

# The Woodbury Connection

## Community Garage Sale

Date: May 11<sup>th</sup>



Woodbury Community Association invites you to drag out those items that have been cluttering your garage, crawl space, or even your living room, and come down to the Recreation Center, located at 108 Lamplighter. We will be advertising in the OC Register and Irvine World News, as well as Craigslist to attract shoppers from the entire county. The sale will be held from 7:00 a.m. to 10:00 a.m. on Saturday, May 11<sup>th</sup>. Those participating may begin setting up their parking lot space at 5:30 a.m. All cars will need to be out of the parking lot by 6:45 a.m. Please note that sales of used items only are permitted. We will be utilizing two of the Woodbury parking lots, the one located on Revival and one on Lamplighter.

**REGISTRATION BEGINS SATURDAY, APRIL 13<sup>TH</sup> AT 10 A.M. AT THE RECREATION OFFICE.**

Go to the Recreation News Link [www.woodburyhoa.org](http://www.woodburyhoa.org), print and fill out the garage sale registration form. Submit your form in person to the Recreation office at 108 Lamplighter. We will not accept reservations prior to this time. Please bring a current utility bill or photo I.D. to verify your Woodbury residency. **Bring a check or exact cash for \$3.00 per stall.** **There is a limit of two stalls per household.** An assigned spot will be e-mailed to you a week after you register. Special requests will not be allowed. Space is limited. Please reserve your space early!

Please contact the Recreation Director at [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com) if you have any questions. This event will take place rain or shine.

## Concert in the Park

Date: May 25<sup>th</sup>



We invite you to join us on Saturday, May 25<sup>th</sup> from 6 p.m. to 8 p.m. for a special concert in the park featuring Surf's Up - The Beach Boys Tribute band! It will be located on the Great Lawn grass area next to the Revival street parking lot.

Please feel free to bring drinks, food, blankets, and lawn/beach chairs for seating. Free glow sticks will be handed out and free popcorn will be served while supplies last. We have also invited a face painter to come and do face painting for the kids! This event will take place rain or shine!

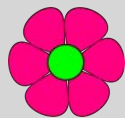
## Association Welcomes New General Manager

Recently Woodbury's General Manager, Karen Thompson, was promoted within Keystone Pacific Property Management to Director of Large Scale Community Management. As a result of this promotion, the Association is pleased to announce the return of Ms. Susan Seifen as the new General Manager for the Woodbury community.

Please join us in welcoming back Susan to our Woodbury management team! Susan can be reached at (949) 451-1654 or via email at [sseifen@keystonepacific.com](mailto:sseifen@keystonepacific.com). Karen can still be reached at [ktompson@keystonepacific.com](mailto:ktompson@keystonepacific.com) or directly at (949) 833-2600.

## Reminders:

*Spring Fling*  
10 a.m. to 1 p.m.  
April 20<sup>th</sup>



Please don't forget to purchase your wristbands at the Recreation Office beginning Friday, March 29<sup>th</sup> at 9 a.m. We hope to see you at our annual Spring Fling event for tons of fun for the whole family!

## Woodbury is Going Green for future Newsletters!

In an effort to save cost to the Association, beginning June 1<sup>st</sup>, the Association will no longer be mailing out the community newsletter. To stay up to date on community events and news, please sign up for e-news to receive the electronic copy of the newsletter. Residents can sign up by going to the Woodbury website at [www.woodburyhoa.org](http://www.woodburyhoa.org). You will see a tab on the top right that says 'Sign Up For eNews.' This will allow homeowners and tenants a way to stay connected to the community!



**COMMUNITY REMINDER – ADDRESS VISIBILITY:**

As the landscape around your home grows and matures, the Woodbury Management team would like to remind homeowners to take a look at the front of their home for the visibility of their house number. It was noted on a recent drive through the community, that many addresses are being blocked by overgrown landscaping and/or missing entirely. If an Emergency First Responder was trying to locate your home, could they find you quickly?



**DOG WASTE THROUGHOUT THE COMMUNITY:**

Bagging dog waste is just the start! Please help the community stay beautiful by getting your dog waste into the garbage cans instead of leaving them on the sidewalks, planters, and/or the rim of the trashcans. Please note that the Association has installed several Doggie Bag Stations throughout the community to provide an option to dispose of dog waste. Reminder: Poop stations are for your pet's waste and not to be used as your personal trash can.

