

The Woodbury Connection

Woodbury's Annual Fall Festival October 19th – 3 p.m. to 6 p.m.

Start this holiday season off with some exciting family fun at Woodbury's Safari Fall Festival! We will be hosting many activities such as a ferris wheel*, giant slide*, small swing*, go gator coaster*, train ride* around the Great Lawn, a pumpkin patch (limit 1 per child), booth games, crafts for pumpkin decorating, DJ, shaved ice food truck, bouncers, balloon artists, face painting, photo booth, and much more! **Ride height/weight requirements are on the Woodbury website.* Please arrive on time to ensure your child receives a free pumpkin at the event. We will not replace lost wristbands. No refunds will be given on the day of the event.

We will also have our Halloween Costume Contest. Winners will receive a ribbon and bag of candy, as well as get their picture taken for the next community newsletter.

Cost: \$3 per wristband* (Adults are FREE)
*Exact cash or check only

When: October 19th from 3:00 p.m. – 6:00 p.m.

Where: 108 Lamplighter - Parking Lot

You must have your pool key card with you when you purchase wristbands at the Recreation office as proof of residency. **LIMIT OF 4 WRISTBANDS PER HOME!**
We do sell out prior to the event!

WRISTBANDS AVAILABLE BEGINNING SEPTEMBER 20TH AT 9 AM AT THE RECREATION OFFICE.

Kid's Paint Night November 10th 4 p.m. - 5:30 p.m.



We are excited to announce another kid's paint night hosted by Pinot's Palette on Sunday, November 10th from 3:45 p.m. to 5:30 p.m.! This event is for kids, ages 6 – 14 years old. Please purchase a wristband for \$15.00 (cash/check) per child beginning October 26th at 10:00 a.m. at the Recreation Office.

There is a limit of two children per household and is for Woodbury residents only. The cost includes light refreshments and an artist led painting. Please arrive at 3:45 p.m. if you wish to enjoy snacks before the painting begins at 4:00 p.m. The painting takes 1.5 hours to complete. Picture of the painting is below!

WRISTBANDS AVAILABLE BEGINNING OCTOBER 26TH AT 10 AM AT THE RECREATION OFFICE.



- Community Reminder -

IMPORTANT: New Bank Mailing Address for Monthly Payments!

Please be advised that starting October 1, 2019, Keystone will be moving to Pacific Premier Bank. The new address is:

**Woodbury Community Association
C/O Keystone Pacific Property Management, LLC
PO BOX 513380
LOS ANGELES, CA 90051-3380**

If you are currently signed up for recurring ACH/Direct Debit through Keystone, no action is needed on your part. If you make your payments through your own bank's online bill pay system, please DELETE the payment record and set up a new payment with your account number and the new address from your statement.

2019 ANNUAL ELECTION RESULTS:

The Woodbury 2019 Annual Meeting and Election took place on August 22nd, at which time three members were elected to the Board. Thank you to everyone who took the time to submit your proxies and vote! We would like to extend a special thank you to the Delegates from each district that took the time to attend to assist in the election. Congratulations to the following Board members that were elected:

*Owen Klug
Amy Chen
Benjamin Medvitz*

LETTERS FROM THE ASSOCIATION:

Management will conduct weekly property inspections, and while onsite we will generate letters to homeowners for violations we notice. These letters may require you to repaint areas on your property or correct a CC&R violation. Here are some helpful tips in dealing with these friendly reminders.

- Don't get upset. No one likes to receive these letters, but remember a courtesy letter is just that, a courtesy. From time to time, a friendly reminder is sent to you letting you know that an item needs to be addressed.
- Correct violations before they happen. Put away your trash can or mow your lawn weekly. Keep your neighborhood looking good. This helps protect your property values.
- Don't ignore the Association's request. Homeowners are sent a courtesy note, if the violation continues, then a first letter giving a time frame to correct the violation is sent. If a homeowner still does not correct the violation, they will be called to a hearing before the Board. Correct violations immediately and/or call your Manager to discuss.

COMMON VIOLATIONS TO AVOID:

- No contractor signs are allowed anywhere in the community.
- If you are selling or leasing your property, specific signage is required; see the Rules and Regulations or "Policies" on the Woodbury website for details.
- Failure to submit for architectural approval prior to installation of your landscaping can result in a fine.
- If you do not live in the community, please be sure that we have an active mailing address for you. We send important notices that, if remain ignored, can result in costly fines.
- Please be mindful that trashcans must be stored out of common view, unless it is 12 hours before and after trash pickup day.

