

**Woodridge Escondido Property Owners Association
Newsletter August 2024
Annual Meeting and Board Elections Results**

POOL REMINDERS

Let's be considerate and follow our pool rules.

Clean up after using pool furniture and Bar-B-Ques. No Glass containers ever are allowed in the Pool area.

PLEASE Don't overload the Trash and Recycle cans! Take your trash home if you see this happening.

Parents, PLEASE instruct your children while in a community pool they are NOT to throw ROCKS either into the pool or spa or at the glass Solar panels!

POOL Reservations need to be in writing to PMC with copy to board members at least ONE WEEK Prior to reservation date. We will POST the Pool Party Reservation at the two gates for residents to be aware. This will decrease the chance of multiple large parties on the same date and times.

**POOL Water Exercise Aerobics
Instructional aerobics every Tuesday @ 4:00 pm**

POOL KEYS. If you are missing or lost your pool key, please contact a board member right away and we will send out an e-mail blast asking to see if anyone has found it.

The replacement cost is \$100.00, and we would like to avoid this cost so are asking for the community's help.

Vehicle license information is still needed
This information is needed to identify vehicles that belong to our community AND THOSE THAT HAVE BEEN ABANDONED.

Current and New Vendor contracts are under review and consideration for renewal or Vendor changes NEW Contracts will start 9/1/2024

LANDSCAPE

All outlying areas are considered common maintenance areas and any owner who plants behind their back yard runs the risk of having their plantings removed or changed. ANYTHING behind an owner's wall or fence is Common Area and is maintained by the association.

The CCR's are very clear about common area maintenance guidelines... Residents do not have the privilege to plant in those areas. Fire safety is the main reason the slopes and arroyos are cleared out periodically.

Every year Atlas Environment Services advises us of the types of trees that need trimming. This service is done in the FALL when the weather cools off. We have a proposal from other Tree Service's and they are currently under review.

- We hope that the trees in the arroyos and green spaces will be "thinned." This allows us to keep our trees but make them less prone to damage

Accurate Pest Control contract for 2024-2025 is under review.

We are experiencing increased gopher and squirrel activity.

If you see fresh dirt mounds or holes in your yard or on the slopes, please don't hesitate to notify a board member.

Architectural:

- We still have some requests for architectural repairs, which are still outstanding.
- If you receive a letter from PMC, please response if these issues still need to be addressed or have been taken care of.

Thank you for your attention to this matter.

Maintenance:

Pool Service schedules to be posted at the two notice boards at the pool. Please observe the service schedule for cleaning and allow the Technician time to complete these scheduled tasks.

These dates will also be viewable on the website calendar page as soon as we get confirmation of dates and times

Financial:

Since First Republic has been acquired by JPMorgan Chase, our CD account has been transferred to the acquiring bank. Members of the board met with a Chase representative to transfer the CD account and open a checking account and establish check signing privileges.

Alert: Our Homeowners monthly dues have been increased to \$310.00 per month starting SEPTEMBER 1st, 2024.

This increase is to cover our increased Vendor contracts, Legal expenses for the completion of the CC&R's and governing documents, Electrical, Water utilities increases and to cover emergency Fire and weed abatement expenditures

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 @ cata.ratiu@gmail.com, and he will get you the necessary form. Or you may contact Susan Grant at PMC (858 485-9811), and she 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.

We suggest you give it a try if you are not already using ACH to pay your monthly assessment. And thanks again for paying on time! Your membership as a Woodridge Property Owner is not taken for granted.

PARKING: SINCE RULES WENT INTO

AFFECT Since the Parking Rules have been established, we've experienced fewer complaints about daytime parking. Overnight parking is still a concern, and we will be reviewing the Parking Rules and security services regarding violations.

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.

**THANK YOU FOR YOUR COOPERATION
E-MAILS AND NEWSLETTERS**

Geri Geis, former board member, has volunteered to continue to contact Woodridge homeowners **via email** with 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. She will also be updating the **Woodridge Directory** and will send an **electronic copy in January 2025**. If you are new to Woodridge, she will be contacting you for permission to list you in the 2025 directory.

Woodridge Web Page

Our Web page address is:

www.woodridgepoa.com.

Social Committee Calendar:

Please check the POA Website Calendar for New upcoming events. These events will also be posted at the pool entrances.

Calendar of board meetings, events, Scheduled POOL Services and forms and other rules and regulations and documents will be available there.

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

cata.ratiu@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)**

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.