**IMPORTANT REVISION TO THE WOODBURY COMMUNITY ASSOCIATION – DESIGN GUIDELINES:**

The Board of Directors would like to remind homeowners who may be considering adding solar panels to their homes, either a single-family home or a condo, to please review the newly revised Design Guidelines. The recent changes may affect your architectural submittal or installation. You and your contractor should be familiar with the new policy before you submit plans for architectural review. To review the Design Guidelines online, please visit [www.woodburyhoa.org](http://www.woodburyhoa.org) and search under the Forms and Publications tab. The Design Guidelines are under the Architectural heading. You may also contact Kayla Stephenson at [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com) to request a copy emailed to you.



**POOL HEATERS:**

All of the pools and waders in the Community will be heated beginning April 1<sup>st</sup>. The Association is excited for a fun and safe summer this year!

*Woodbury On-Site  
Office Hours*

Monday – Friday: 9 a.m. to 5 p.m.  
Saturday/Sunday: 10 a.m. to 5 p.m.  
\*Appointments are recommended

*Board of Directors*

President - Owen Klug  
Vice President – Chris Bonno  
Secretary - Benjamin Medvitz  
Treasurer – Amy Chen  
Director - Michael Langford

*Board Meetings*

Board Meetings are held on the fourth Thursday of every month at 4:30 p.m., Recreation Center at 108 Lamplighter, Irvine CA 92620.

*Sign up for E-News!*

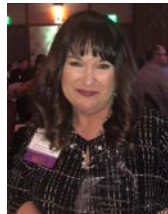
Please sign up for e-news community updates by going to the Woodbury website at [www.woodburyhoa.org](http://www.woodburyhoa.org). On the very top right of the webpage you will see 'Sign up for eNews.' Stay updated on community alerts, events, and pool closures.



Recently approved area renovations begin in March along Towngate.



The Lantana 'Radiation' taking shape under the Windrow.



Congratulations Karen!

**BOARD OF DIRECTORS CORNER:**

- The Board of Directors have reviewed the Woodbury budget and voted to maintain our current HOA fee of \$125.00 per month for the next year.
- **Reminder:** Mobile car wash service every Sunday here in the parking lot at 108 Lamplighter. Private Car Wash Service: (800) 511-8681. Prices start at \$15.00 for the Deluxe Hand Wash. They do an amazing job, and much better than other car washes here in Irvine. You will definitely be impressed with this service!
- **Reminder:** New Key Cards are required to use all Woodbury facilities. All old fobs have been deactivated.
- Please remember that your garage is for your vehicles. The Board encourages residents to use your garage instead of parking vehicles on the street.
- Congratulations to Karen Thompson on winning the CAI Innovative Management award for the Orange County chapter and a huge congratulations to Owen Klug for being nominated for Board Member of the Year.
- The Board of Directors for the Woodbury Community was elected to represent the homeowners in our community. We are here to serve you! If you have any concerns that need our attention, please feel free to email the General Manager, Susan Seifen, or attend a board meeting to express such matters.

**SWIM LESSONS AT WOODBURY:** Safe Swim offers American Red Cross Swim Lessons that help swimmers of all ages and abilities develop their swimming and water safety skills. Each lesson is customized to help participants achieve maximum success.

**Private Lessons | 30 Minute Lessons | Ages 3 to Adults**

*Private lessons provide an optimal learning environment for beginners to advanced swimmers by facilitating a faster progression through swim skills.*

**Semi Private Lessons | 30 Minute Lessons | Ages 3 to Adults**

*Semi Private lessons are a shared lesson with two swimmers of similar age and level who register together.*

**For more information, please visit [safeswim.com](http://safeswim.com) or call (949) 420-0804.**



**SAVE THE DATE – 80's THEMED SUMMER KICK OFF:** We will be holding our annual summer kick off on Friday, June 7<sup>th</sup>, the last day of school, from 2 p.m. to 5 p.m. at the Lagoon pool! Please note that Woodbury residents must have their pool key card to attend this FREE event. More information to come in the June & July newsletter.



**VANDALISM AT WOODBURY PARKS & POOLS:** Recently, the Association facilities have had a few occurrences of vandalism at the community parks and pool areas. The Association has had unexpected expenditures to repair gates and locks, water fountains, replant missing or damaged plants, and repairs to restroom doors. We ask that you please accompany any invited guests when using the community parks and pools. Also, we ask that you please have your new facility access card with you to access the gates. As a reminder, Woodbury parks and pools close at 10:00 p.m. on weeknights and 11:00 p.m. on weekends. To report items of concerns or repairs, you may contact your General Manager at (949) 451-1654.

