

Woodridge Escondido Property Owners Association Newsletter Spring 2025

Woodridge Web Page:

Our Web page address is:

www.woodridgepoa.com.

Social Committee Calendar:

COMING IN 2025

April 5th Morning Mimosa Brunch

10:00 am to 12:00 pm at the Pool.

For up-to-date information keep checking the **WoodridgePOA.com** website.

If interested in helping, please contact the Woodridge Social Committee Member, or Gina McCollough 760-580-4411.

Pool Aerobics are planned again for this spring and summer.

Renee Meist is ready to begin water aerobics on Tuesday, April 8, 2025, at 4:00 PM, at Woodridge Pool. Participants who are able to commit to all Tuesdays in a month will pay \$20 per month in advance. Or the cost will be \$7.00 per class. If you are interested, please contact Geri Geis at geri.geis@sbcglobal.net.

Rousseau 8th Annual giant yard sale.

Scheduled for April 26th, 2025.

Residents interested can contact ECCYARDSALE.com or 760-3909820

LANDSCAPE

We had eighty-four trees that needed our attention throughout the community.

Atlas Environment Services concentrated on trees in the arroyos and green spaces. These have been "thinned and a few branches and trees removed." This allows us to keep our trees but make them less prone to damaging property.

Construction was completed 3/3/2025 on additional wall enforcement at corner of Baltusrol and Hilton Head Glen with replacement of vegetation and improved drainage for the hillside.

Fire & Vegetation Management

We invited Zach McQuead from the City of Escondido Fire Inspection / Fire Investigation to walk and discuss our community's Fire Hazard reduction and Vegetation clearance standards. Per Mr. McQuead, "I did not see any violations through the neighborhood that would constitute any enforcement. If you wished to clear more vegetation along the roads and hillsides surrounding the rain drainages, you could certainly do so. Maintaining the mature trees (ideally if they are 12ft or taller, we deem them mature) to have their branches/limbs trimmed up to at least 6ft off the ground. As well as maintaining the areas where any dead vegetation is.

The area was well maintained already but anything further would be discretionary to your choice to do so." The Woodridge community is continuing to work with Heritage Landscape to maintain our community's safety from Fire danger.

Pest Control Services:

AgPest Pest control services have been contracted for this year's services.

Effective January 1st, 2025, the State of California passed a new law which banned all first-generation anticoagulants (chlorophacinone).

The product that has been switched to ground squirrels will be Zinc Phosphide. This material does not pose a risk for secondary poisoning as it works very quickly within the rodent's digestive system and does not accumulate within the tissues like other rodenticides.

AgPest has removed the Rozol bait (chlorophacinone) from the bait stations and will continue to monitor any Squirrel and Gopher issues.

Architectural:

Thank you for putting in your ARC request forms! We need to verify the licensing and insurance of the contractors involved. We have had a few Walls and Gates repaired throughout the community. Lastly with upcoming rains, please look at your house Drains and Gutters, stucco walls for any maintenance Issues required. Your cooperation is very appreciated.

We are happy to say that our community really shows pride in ownership.

Maintenance:

Do not forget this year to reserve your party at the pool.

April 1st is the day we turn on the heater at the pool, the temperature is set at 81 degrees, and the spa is still heated throughout the year at 103-104 degrees.

We continue to have normal wear and tear repairs.

Let us continue to take good care of our pool, the spa, the furniture, and the bathrooms. Repairs and parts are very expensive!! **We have had six incidents of vandalism during the summer of 2024 and into 2025.**

Cameras are an option, and the Board is looking into costs and monitoring options.

Financial:

Our CD will be renewed at the end of March 2025 to a term at the best interest rate.

Thank you, Homeowners, for continuing to use ACH, sending checks, paying your assessment on time, monthly. Remember to

contact Susan or Cata Ratiu if you wish to begin using the ACH program.

If you have not signed up for ACH and would like to begin the process, you may contact.

Cata Ratiu at,

woodridgepoatreasurer@gmail.com, and he

will get you the necessary form. Or you may contact,

Susan Grant at susanpmchoa@gmail.com

Or Whitney Walker, whitney@pmchoa.com

(858 485-9811), and they will mail you the form you need. Then, complete

the form and return it to PMC with a **cancelled check**. The automatic payment usually begins after a one-month delay.

Thanks again for paying on time! Your membership as a Woodridge property Owner is not taken for granted.

PARKING: SINCE RULES WENT INTO AFFECT

Overnight parking is still a concern, and we will be reviewing and updating the Parking Rules and security services regarding violations. This discussion will include Towing of vehicles after 2 warnings.

If you are not familiar with community parking rules, please go to our website woodridgePOA.com and under the documents you will find a copy. Parking Permits need to be visible inside your vehicles for overnight parking in our community parking areas only, and NOT on our streets.

Guest parking permits.

We still have some residents and/or guests parking overnight on our streets. This is not permitted under our Current Parking Rules and Regulations.

Vehicle license information is still needed.

This information is needed to identify vehicles that belong to our community and those that have been abandoned.

THANK YOU FOR YOUR COOPERATION

E-MAILS AND NEWSLETTERS

Geri Geis, a former board member, will continue to contact Woodridge homeowners **via email** with a copy of the quarterly newsletters and other timely information **from the Woodridge Board**. If you change your email address, please let her know at geri.geis@sbcglobal.net.

If you have an issue that needs attention, and to avoid delays. Please e-mail Susan Grant or Whitney Walker at PMC.

Susan Grant, susanpmchoa@gmail.com
Whitney Walker, whitney@pmchoa.com

2024-2025 Board Members

Glenn Kalscheuer, President and Landscape
gkalsc@gmail.com 602-339-6575

Patrick Poling, VP & Chair of Maintenance.
poling0997@gmail.com 623-224-7088

Cata Ratiu, Treasurer and Maintenance
Woodridgepoatreasurer@gmail.com
406-282-0790

Penny Thompson, Secretary and Landscape.
pbthompson@cox.net 858-444-6118

Maura Perdue, chair of Architectural
mauraperdue@gmail.com 760-715-7445

Property Management – PMC: 858-485-9811

Susan Grant, susanpmchoa@gmail.com
Whitney Walker, whitney@pmchoa.com

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

The Community would like to Thank two of our vendors for their hard work this past summer and winter.

Heritage landscape crew for keeping our community well maintained and their quick responses to any emergencies that arise with irrigation and vegetation management.

Atlas Tree service (now known as Savatree) for thinning our trees and removing tree limbs.

Our Arroyo's look great!

We are reviewing recommendations for further tree removals due to crowding and future potential hazards.

No Discrimination: Our POA governing documents comply with Section 12956.1 (b)(1) of California Government code prohibiting discrimination. This should of course also apply to our personal behavior as we interact with our neighbors.