

Greetings to all Woodridge Mutual Water & Property Owners Association Members:

There has been quite a bit of activity this past quarter in our Woodridge community. First, I would like to officially welcome new members to Woodridge Lake Estates that have moved in or recently purchased lots during this quarter as well as from the 2<sup>nd</sup> quarter.

Danyell & John Holder of Woodridge Drive  
Susan & Mark Bantz of Woodridge Drive  
Brian & Jenny Winstead of Woodridge Drive  
Ryan & Cynthia McDonald of Wilson Hill Road

On August 8, 2021, our election was certified and your board was officially elected (*The certification letter can be found on the website – woodridgepoa.org under the “Meet Your Board” tab*).

Briefly, the results were:

52 envelopes were received by August 6, 2021

➤ 6 ballots were not counted

- 1 member was not in good standing
- 1 ballot was blank
- 4 were unable to verify and ascertain ownership in Woodridge Lake Estates

48 ballots eligible to established quorum of 59%

46 eligible ballots for vote count

Vote count:

40 YES / 6 No

On behalf of the board, I would like to thank Cathy and Ryan Laughy, and Eric Fischer as the election inspectors in carrying out their duties professionally and with great care. Also, a special thank you to Kristyn Koppman who worked closely with the Laughys and Eric to ensure they were provided with correct membership information and answering any questions they may have.

### **UPDATES:**

- The Board continues to welcome membership participation at our regular board meetings. Notices are posted on the website (woodridgepoa.org) as well as on the sides of the mailboxes.
- Committee reports are included in this package with updates on the lake clean up, new community members, advocacy and community safety work, a treasury report, and website reorganization, etc.
- Please find minutes of board meetings on our website (woodridgepoa.org).
- 3<sup>rd</sup> quarter water bill and POA dues are enclosed.

**IMPORTANT INFORMATION:**

*Water Conservation:* A thank you to everyone that heeded our request for water conservation. Undeniably, this past quarter we experienced unusually hotter weather than in past years. We continue to encourage everyone to voluntarily reduce water consumption.

*Fire Watch:*

Access to the Beaty property is still closed. Please refrain from walking or doing any other activity on Beaty until we are notified otherwise.

The Dixie fire really was a trying time. Am thankful that CalFire and all the resources were able to successfully contain this massive fire. We all must still be vigilant as we are not quite out of fire season. With the continued cooling of the weather these past few weeks, I am sure everyone is looking forward to a brisk autumn and hopefully a winter that brings us much needed rain and snow.

**REQUESTS:**

- Heather Stokes, your Secretary, has been working with her committee to update the entire membership contact information. This will then be formatted as a directory and provided to everyone. If your contact information (mailing address – if different from your Woodridge street address, telephone number, and email address) has changed, please notify [woodridge96088@gmail.com](mailto:woodridge96088@gmail.com) or include the update with your 3<sup>rd</sup> quarter payment.
- The Board is seeking a new volunteer as Member-At-Large. Kristyn Koppman recently resigned due to family commitments. On behalf of the entire Board and the volunteers on committees, we thank Kristyn for all of her hard work, diligence, and support to this new Board and the committees. She was instrumental in getting us through the election and has been a positive influence on all of us. Thank you Kristyn!

Should a member be interested, please contact any one of the Board members by telephone or email by October 31, 2021.

Thank you everyone for your patience and to the many volunteers.

Respectfully Submitted,

Neill Murchison  
President

# Committee Reports

3<sup>rd</sup> Quarter 2021

Greetings Everyone:

Outlined below are our committee reports for the third quarter. The updated committee roster can be found on our website ([woodridgepoa.org](http://woodridgepoa.org)) on the “Your Committees” tab.

## Advocacy & Community Safety

*Assist, Support, and Respond – Outreach within and for our Community*

Heather Stokes (Secretary) and her family were directly impacted due to the Dixie fire. Her in-laws lost one of their properties and evacuate their primary residence as the fire burned through Grenville, which is her husband, Garrett’s hometown. With her displaced extended family on their way to Shingletown, the members of this committee rallied to provide support for them. A special thank you to Bob Foote who helped the family settle in their temporary campsite.

