

March 25, 2021

Dear Woodridge Property Owners:

Re: May 1st General Meeting-11:00 AM, Lake Picnic Area (Bring your own chairs) (In case of inclement weather, the meeting will be rescheduled for May 8th)

(All documents in this correspondence can be found at www.woodridgepoa.org under WPOA General Meeting 5-1-21)

It has been a long year for all of us. We all hope and pray next year will be as normal as possible.

The most important news this year was the realization that since January 1, 1986 the governing documents of Woodridge Mutual Water & Property Owners Corporation have drifted further and further from compliance with state law associated with Davis-Stirling Act, passed September 18, 1985, which has been constantly revised over the years. To read more on Davis-Stirling:

<https://www.davis-stirling.com/HOME/Statutes/DAVIS-STIRLING-ACT-2014> .We will not be fully engaged with Davis-Stirling until the new CC&Rs and Bylaws have been approved at our meeting. We were not aware how much the laws had changed. However I can tell you that in our research we found many HOAs are not compliant of this law as well. There is no enforcement agency that monitors HOAs for violations. That may be the reason so many HOAs are not adopting this, and as you will see, it is also very invasive and cumbersome to employ. It appears to have been drafted to address issues with much larger HOA's than ours, but the law applies to HOA's of any size. Based on discussions with our attorney it was recognized that we have no choice but to revise our documents to make them expressly Davis-Stirling-Compliant. An Ad hoc committee was formed to reconstruct our CC&Rs so they would be in the correct format. This committee consisted of two board members, three members at large and one consultant. Although the CC&R's are rearranged and put in the new format, and some language was revised to address ambiguities in the rules that have been exposed over the years, nothing significant has been changed in the basic rules. Nonetheless, because these are completely new documents we would encourage all members to read them before voting.

After we finished and the board approved our reconstruction we submitted to our attorneys. They strongly recommended that we needed to revise our bylaws as well, since they were not compatible with Davis-Stirling. We began this project in August and just finished with our attorneys this week (seven months). Complicating matters, we have a property owner who has hired a San Francisco attorney apparently tasked with looking for past Davis-Stirling violations. We are spending another \$2-3000 on attorney fees to produce hundreds of documents as is this property owner's right under Davis-Stirling. This quest for violations arises out of the POA's vote last year not to use chemicals to treat the lake. It will be very important to realize that if we start to go back to seek out potential Davis-Stirling violations from the present or the past, it will have the potential to quickly become Pandora's Box.

If we were to mail all documents relevant to the May meeting (over 200 pages), self-addressed and stamped envelopes, we would be spending over \$2500 for copies and postage. We are going to try and save money by posting this letter, agenda and all required documents on our website (www.woodridgepoa.org under WPOA General Meeting 5-1-21). Those who receive your water bill electronically will receive all documents via email (except the CC&Rs and Bylaws- you will need to go to our website for those). However, anyone unable to access our website for any reason can request a complete packet with hard copies and we will provide them promptly. If you are local we may hand deliver them to you. If you are out of town, we will send via US mail.

THERE IS ONE REQUEST THAT WE NEED TO BE SENT BACK TO US IMMEDIATELY AND AT LEAST 10 DAYS BEFORE THE MEETING. We need you to send back to us any board nominations you have, including yourself. A postage paid envelope is included. The president, vice-president and secretary have agreed to stay only until May 1st. Their terms were up on March 6th 2021. Thus we need to install new board members at the upcoming meeting.

We will also be presenting a new company that manages lake clearing for your consideration and vote. They have the ability to utilize cutting machines as well as chemicals. They are a national company that has studied our lake. Their presentation will be part of the Lake portion of our agenda.

The current board has worked harder for you than any other board I have ever served with. We had multiple crises that we dealt with. Some of those were gut wrenching because they dealt with our neighbors and friends. Holding up the integrity of our rules is necessary for the benefit of all. This board has always had servant's hearts. We labored over every decision until we were unanimous in our declaration.

Unfortunately, this last year we saw some very un-neighborly behavior from some individuals, including apparent attempts to interfere with a neighbor's home sale, verbal abuse of our secretary, trying to discredit the board for personal reasons, holding and vocalizing grudges against neighbors, ballot harvesting, posting fire exit signs where no exit existed, etc. Sadly, there are families that are considering moving as a result. This incredible destructive behavior has no place in our community.

Lastly, I want to personally thank so many of you for your personal support. So many of you are like family to Deb and me. Without that support, I doubt many of us would've stayed, including me.

I pray that this coming year can be a year of healing, reconciliation, and redemption.

Sincerely,

Dennis Diestler, President