



OAKRIDGE ESTATES COMMUNITY ASSOCIATION NEWSLETTER MARCH 2007

<http://www.oakridgenp.org>



Ravages of the Frost



The Prospect of Spring

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OAKRIDGE SUFFERS FROST DAMAGE

The extreme January frost that Southern Californians experienced hit Oakridge homeowners hard. That cold snap—which damaged nursery, avocado, celery, berry, and citrus crops in local farms—also damaged Oakridge trees (see photo above), lawns, and landscaping.

During a recent drivethrough, Tandem observed brown lawns, and dead and dying plants. “It was clear,” said David Tritz afterwards, “that homeowners suffered severe damage. It may take until spring to determine which plants have survived and which will need to be replaced.”

But making that determination is not always easy. By now, the beginning of March, many plants that appeared to be dead have shown new growth and the leaves damaged by the cold may now safely be pruned. The jury is still out on the damaged tree in the photo above. Green leaves closer to the trunk provide some hope that it will be a survivor.

ELECTION RESULTS NOT KNOWN TILL MARCH 22

In late January, Tandem sent out a ballot to each Oakridge homeowner to cast votes in the annual election of the Association’s Board of Directors.

At the February 22 meeting, the Inspectors of Election reported that 133 ballots had been received. This was short of the 177 ballots required for a quorum. The ballots were not opened and the election was automatically extended to March 22, at

which time the quorum requirement drops to 89, which has already been met.

THERE’S STILL TIME FOR YOU TO VOTE!

If you are one of the homeowners who has not voted, you may still do so until 7:00 pm on March 22.

If you still have your ballot material and your ballot, get it out, vote for the candidates of your choice, and mail it to the chief Inspector of Election.

If you no longer have your ballot, contact Tandem by phone or email—see contact information in the box at the end of this newsletter—and request a new ballot package. One will be sent to you immediately.

A ballot package consists of the ballot with instructions, candidate statements, an inner envelope in which you place your ballot, and an

outer preaddressed envelope for mailing. You'll need to supply a stamp.

All ballot instructions will specify the same February 22 deadline. Please ignore this date, since the deadline has had to be extended to March 22.

When election results are known, they will be posted on the Web and on our Community Bulletin Board on Calle Alta Vista.

OAKRIDGE TREE INVENTORY UPDATED

Every year our Association pays several thousand dollars to trim half the trees in our greenbelts. Last year we added trees at the top of Calle Alta Vista to our inventory and cut several others down, as directed by the city, because they were potential fire hazards due to their proximate location to open space.

The inventory, which is supplied to bidders, is available on our website. It includes aerial photos and locations and types of all trees.

BIG SHOPPING CENTER CHANGES PLANNED

Oakridge oldtimers may occasionally refer to the shopping center at the corner of Wendy and Old Conejo Road as "Daisy Farms," the name of the supermarket anchoring that center during the 80s. After Daisy Farms closed due to competition from Ralphs (then occupying the N.P. Library site) and Albertsons, that center never really recovered. JoAnn's Fabric Store, which anchored the area for a while, eventually closed too.

But a renaissance is about to occur in that center, newly designated the **Conejo Gateway**.

According to various Web sources, by the beginning of 2008, new tenants will include:

- **Fresh & Easy Neighborhood Market:** This 14,000-ft² store, owned by Tesco, the third-largest

supermarket chain in the world, has a format "designed to draw customers back to their local neighborhoods by offering high quality, fresh and nutritious food at affordable prices," according to its CEO Tim Mason.

- **24 Hour Fitness:** This tenant will occupy more space than the supermarket. Well, there goes the parking lot!
- **Coffee Bean and Tea Leaf:** These stores, which some of us have visited in Valencia or Sherman Oaks, feature drinks from a Pumpkin Pie Latte to a Lemon Fru-Tea™ Ice Blended Drink.
- **Revolution Surf:** This is a surf, skateboard, and apparel store.
- **Romio's Pizza & Pasta:** This family restaurant joins the Romio's in Westlake Village as the Seattle chain's only California stores.
- **Taco Bell:** Mmmm! I can taste my steak grilled taquito already.

Add in L&L Hawaiian BBQ, Booster Juice, Red Persimmon Nails, a dry cleaners and more, and it's clear that soon Oakridge homeowners will have some attractive new shopping and eating opportunities.

Once these stores are in place, that shopping center will have undergone a remarkable transformation. Given the changes already underway along Old Conejo Road, this south Wendy gateway to Newbury Park will have undergone a major facelift a year from now.



PUZZLE CORNER

The tree inventory disclosed that we have nine types of trees in our greenbelts. Two—the bottlebrush and acacia—may be considered either a

tree or bush, depending on size and structure.

1. Can you place the remaining 7 types in order of frequency of occurrence? Hint: At the head of the list is the eucalyptus (75) and at the bottom, the carrotwood (1).

carrotwood
eucalyptus
pepper
pine
flowering pear
sycamore
willow

2. How many trees are there in the tree inventory?
(a) 98, (b) 118, (c) 132, (d) 146

(See our website or the Community Bulletin Board for the answer.)

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Meetings are normally at 7 pm on the 4th
Thursday of the month at:

Casas de la Senda Clubhouse
3778 Cabrillo Avenue

Coming Community Association meeting dates:

- **Thu Mar 15, 2007 (Regular meeting, rescheduled from Mar 22 due to election; location = Tandem office at 3275 E. Thousand Oaks Blvd., Suite 200B, T.O.)**
- **Thu Mar 22, 2007 (Election meeting)**
- **Thu Apr 26, 2007**
- **Thu May 24, 2007**
- **Thu Jun 28, 2007**

Homeowners are welcome and in fact encouraged to attend. Meet the Board. Ask questions. Voice your concerns.

Oakridge website:
<http://www.oakridgenp.org>
Newsletter/website editor: Larry Riggs