Additionally, the committee met during the quarter and have made recommendations to the Board for approval to purchase:

- Lockable display bulletin board to be placed on a wall at the Shingletown Store. The bulletin board will display announcements, pictures, and any other important information to the membership.
- No Trespassing Signs that also include the CA Penal Code 602 (L). The inclusion of CA-PC will ensure enforceability. These signs will be posted in various spots along lake access.
- Four camo game trail cameras to be placed in various spots along lake access as a deterrent as well as to capture trespassers.

The committee also discussed improving the lake picnic area, and are developing a proposal.

## Design & Architectural

*Always Balance Between the Letter of the Law and the Spirit*

- The new owners of lot 77 (Wilson Hill) have introduced themselves to Heather Stokes, Secretary, and were provided with contact information for the design committee.
- Lot 18 (Woodridge Drive) continues to build their new home.
- Lot 59’s (Wilson Hill) plans are still in plan check with the Shasta County Department of Resource Management’s Building Division.
- The Chateau lots (The Elliotts), continue to build their new home with the framing completed and roof nearly complete.

As a reminder, for any perceived CC&R violations, please submit them to the Chair, Sherri Dodson (Co-VP) for the committee to review and address accordingly.

## **Lake Management & Oversight**

### *Caring for Woodridge Lake as a Vital Member of our Community*

The committee has been busy this quarter and pleased to report that the first Sonar application has been completed with visible results already seen where the areas of heavy surface aquatic growth are beginning to break down. By the middle of October we should have a clear idea of what treatment will be necessary for the spring.

A million thanks go to all those who helped - providing their time, energy, expertise, and moral support to the cause: Dave Szody, Bob Foote, and Tony Villamore for completing their hazmat training and doing the actual Sonar application; Kevin Montler for the purchase and loan of a new Stihl sprayer that can easily switch from liquid to pellets depending on the product used; and to the Elliotts for aerial drone photos and video of the lake at the time of application.

After months of permits, research and reports, the application process consisted of two labor intensive days of struggling to row through mountains of underwater weeds to evenly distribute the product. Pre and post water samples have been submitted and we anticipate the tests to come back by mid-October, well within the state parameters. Also, we are happy to report that this came well under the allotted "mowing" budget with enough product remaining for the spring application. By next summer we will have a clear, safe lake suitable for family enjoyment without the fear of aquatic entanglement or hidden water hazards. We can also expect the fish population and growth to improve without the trapped surface water heat and open shallows for nesting.

The next upcoming project for the committee will be the clean-up of the Saddle dam and main dam common areas that have been put on hold due, in part, to the continuing Covid pandemic and this year's intense fire season. Once we see some decent rain, the weed eaters, rakes and chain saws will commence to remove the new plant growth from the past year. A time frame has yet to be set for this project, and we are in need of volunteers to complete the majority of this task before winter. If you are interested in taking part in this endeavor, please feel free to reach out to any committee member and we will let you know when you are needed.

## **Legal Oversight**

### *Mitigate Liabilities and Ensure Compliance*

The Board researched several property/home owners' association centric attorneys. Two were interviewed and provided proposals. As such, the Board approved a new law firm to represent the Board.

## **Treasury & Accounting**

*Treat It Like It's Your Own Money*

- Utility expenses have increased during this quarter
- 2<sup>nd</sup> quarter 2021 collections only had two lots in arrears (one lot for numerous years and the second is in arrears for three quarters).
  - Committee reached out to the lot with significant arrears, confirmed new mailing address and telephone number. Proposed payment terms to settle their outstanding account.
- Continue to trim costs where we can
- Researching to make bill payments more efficient

## **Water System Administration**

*Provide Reliable and High-Quality Water to Our Community – Safely, Cost-Effectively and Professionally*

No update

## **Website (woodridgepoa.org)**

*Woodridge Lake's Information Portal – Informative, Helpful, and Bibliographic*

- Working to develop “Vendor Resources” and “Things To Do in Shingletown” for the website.
- Developing a master contact database of all lot owners that will be designed to be a Member/Community Directory.