

The Woodbury Connection

Santa Comes to Woodbury!

December 14th – 1:00 p.m. to 5:30 p.m.

Wristbands for this event were made available starting November 15th, as a result there is a limited number still available. Join us as Santa Claus makes a special visit to the Woodbury Community! Come celebrate the holiday season as we transform the Recreation Center into a ski lodge.

We will have a special visit from Santa Claus himself, Mrs. Claus, and Mr. & Mrs. Mouse! We will be hosting many fun activities and will provide cookies and refreshments for all to enjoy. There will be face painting, a photo booth, cookie decorating, balloon twisting, booth games, and plenty of photo opportunities for the whole family. This event will take place at 108 Lamplighter. You must pick up wristbands at the Recreation office prior to the event. **There is a max of 6 wristbands per household, which includes both adults and children.**

Wristbands are \$3.00 per child and adults are free! We accept cash or check only for payment. Please bring your key card or photo ID with your Woodbury address for proof of residency.

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

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

*You will only be allowed in the event during your designated times for your color of wristband. **WRISTBANDS WILL NOT BE REPLACED. NO GUESTS ALLOWED.**



Holiday Tree Pick Up

Please visit Waste Management at www.wm.com for information regarding tree pickup or you can call 1-800-596-7444. Please refrain from leaving holiday trees in the street without contacting a service to pick them up.



Holiday Home Decorating Contest

Sign up to win a prize! 'Tis the season to light up the community! We are bringing back our annual Holiday Decorating Contest and YOU get to vote. The categories will be as follows:

Best of the Best Single Family Home Award
Best of the Best Condo Award
Best Door Décor Award
Light Up the Town Award
Gingerbread Award
Most Spirited Street Award
 (see page 3 for award descriptions)

Please register your home by Thursday, December 12th at 12 p.m. Judging will take place starting Friday, December 13th – Sunday, December 15th. We will post a map of all of the participating homes. See more information on page 3 of this newsletter.

Community Reminders:

Casino Night
February 29th

Stay tuned for more information to come! For Woodbury adults 21 years of age and up!

IMPORTANT: New Bank Mailing Address for Monthly Payments!

As a reminder, Keystone has switched to Pacific Premier Bank. The new address to mail your monthly HOA assessments is:

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

PROTECTING YOUR HOLIDAY PACKAGES: The holiday season is right around the corner! During the holidays, thieves will follow delivery trucks, stealing packages that the driver leaves at peoples' front doors. Thieves will case neighborhoods, stealing unattended packages. Here are a few tips on how to protect your packages from theft:

- Get a tracking number from the shipping company.
- Require a signature with delivery.
- Have the company leave the package at a local shipping center if you won't be home.
- If you can't retrieve it daily, have a trusted person get it.
- Never leave packages outside your door.
- If you're traveling, have the post office hold your mail until you get back.
- Insure any packages you send.
- Alert recipients of your packages as to when they are to expect them.



BULKY ITEM DISPOSAL:

Residents may request bulk item pickup service for items that are just too big to fit in your household curbside collection cart. Requesting this service online is easy by going to <http://www.wm.com/us/residential>, or by calling (800) 596-7444. Items must be placed on the curb for removal. Additional charges may apply.

IF YOU RENT YOUR HOME....WHAT YOU NEED TO KNOW: ←←←←←←←←

You are responsible for your tenants!

- **This means you need to provide them with and make sure they are aware that there are Rules and Regulations & CC&R's.**
- **If they are violating any of the CC&R's or Rules and Regulations, you will receive a violation letter and your tenant will be mailed a copy. If the violation is escalated to a hearing, you will be asked to attend the hearing to discuss the issue with the Board of Directors.**

You automatically delegate the use of the recreational amenities to your tenants for the duration of their tenancy and your rights to use and enjoy the Master Association Property, and the recreational amenities are suspended. This means that you will not have access to use the pools/basketball courts/tennis courts or be able to reserve the clubhouse for an event or attend Community events. (see Section 4 of the CC&R's).

UPCOMING POOL CLOSURES

Each of the 7 pool areas in the community will be closed throughout the Winter season for deck repairs. Please visit the Woodbury website at www.woodburyhoa.org for all updates and for further information.



