

April 8, 2020

First Quarter Committee Report

Greetings Woodridge Hermits!

We pray that you are all coping with these Covid19 restrictions. The one blessing we have is that if we have to live with these conditions, it's hard to imagine a better prison.

If you find you are experiencing something we can help with please feel free to contact our new Advocacy Committee. Through the leadership of Scott Hansen as Chair and his committee members, we stand ready to help with almost any problem you may be dealing with. (see description below)

Highlights of Annual Board meeting March 7, 2020

-Full Minutes are posted on our website : <http://www.woodridgepoa.org/>

-A new Mission Statement from the Board was presented to the Property Owners:

“Within the parameters of our bylaws and CC&R’s, to be frugal as possible, and at the same time maintain the integrity of our lake, water company and subdivision infrastructure. To always strive to maintain the safety, value comfort and protection for all Woodridge Property Owners. Lastly, to continue to make Woodridge a wonderful place to live.”

-As a result of continued lake expense, lake road repair and needing to raise our reserves, the POA (Property Owners Assoc.) has approved a raise in HOA (Home Owners Assoc.) fees to \$125 per quarter. This will be included in your quarterly water bill beginning with the second quarter statements. This increase is approved for two years only.

-The POA has approved the mechanical cutting of lake weeds as opposed to chemicals. (See lake report below)

-An Ad Hoc Committee has been formed to investigate how to reduce our lake expense. We technically only own half of the lake. Gary Anthis

is heading up this committee to comb through historical documents to present to our attorney. The goal is to share the cost with other non-Woodridge property owners and benefactors.

-Ron Schmidt, Nick Gorshen, Dean and Bev Davis were honored with SAW awards (Samaritan Award of Woodridge) for their outstanding service to our property owners. Please join me in thanking them again for their selfless commitment to all of us.

-A moment of silence was given in honor of two outstanding former Woodridge residents who gave their all in helping to make Woodridge a better place to live. Jim Mundell and Harry Preston served as President multiple times along with several other positions over the years. They both passed away this last year. We all offer our condolences to Rachel Mundell and Linda Preston. Please note that Rachel has informed us that because of the current environment she will not be holding a Celebration of Life up here for Jim.

-Please note that the next Emergency Radio test will be on June 15th.

Finally, there are now over 25 individuals that either serve on the board and/or various committees. Please join me in thanking them for their service to our WPOA.

Thanks for your continued support,

Denny Diestler

1st Quarter 2020

Lake Committee Report

-Since it was voted on in the March 7th general meeting not to use chemicals in the lake for aquatic weed abatement, we have been pursuing alternatives. We have contracted with a company out of Discovery Bay to abate the weeds in the lake. They were scheduled to

come out the third weekend in March but have been delayed not only due to weather but also because they are not considered an essential service. They are adhering to the shelter in place requirement by the State. It will be rescheduled as soon as possible.

-There was a meeting with a group of folks who live on the lake, unhappy with the current conditions of the lake. During this meeting it was agreed that we should keep the herbicide permit active should we need to put chemicals in the lake. If that is the case it would need to be voted on once again. Further, it was also agreed that no one would take it upon themselves to put an herbicide in the lake without the approved vote of the POA.

- The installation of the security gate has been delayed because of the weather.

-At the March 7th meeting it was proposed that Dean Davis and Nick Gorshen would build a weed abatement machine. After the meeting and knowing the condition of the weed growth in the lake, we felt it best to hire a weed cutting company to make a “first cut”, to mitigate the current weed condition. The option of building the machine is no longer being considered for a variety of reasons.

-The results of the Dam Inspection arrived. We did pass and are deemed safe to operate and maintain a dam.

There are a few corrections which will be pursued as soon as the weather and the Corona Virus situation allows.

-Per the request of the Dam Inspector an e-mail was sent the DSOD asking them to consider reclassifying our dam to low risk. We are waiting on their response.

Respectfully summited,

Dean Davis

Chair, Lake Committee

Web Site Report

During the first quarter 2020, the Web Site Committee continued to post the price comparison of propane costs per gallon. We also posted the minutes of the Property Owners Annual Meeting from March 7, 2020.

The Web Site Committee is also working on a few ideas to add at a later date to our web site.

Please continue to look at our Web Site for homeowner information. <http://www.woodridge.poa.com>.

Respectfully,

**Martha Wilkerson
Chairperson**

Water Company Committee Report

-After 2 feet of snow in March, we had a water pipe break at the Medical Center due to the County snow removal. The Medical Center contacted the County, and they fixed the problem and the County will reimburse them.

-At the end of March, I met with FGL at the 3 wells for the annual well water test. The results are not in yet. All other monthly tests have been non recordable.

-The meters were read April 1st. Special thanks to Dean Davis for his help.

Nick Gorshen, Water Master

PLEASE NOTE THAT FOR UNPAID WATER BILLS PAST 90 DAYS, YOUR SERVICE WILL BE DISCONNECTED. RECONNECTION FEES WILL APPLY

Advocacy Committee

This is the first quarterly report of the new Advocacy Committee for the WPOA.

Denny Diestler's (WPOA President) description of this committee at the WPOA annual meeting on March 7, 2020 stated:

"This committee's charge is wide and encompassing. Its purpose is not to enforce but to help. Meetings will be dictated by need. This committee reports to the board with recommended actions. All actions must be approved by the board.

Related example interactions:

- **Homeowner hardship/safety**
- **County government (roads, maintenance, snow plowing, related infrastructure. Also to understand and utilize county services.)**
- **Frontier Communications**
- **PG&E**
- **Propane**
- **Law enforcement/Fire protection**
- **CC&R Review"**

Our committee's goal is to help Woodridge Association members find ways through difficult or frustrating problems and to address hardships that homeowners might be having within our Woodridge community. When a member requests our help we will do our best to help find a solution using the talents and firsthand knowledge that the committee members may have regarding your subject and possibly shortcutting your time and effort. Your questions and requests are of the utmost importance, and will be kept confidential.

Contact: Scott Hanson at 530-338-1838 with any requests or inquiries. If we don't have an answer or solution we will try to help you find one.

In addition, below is a helpful local service here in Shasta County that you can use. You call, text or go online to find local answers to your questions:

2-1-1 Shasta connects people with community services in Shasta County.

How to use 2-1-1:

- **Text your zip code to 898211**

- **Call 2-1-1 to connect with a call specialist for personalized service any time, day or night. (Callers from out of county or TTY users may dial 855-211-7822.)**
- **Online: <https://211norcal.org/shasta/> (Source: 2-1-1 website)**

**Respectfully Submitted,
Scott Hansen, Chair**