

Third Quarter News Letter and Committee Reports October 7, 2020

Greetings Woodridge Property Owners:

This quarter has been especially challenging. As Covid 19 continues to plague our country, we all feel the stresses that have been brought onto us as well as our extended families. We all look forward to a vaccine that can help bring a more sense of normal living again.

Here are some updates for your information:

Emmens

In July the POA voted to proceed with litigation against Emmens if necessary due to CC&R violations (Removal of over 200 trees, Destruction of a Wildlife Corridor and Commercial Logging) on their property. The vote was 30 to 28 to proceed. We did receive an additional 2 (yes) votes to proceed, however they came in one day later than our 3 day mail cutoff deadline. In speaking with many who voted no, your main concern was additional costs regarding a protracted lawsuit. However, most all agreed that the violations had occurred. On August 4th a member of our Advocacy committee had a meeting with the Emmens to discuss settlement. Although they continue to assert that they did nothing wrong, there was a rough agreement that was discussed that they agreed to leave up to our respective attorneys. That agreement in essence is that \$5000 will be paid by the Emmens to Woodridge POA for expenses and \$20,000 will be spent on their own property to reduce the destructive curbside appearance of so many trees being removed. The proposal is that various 6' minimum trees be planted in cluster formations no less than 15' apart near their roadside property line. We have set a deadline of October 16th for the Emmens and their attorney to submit a signed agreement with these terms so we can all leave this unfortunate situation. We have been trying to settle this since early April (6 months ago) We believe given these violations, this is the fairest offer possible. Should the Emmens fail to meet this deadline we will file suit and or propose mediation terms, which has been offered to them repeatedly throughout this whole time. Additionally, should we be forced to open a law suit or enter into mediation our declared damages of \$5000 and \$20,000 above will increase significantly.

NEW CC&R ad hoc Committee

We have formed an ad hoc committee to go over and correct/ revise all 27 CC&Rs to conform to current legal standards. We have just concluded our 4th meeting and we are half way done. There are 2 board members, 3 Woodridge non-board members and a consultant that are carefully reforming and correcting wherever needed. Our goal is not to remove any rights, rather to restate and format according to what is legally required. Once our committee is finished it will go to our board for approval, then on to our attorney for final legal muster. Finally

sometime before the General meeting in March you will be mailed a copy to study so that we may discuss and vote on final approval at our meeting.

NEW Design Sub-Committee

With the corrections and reformatting of our CC&Rs, we are placing more responsibility onto this committee. Accordingly we have fortified it with some new property owners that are qualified to handle these new duties. Our Committee now consists of; Ron Schmidt, Co-Chair, Gary Anthis, Co-Chair, Joyce Moor, Sherri Dodson and Scott Hansen. As a reminder neither this committee nor the board will be a police force. Some of you have complained about CC&R violations but have not bothered to submit a Violation Form (included in this report and always available for download on our website). If this Committee receives a formal complaint they will investigate.

Finally, as we approach the Holidays let us pray for civility and being kind to one another. No matter how much we try and make Woodridge a better place to live, we cannot legislate kindness and forgiveness.

Warm regards,

Denny Diestler

President

Lake Committee Report

The Lake Committee met the first part of September. It was decided to pursue a new company to harvest the aquatic weeds. The company that did the harvesting in July, Aquatic Weed Harvesting Inc., owner Rick Hatton, did a great job and we've had great success with the mechanical harvesting. However, since mid-July Rick had been putting Woodridge Lake on their back burner, if you will. He has made several verbal agreements to return, which he failed to do so. Our last conversation November was Rick's estimated return time. After a lengthy conversation, the main reason for not returning to finish the job that was started in July and agreed upon, was funding. Woodridge Lake is too small and does not generate the revenue he would like. In the past few weeks I have been contacting several different aquatic weed harvesting companies. Pricing has ranged from the multiple tens of thousands to something comparable to what we've recently paid. We're still in the process of narrowing down a company. A late season harvest will be very beneficial for the upcoming spring.

Contact was made on 9/30/2020 with Cal EPA-Water Quality Control Board. This is the State agency that issues permits to use an herbicide. A request has been made for a refund, approximately \$2800, Woodridge POA paid last fiscal year. We no longer need this permit as we are no longer using chemicals to control our aquatic weeds. We are awaiting a decision regarding the refund. Our Department of Fish and Wildlife permit for mechanical weed abatement, is still active and valid, paid in full, for the next 4 years.

The aquatic weeds that were cut in July were staged in the Lake picnic area. Most have dried. The remainder of the weeds will be loaded and hauled to the Redding composting site as time allows. I will complete this task.

Lastly, the Emergency drain valve was cycled and is in good working order.

Respectfully, Dean Davis, VP/ Lake Chair

WPOA Advocacy Committee

A member of our committee met with Emmens on August 4th to try and gain agreement on a path forward. There was little progress as the Emmens continue to insist that they did nothing wrong. The Advocacy Committee has nothing else to report for this 3rd quarter and the Committee has not met due to the Covid 19 (Wuhan) virus. We will follow up with any requests or concerns regarding any WPOA properties and/or their owners. Please call Scott at 338-1638.

Regards, Scott Hansen, Chair

Website Committee

There has been no activity to the HOA Web Site in the 3rd Quarter 2020.

**Martha Wilkerson
Chairperson**

Water Company Report

**All the well head covers were completed this quarter.
We had one power outage this quarter, and all went well.
All tests from FGL in this quarter were Non detectable.
One new water meter was installed on Chateau.**

Regards, Nick Gorshen, Water Master

Finance Committee

We have been invoicing the new POA fee of \$125 per quarter per parcel agreed upon at our 2020 March meeting. If you have any questions regarding this fee please see the minutes from our March meeting posted on our website.

Unfortunately, there were over a dozen past due accounts this past quarter. Please keep in mind that there is a \$35 late fee as well as a finance charge of 1.5% per month if not paid on time, please reference the Woodridge Mutual Water Company Rate sheet for further information. This is posted on our website. If any of you have a financial hardship, please contact our Advocacy Committee.

As per good accounting practices there will be an audit conducted this year of our books for years 2018 and 2019. Hopefully this will be completed by the end of the year.

Finally, if you need to speak with me regarding any bookkeeping matter I can be contacted by phone at 474-5733. Please make an appointment should you need to speak to me in person.

Respectfully,

Bev Davis

Bookkeeper, WPOA