

December 2020

Holiday Greetings to All:

Attached below are our committee reports for the fourth quarter:

As a reminder, please place in your calendars our annual general meeting for Saturday, March 6th. We will send out a separate agenda at the end of January with time and place. We will try and secure the gym at Black Butte school.

Emmens

We have signed a final settlement agreement with the Emmens and this case is now closed. The Emmens will be planting trees near the road side to block much of the view of the tree clearing. The penalty portion that they paid the WPOA (\$5000) has paid all of our legal fees. If you need or wish to cut trees please consult with our Design Sub Committee before doing so.

Fire Safety-Walkie-Talkie Program

Some of you have decided not to join this program. Allow me to remind you that this program is not just for your safety, but for your neighbors as well. In the event that all communications are down, especially in a big snow storm, some of your neighbors may not be able to call out for help. If you do not have a walkie-talkie you will never hear their plea. A few years ago we had such a storm, and found out that there were at least two cases that could have really used this system. Please contact Dean Davis or myself if you need a free walkie-talkie.

New CC&Rs

Our Ad hoc committee has completed their proposed revision of the CC&Rs. The committee had seven meetings including a final meeting with the board to send to our attorney for final inspection before we submit to the POA for approval. The changes are mostly formatting and clarification. You will receive a draft of these as well as a budget and full agenda approximately 30 days before our meeting on March 6th.

Perspective Board Members

We are losing our president, vice-president and secretary for 2021. We need qualified property owners to step up. We are not just looking for warm bodies. We need a few volunteers with business and board experience. If you are interested please give me a call and I can answer questions that you may have.

Exemptions to our CC&Rs

At our March 2018 meeting you voted to have a reset button for our CC&Rs. In essence for any violation prior to this date, we granted an exemption. From that date forward we agreed to enforce all CC&Rs that the board was made aware of. With adoption of our new revised CC&Rs we will need to document any of these violations into our records for your ongoing protection. You are hereby requested to submit those violations to our Design Sub Committee so they can be recorded. Please have those statements submitted by our March 6th meeting.

Please note that we have discovered (through county maps) that there is a 100ft wildlife corridor that extends into most lots that border against Beaty property. This has not been denoted in our current CC&Rs, but will be in our new revised version. However it is not yet clear if these wildlife corridors were designated by WPOA or Shasta County. If WPOA was the governing entity that created these, we can amend or delete these corridors by vote, as well as issue exemptions. If it was the county and it was not on your title report when you purchased your home/lot it may result in a title insurance claim. Before we can ask you to apply for an exemption request, we first need to know if we have the authority to do so. We will follow-up with you as soon as we determine applicable facts in this matter.

Kind regards and Happy New Year!

Denny Diestler, President

WPOA Advocacy Committee

Gary Anthis, a member of this committee, volunteered to help mediate a ongoing settlement with the Emmens. This was not an easy task, but with Gary's expertise in solving difficult problems and with his own time and due diligence he helped negotiate this agreement by meeting with the Emmens several times to negotiate terms and plan out where trees were to be replanted. They also worked out a timetable for completion. I would like to thank Gary on behalf of all of us (this committee, the Board and all the members of the WPOA) for his efforts in stepping up to represent the WPOA at a time when it was truly needed. Thank you Gary.

The Advocacy Committee has not met as a whole due to Covid restrictions but that does not mean we are not here to take on problems that WPOA members

might have and/or need help solving. Please call Scott Hanson @ 338-1638 with any hardships or needs that pertain to our Woodridge community. We want to help.

Regards, Scott Hanson, Chair

Water Company Report

All FGL test reports for this quarter were non detectable.

I will read the 4th Quarter water meters on December 18 & 19.

No other issues or problems have come to my attention this quarter.

Regards,

NickGorshen

WEB SITE REPORT

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

Once the revisions of the CC&R's have been approved, the Web Site Committee will post the revised CC&R's.

We are also hoping to have a dedicated page about the lake in the future.

Respectfully submitted,

Martha Wilkerson, Chair

Lake Report

On the 15th of this month our new aquatic weed harvesting company came to Shingletown to do a three day harvest. Unfortunately the weed harvesting had to be postponed until Spring due to weather. Also it was very sloppy on the dam, as well as the area by the boat dock. These two areas would be compromised with repeated truck/trailer movement. The weed cuttings will be placed on the downstream side of the main dam. The decision to postpone was basically driven by the lead tech that was on site and me. I talked with the company's job coordinator and he assured me there will be no charge for their "dry run" trip to Shingletown. Thus, we will pick up where we left off in the late Spring. We will be on their calendar so we're not forgotten.

We had our annual DSOD Dam Inspection. There were a few minor violations that will need correcting. These corrections include areas of the Saddle Dam and the

Main Dam. The formal report from DSOD is being prepared and will be sent in the near future.

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 that 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.

Update to the above;

The State EPA, Water Quality Control Board has approved our request for a refund for our herbicide permit. We should be receiving \$2800 within the next several months.

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

Respectfully,

Dean Davis

VP/Lake Chair

Finance Committee

Past due payments remain an issue. Please be aware that invoices are due and payable upon receipt. If there is a problem with your ability to pay please contact Scott Hansen, chair of the advocacy committee.

The information for the 2018 & 2019 audit has been given to the CPA. We have yet to hear anything but are hoping to have it concluded before the annual March meeting

Work on the 2021 budget is progressing. We anticipate having the budget in the hands of the membership before the annual March meeting for review.

Respectfully submitted

Beverly Davis, Bookkeeper