**TENNIS COURT RESURFACING:** Coming this spring, the Association will be doing court resurfacing to all of the Sport Courts in the Woodbury Community. Please expect the courts to be closed during this time. We will have more information to come in regard to dates and times of the court closures. We anticipate beginning this project in May. For any questions or concerns, please contact the General Manager at (949) 451-1654.



**TENNIS LESSONS: (ALL LESSONS ARE TAUGHT ON COURT #4)**

Peak Performance: (949) 208-0383 [peakptennis@yahoo.com](mailto:peakptennis@yahoo.com)

Vincent Allegre: (949) 357-8441 [vinceallegre@gmail.com](mailto:vinceallegre@gmail.com)

Greg Hanessian: (949) 293-2049 [slapshot3now@yahoo.com](mailto:slapshot3now@yahoo.com)

Mick Hornok: (949) 266-7019 [hornok@hotmail.com](mailto:hornok@hotmail.com)



**SPEED AQUATICS COMPETITIVE SWIM PROGRAM:** Speed Aquatics is now accepting registration for the spring season (March – August). These classes are great for kids that are getting ready for junior guards and/or ISL in the summer. Please note that all interested swimmers will need to do an evaluation before registering. You can schedule an evaluation by emailing us at [speedaquaticsevaluation@gmail.com](mailto:speedaquaticsevaluation@gmail.com). Please check out [www.speedaquatics.com](http://www.speedaquatics.com) or call (949) 825-9901 for more information! *They practice Monday – Friday from 3:30 PM - 7:30 PM, and there will only be 2 lanes open during that time for Woodbury residents to lap swim. Residents may also use the Resort pool for lap swimming.*

**WOODBURY WAVES SWIM TEAM:** Registration for the Woodbury Waves swim team opened in March. For inquiries about remaining spots or placement on the wait list, please contact [woodburywavesreg@gmail.com](mailto:woodburywavesreg@gmail.com). To learn more information about the Woodbury Waves team, please visit [www.woodburywaves.com](http://www.woodburywaves.com).

## Contact Information

### **Keystone Pacific Property Management, LLC**

16775 Von Karman Avenue, Suite 100  
Irvine, CA 92606  
(949) 833-2600

### **After-Hours Common Area Maintenance Emergencies**

(949) 833-2600

### **General Manager**

Susan Seifen, CMCA®, AMS®, PCAM®  
[sseifen@keystonepacific.com](mailto:sseifen@keystonepacific.com)  
Direct: (949) 451 - 1654

### **Recreation Director**

Kayla Stephenson  
[kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com)  
Direct: (949) 451 - 1650

### **Billing & Account Questions**

Peter Lai  
[plai@keystonepacific.com](mailto:plai@keystonepacific.com)  
Direct: (949) 838-3240

### **Escrow & Refinancing**

Homewisedocs.com  
(949) 838-3251

**Elite Enforcement** – Pools and Parks  
(714) 801-4385

### **Weekend Office Phone**

\*Saturday and Sunday Only  
Direct: (949) 451-1652

**EMERGENCY AFTER-HOURS SERVICE:** In light of all weather challenges we have experienced over the past few weeks, we would like to remind homeowners that Woodbury consists of many different Sub-Associations as well as the Woodbury Master Association. It is very important that during an emergency situation that occurs after hours that you know if you live in a sub-association when you call into the after-hours services. Failure to have this information may result in a delayed response time to tend to your emergency. The Woodbury Community Associations ONLY maintains the recreation facilities, park areas, most, but not all, main turf area parkways, and landscaping around the single-family homes. Woodbury does NOT maintain any homeowner structures or common area around condominium or townhomes located in the following "sub-associations."

- **Bowen Court, Cachette, Cortile, Esplanade, Four Quartets, Garland Park, La Casella, Lombard Court, Santa Barbara, Stonetree, Stonetree Manor, and Treo.**

Please familiarize yourself with your Association documents and be sure to understand if you live in one of the above sub-associations. If you do live in one of these areas of Woodbury, please make sure you know the Management Company information and their emergency phone number. (this information may be found on the Woodbury website: [www.woodburyhoa.org](http://www.woodburyhoa.org)) Thank you for your cooperation!

**UPCOMING PARK CLOSURE:** Please be advised that the Olive Grove Square park will be closed for improvements this spring. Please visit the Woodbury website at [www.woodburyhoa.org](http://www.woodburyhoa.org) in the next upcoming weeks to find out when this park area will be closed.



**SUBMIT A MAINTENANCE REQUEST:** Using your smart phone, please scan the QR Code as shown, to submit a maintenance request form. We look forward to serving you!

