

October 5th, 2019

Greetings Woodridge Property Owners,

If you're like me, this time of the year is one of my favorites. Cool nights and pleasant days are true rewards for living in the mountains!

Attached please find our Third Quarter Committee Reports. If you have additional questions or concerns please don't hesitate to contact the Chair Person for the applicable committee.

Fire/Emergency Communications Project

We have radio and procedure testing of all of our radios on the 15th of every December, March, June and September. With our testing on September 15th it was very assuring to hear some of our senior residents participate in the testing. I keep thinking of last February and if that snow storm ever repeats itself, these folks will have a means to reach out and seek help if necessary. All necessary information is on our website; www.woodridgepoa.org. If you still aren't on board, contact us and we will get you up to speed. If you have questions or problems with your radio please contact Dean Davis at 474-5733 or 707-239-0080 cell.

We owe great deal of gratitude to Bev and Dean for the administration over this program. Thanks to Don Moor as well for volunteering to be our Area Lead.

New Board Members needed for next year

I cannot emphasize enough importance on finding quality board members for next year. Dean and I will be leaving. The board and committee chairs are operating like they should be. I hope we can preserve this quality and competence for next year. Please contact me if you would like to serve or you know someone that has board and or business experience that might be interested in serving their neighbors.

Happy Fall and Happy Holidays!

Warm regards,

Denny Diestler

President

Third Quarter WPOA Committee Reports 10-5-19

Design Sub-Committee-Ron Schmidt, Chair

We have arrived with a settlement agreement with one of our homeowners Re: Fence violations.

Water Company Administration-Nick Gorshen. Chair

Water Quality reports from FGL for the 3rd quarter, show that the past 3 months on all 3 sites that are tested report NR (non recordable).

Lake Oversight-Dean Davis, Chair

The organic enzyme and dye packets that were used last year were applied this season. A diver will cost \$1500, plus an hourly rate. Mid October, the diver will be available to assess our valve repair issue. Again, lowering the lake's water level to remedy the valve issue is a high probability. With the aforementioned, it was decided by the POA Board to not spend the \$8000 plus to purchase the required amount of Sonar-Q to treat the aquatic growth this season. Valve repair costs are an unknown at this point.

Some good news: We were just advised that the \$2300 state permit fees we paid for the Sonar-Q this year (that we did not use) will be reimbursed by the state. This will certainly help with deficit that we are looking at for this committee.

Legal-Denny Diestler, Chair

We have asked our legal counsel to help us with a ruling from State Comp. The ruling demands that any officer of Woodridge POA (any non-profit corporation 501c3 in California) that receives any compensation via payroll, shall pay insurance based on no less, than individual income of \$52,000. We currently pay nominal compensation to our secretary, treasurer/bookkeeper and our water master. The state is wanting us to pay workers comp insurance based on a total payroll of \$156,000, compared to what we have been paying (based on less than \$10,000 total payroll for all three of our employees). This added law by the state of California could cost us an additional \$2-3000 per year in workers comp expense. We are strategizing with our attorney on how to best minimize our exposure without reducing anyone's compensation.

We have also turned over a past due account from one of our property owners that continues to be in arrears more than two years. We have exhausted all reasonable efforts ourselves.

Website-Martha Wilkerson Chair

The Web Site Committee took pictures of the neighborhood, businesses, event center and Cal Fire recently and then posted them onto our web site.

We are working on some new ideas to be posted to the Web Site in the near future.

Note: Thanks to Graham Posner for helping to keep our website up to date and current. One of our web feature benefits is current pricing from our Woodridge group discount propane providers. Last week our per gallon price from Suburban was \$1.76 per gallon!

www.woodridgepoa.org Stay in Touch!

Accounting-Bookkeeping-Chair Denny Diestler

Marianne Ferro continues to do an excellent job as our new bookkeeper. She has found a bank resource for our savings to dramatically increase our interest return for our reserves. We will also be sending her to Quick Books school when time permits.