

January 5, 2020

Happy New Year Woodridge Neighbors!

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

As a reminder for your calendar, we will have our annual meeting at the firehouse on Saturday, March 7th at 10AM. Our agenda will be sent out by the first week in February. If you have any agenda items you would like us to consider please forward via mail; PO Box 8, or email through our website at www.woodridgepoa.org

Some of the items we are considering are:

- Mission Statement for our Board**
- Property Management Company**
- Defensible Space CC&R to mirror newly passed law**
- Lake road repair**

We will not recognize non-agenda items. If you have issues you believe are important for Woodridge please submit to the board by Feb 1st. New business items must also be approved by the board.

Recently we initiated the "call tree" to warn residents to boil the water until we could give the all clear after the water line break. For several reasons this process did not perform adequately. For future incidents please consult our website. Our own Graham Posner and Martha Wilkerson have done a great job of keeping all information current. If you are unable to get on online feel free to call me or any board member. We will continue to initiate the call tree as well when needed.

Sincerely, Denny Diestler

Water Company Committee-Nick Gorshen

The monthly water tests performed by FGL test lab, on all 3 sites, were non recordable.

Water main break: On November 14, 2019, Cupertino Electric, a contractor for PGE, punched a hole through a 6" water main on Wilson Hill Road. The pipe was repaired by Rawhide Plumbing, and the dirt was replaced by Terrace Sutter. Ernie Goff from CR Water took water samples to Basic Labs for testing. All tests were clear, and the water was turned back on.

On December 24, 2019 the Overflow relief valve on the hydro pumps was leaking, which I replaced and fixed without any problems.

Lake Committee-Dean Davis

This past October we were able to repair the emergency drain valve. The primary scuba diver was able to dive down to the emergency drain gate valve while the standby diver stayed topside. The valve is at a depth of 16 feet, and sits approximately 35 yards from the valve actuation wheel that is mounted on the top of the dam. The valve had not been exercised for about 4 years which is why it was rusted and silted shut. The diver made 3 dives and worked a little over an hour and was able to free the valve! I cycled the valve several times and it is now working as designed! This valve will be cycled every quarter.

I contacted the State Board of Water Quality last February requesting the POA be refunded the herbicide permit fee that we did not use last season pending the valve repair. The refund finally came through in October. We are now renewing our permit for herbicide use for this season and this permit will cost approximately \$2500. The anticipated cost for the permit approved herbicide, Sonar-Q, will be approximately \$6,000. Additionally, the bio-enzyme and dye packets that help with aquatic growth control will cost approximately \$2000.

Recently, we had a person or persons tamper with the emergency drain valve. They opened the valve a very small amount, it was flowing water for an undetermined length of time. The safety chain and lock prevented the valve from being opened up completely. Thanks to one of our homeowners who noticed water flowing from the drain valve pipe, the situation was remedied.

Website Committee-Martha Wilkerson

During the 4th Quarter of 2019, the Web Site Committee continued to post the price comparison of propane costs per gallon.

We also posted the passing of two very well known present and former homeowners. Harry Preston and Jim Mundell who worked long and hard for the association for years. These two men will be greatly missed. Please look at our Web Site for homeowner information and view the recent photos of our beautiful area. www.woodridgepoa.org

Design Sub-Committee-Ron Schmidt, Chair

No significant information to report

Legal-Denny Diestler, Chair

No significant information to report

Accounting-Bookkeeping-Chair Denny Diestler

No significant information to report