

# WOODBIDGE PARK NEWSLETTER

## APRIL 2018

### **ANNUAL UNIT OWNER MEETING IS THURSDAY APRIL 26<sup>TH</sup> AT 6:30 PM.**

Unit owners, please attend this important meeting. We expect to hold the meeting in the clubhouse. We will hear reports from the Board of Directors, and elect three Board members. Woodbridge Park Association is a corporation, and the Board is responsible for making decisions in the best interest of the Association. Unit owners in good standing are eligible to be on the Board, and individuals with specific abilities and experience who are able to put the needs of the Association above their personal interests, and who can donate some time each month, can make a valuable contribution to the community by serving on the Board. Homeowners who are not delinquent in their assessments have a right and responsibility to participate in electing association board members. Ballots are being mailed to unit owners. Please follow the voting instructions carefully, and return your ballots in a timely manner, or bring them to the Annual meeting. If we do not receive enough ballots, the process will have to be repeated, and it will cost additional Association funds that could be better used to improve our community.

### **GARAGE SALE IS SATURDAY APRIL 28, 8 am to 3 pm.**

This is always a successful event and we get many treasure seekers. Spectrum, our management company, will advertise it. Have your items out by 8:00AM. The sale is over at 3:00 PM and everything needs to be back in your garage at that time. If you have items that didn't sell, please individually contact a charity to pick them up. Don't leave the items out in the alley for the charity to pick up later. It is unsightly and a violation. Also don't leave any "free" items in the common areas. The HOA has to **spend our money** to pay someone to pick up the items and haul them away.

**CLUBHOUSE & POOL PROJECT** The clubhouse is complete except for a few interior repairs and paint. The deck has been poured, and after fencing is complete, the pool resurface will proceed.

**GUTTERS & DOWNSPOUTS** Our current governing documents provide that Unit owners are responsible to repair and/or replace and to maintain gutters and downspouts serving their units. Please contact Lupe at Spectrum to get an Architectural Modification Request Form if your gutter or downspout needs to be replaced.

**ARCHITECTURAL MODIFICATION REQUEST FORMS** must be submitted to the Board and approved **prior** to doing any work on your building. This includes but is not limited to changing windows, doors (including garage doors), water heaters, furnace and/or air conditioning, fences, gutters, proposed changes to interior walls, etc. If in doubt, ask Lupe at Spectrum. In addition if the City requires a permit for the type of work you are doing, you must submit a copy of your **city permit** to Management **prior to beginning your project**. PLEASE NOTE: **The process is not completed until after final inspection** by any governing agencies and by the Association.

### **RESIDENT CONCERNS**

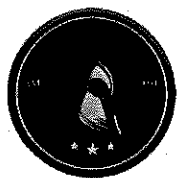
Complaints about **dogs barking and running loose** are still a major resident concern. We all love our dogs and Woodbridge is a great place to walk with them. Remember to have your dogs on leash at all times they are on Woodbridge property. ***It is a \$100 safety violation for dogs off leash*** even if it is a cute little terrier. Also, ***please scoop the poop deposited by your dog*** and dispose of it in your own trash.

**Thefts from cars, garages, and front porches** have been reported. Please keep cars locked, garage doors closed and retrieve packages from front porches or have packages retrieved from your porch or delivered to an address where someone is available to receive it for you.

**NO PARKING in the alleys** behind the garages except for the immediate loading and unloading of people and things. The alleys are FIRE LANES and unattended vehicles will be towed. **ARCHON PROTECTION** is our new Parking Enforcement contractor.

### **SPECTRUM MANAGEMENT**

The best way to contact Spectrum is through email. If you call Spectrum, remember to leave a call back number. Lupe Aguilera is our contact @ 642-6160 ext. 112; 1259 Callens Rd. 93003; email [Lupe@spectrumprops.com](mailto:Lupe@spectrumprops.com).



# Archon Protection

1500 Palma Drive Suite 130, Ventura CA 93003



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## Dear Woodbridge Park Residents

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In partnership with management, we would like to introduce ourselves as your new courtesy patrol company. We will begin working with your community on February 1<sup>st</sup>, 2018.

As an extension of management, we are here to improve the living experience throughout your community. You may contact us between our nightly service hours of 7:30PM and 4:30AM if you would like to report any of the following:

**Noise Disturbances (loud music, parties, etc.)**

**Suspicious People Around the Property**

**Vagrant Loitering**

**Illegal Parking**

Our team is committed to the well being of your community, and is here to collaborate with Spectrum Management and local law enforcement (when applicable) in improving the safety of your community and your overall peace of mind.

We look forward to serving you!

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## Archon Protection – 1.800.274.5717

Reporting phone calls are kept anonymous unless instructed otherwise.

[www.ArchonProtection.com](http://www.ArchonProtection.com)