BOARD OF DIRECTORS CORNER:

- **Reminder:** Pet owners – please accept responsibility and pick up after your pets. All dogs must be on a leash at all times. Our Board president recently experienced one of the tragedies of when a dog is not on a leash.
- **REQUEST:** Parents: If your child skateboards, scooters, and/or rides a bike, please remind them of the safety requirements when using such equipment. Remember: Safety First! The focus must be on riding his or her bike and/or skateboard instead of trying to multi-task with their phones.
- We encourage residents to visit our Woodbury website for upcoming events and community updates at www.woodburyhoa.org. You can also sign up for e-blast email updates through the website and homeowner portal.
- **Reminder:** When visiting the parks and pools in the community, please remember to pick up your trash. Fall/Winter has arrived, and the pools and parks are still being heavily used! Help keep your community looking beautiful.
- **Important:** Please be advised that we will continue to have random badge checks at the pool areas and sport courts. Unfortunately, residents have begun to abuse the key cards by not accompanying their guests to the Association facilities.
- **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 \$20.00 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!

WOODBURY'S ANNUAL HOLIDAY EVENT - SKI LODGE: Join us as Santa makes a special visit to the Woodbury Community! We will have a special visit from Santa, Mrs. Claus, and their friendly elves. We will have balloon twisting, face painters, cookie decorating, photo booth, and much more! Please visit the Woodbury website for more information in November. You must purchase wristbands at the Recreation Office prior to the event. **MAX OF 6 WRISTBANDS PER HOUSEHOLD - INCLUDING ADULTS & CHILDREN. WE DO SELL OUT OF THIS EVENT!**

Wristbands available beginning November 15th at 9:00 a.m. at the Recreation Office!

Date: Saturday, December 14th

Cost \$3.00 per child (Adults are free)

Group #1 - Red Wristbands only: 1:00 p.m. to 3:00 p.m.

***(30-minute break from 3:00 p.m. to 3:30 p.m.)**

Group #2 - Green Wristbands only: 3:30 p.m. to 5:30 p.m.



POOL & WADER HEATING SCHEDULE:

Please note that the heat to the pool and waders at Peppertree Square, Promenade Square, Cypress Square, and Date Palm Square will be turned off for the winter as of October 15th.



HALLOWEEN HOME DECORATING CONTEST:

Due to lack of participants signing up last year, the Association will not be doing a Halloween Home Decorating Contest. If residents would like for us to bring it back next year, please email kstephenson@keystonepacific.com.



YOGA CLASSES AT WOODBURY:

Join Michele for yoga classes every Tuesday and Thursday night in the Activities Room at 108 Lamplighter in Woodbury! All levels welcome. Please bring your own yoga mat. Classes will be offered on Tuesdays for a one-hour restorative yoga class at 8:15 p.m. and Thursdays for a one-hour class at 8:15 p.m. There is a fee of \$11.00 per class, \$40.00 for four classes, and \$9.00 for a single class for students and seniors. Questions? Please contact Michele Bonetti at (949) 878-6480 or michelebonetti.yoga@gmail.com.

HALLOWEEN COLORING CONTEST! SIGN UP NOW: Calling kids of all ages! Pick up a coloring page at the Woodbury Recreation Office at 108 Lamplighter or print one off the Woodbury website: www.woodburyhoa.org. Use your best artist techniques to win the competition! Bring your page back to the office by Monday, October 21st for a chance to be one of three winners! Winners will be announced on Tuesday, October 22nd! We will be choosing a winner for each of the following age groups:

Group 1: 0 - 5 years old

Group 2: 6 - 10 years old

Group 3: 11 - 15 years old



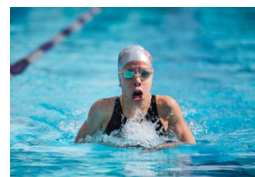
TENNIS LESSONS: (ALL LESSONS ARE TAUGHT ON COURT #4)

Makoto Araki: (949) 331-4907 makotocoach@gmail.com

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

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

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



SPEED AQUATICS COMPETITIVE SWIM PROGRAM: Please check out www.speedaquatics.com or call (949) 825-9901 for more information! *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. Please visit the Competition Pool bulletin board for the current swim schedule.*

WOODBURY WAVES SWIM TEAM: For more information, please contact the Woodbury Waves at woodburywavesreg@gmail.com or please visit 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
Direct: (949) 451 - 1654

Recreation Director

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

Billing & Account Questions

Peter Lai
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: 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) Thank you for your cooperation!

TRICK OR TREATING MEASURES THAT CAN HELP PREVENT ACCIDENTS:

- A child can wear a light-colored costume or one with reflecting tape sewn on so they can be easily seen by drivers.
- The costume should be made of a material that does not burn easily.
- Because masks can block vision, many parents of small children should use face makeup instead.
- Children should visit only homes in their own neighborhood.
- Younger trick-or-treaters should be accompanied by an adult.

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. at Recreation Center at 108 Lamplighter.



On-Site Office Hours

Monday – Friday:
9:00 a.m. to 5:00 p.m.

Saturday – Sunday:
10:00 a.m. to 5:00 p.m.

**Appointments are recommended.
**Lunch hour varies.*