Do you think the changes to the Common Area Parking Lots should become permanent?		65	17
14. Has your household received a Woodridge Parking Permit?		81	12
15. Do you understand where/when to use the Parking Permit?		57	10
16. Do you think use of Parking Permits should become a permanent part of the parking rules and regulations?		59	13
17. Do you favor curbside overnight parking on streets that allow curbside daytime parking within the Community?		45	47
18. Are you aware there are four spaces on St. Anne's southwest side that residents can now park with your permit?		56	18
19. Do you support having select spaces on St. Anne's to park during the daytime?		63	18
19a. Do you support having select spaces on St. Anne's to park overnight?		48	31
20. Do you feel safe parking in the designated areas of our Community? (For example, common area lots, Barbara Drive, St. Annes, Barbara Drive extension)		59	28
21. Indicate on the scale 1-5, how safe you/others in your household feel parking on Barbara Drive: (UNSAFE=1, SAFE=5)	one: 14, Two:11	Three: 32, Four: 18	Five: 14
22. Would you be in favor of creating a limited number of marked spaces on selected streets (such as Sawgrass Glen), for overnight use only?		45	40
23. Do you support creating separate parking rules for guests?		30	56
24. How often do you have overnight guests?	Rarely-53	Occasionally-40	Often-3
25. Do you think parking rules are consistently enforced throughout the Community?		30	52
26. What level of enforcement of parking violations should be applied in our Community? (Select one)	Easy: 31	Moderate: 32	Severe: 16
27. Who should be issuing parking violations in our Community?: (Check all that apply)	Anyone who see it: 4, No one: 1	Trained: Board: 28, Committee: 49, Volunteers: 25	Outside vendor:11, Outside volunteer: 1
28. How satisfied are you with HOA/Community communications to residents regarding rule/policy changes or updates?	Satisfied:48	Neutral: 36	Dissatisfied; 9
29. What form(s) of communications do you prefer to receive Community updates/information? (Check all that apply)	Email: 85, Mailbox flyer: 38	Post/ snail mail: 18,	Phone/ text: 18, Website: 22