BOARD OF DIRECTORS CORNER:



- Thank you for all of the residents that decorated their homes for the holiday! A lot of work went in to decorating these homes, and they looked amazing.
- **Attention Homeowners in La Casella and Garland Park:** Your delegate that was to represent you at the Woodbury annual meeting and the election of Woodbury officers did not show up. Therefore, your ballots were not counted. Furthermore, La Casella was a no-show last year, resulting in two years in a row that a delegate was not present even though it is a responsibility of the sub-association.



- **Request:** The Board of Directors has the obligation of enforcing the Association's CC&R's and we take this obligation seriously. Therefore, the Board requests that both homeowners and tenants periodically review the CC&R's and all Association documents to ensure you are compliant.
- **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.



- The Board of Directors strongly recommends everyone get familiar with the CC&R's for Woodbury. These rules are being enforced and fines will be levied. Any questions or clarification needed, please contact the General Manager, Susan Seifen, at sseifen@keystonepacific.com.
- **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!
- **Reminder:** Pet owners – please be advised that the parks within our Woodbury Community are not dog parks. Orange County provides dog parks throughout the area. In addition, all dogs must be on a leash and owners are responsible to pick up after their dogs.

ANNUAL HOLIDAY LIGHTING CATEGORIES & DESCRIPTIONS! SIGN UP TO WIN A PRIZE!**Best of the Best Single Family Home** – Recognizes the best single family home decorations.**Best of the Best Condo** – Recognizes the best condo home decorations.**Best Door Décor** – Recognizes best door décor.**Light Up the Town Award** – Recognizes the best and most creative use of lights.**Gingerbread Award** – Children's choice award. Let your little ones pick out their favorite!**Most Spirited Street Award** – Must have at least (3) homes decorated to qualify.

HOW TO REGISTER: Please email kstephenson@keystonepacific.com no later than Thursday, December 12th at 12 p.m. Don't forget to put in your name and Woodbury address. Homes that register after this date and time will not be allowed in the contest. Please have your homes fully decorated and ready for showing starting on Friday, December 13th. Please be ready to show your home for the entire weekend while people are judging your homes.

HOW TO VOTE: The Association will post a map of the community with the homes that are registered on Friday, December 13th. It will be posted on our website at www.woodburyhoa.org on the front page of the website. Print it out! Grab some hot chocolate, the family, and get ready to drive around the community and enjoy the sights. The last day to submit your votes will be on Sunday, December 15th. Votes will be tallied, and winners will be announced on Monday, December 16th.

PLEASE DO NOT VOTE WITH DIFFERENT EMAILS FROM THE SAME HOUSEHOLD.

NEW CLUB! PJ STORYTIME:

Calling all parents and kids! "The more that you read, the more things you will know. The more that you learn, the more places you'll go." – Dr. Seuss. Come join other parents and kids for a pajama story time at the Woodbury Community Center park benches where you will read wondrous books and help the kids create some crafty magic! Bring them in their pajamas ready for bed. Parent participation is required. This club is for all ages, and will be on the 1st and 3rd Tuesday of every month at 6:00 p.m. Please contact Megha for more information at meghadoshi@hotmail.com.

HOLIDAY COLORING CONTEST! SIGN UP NOW:

Calling all kids! 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 technique to win the competition. Bring your page back to the office by Wednesday, December 11th at 5 p.m. for a chance to be one of four winners! Winners will be announced on Thursday, December 12th. All submissions will be posted at the Recreation Office to view! We will choose one winner and one runner up for each of the following age groups:

Group 1: 0 to 6 years old
Group 2: 7 to 14 years old

**FALL FESTIVAL THANK YOU:**

We hope you enjoyed our annual Fall Festival 2019! The Association would like to extend a special thank you to Park West Landscape Management for donating the pumpkins and to Keystone Pacific Property Management for donating \$500.00 to the event! We also want to thank everyone who participated in the Halloween Costume Contest. See you all again next year!

Thank you

TENNIS LESSONS: (ALL LESSONS ARE TAUGHT ON COURT #4)Makoto Araki: (949) 331-4907 makotocoach@gmail.comVincent Allegre: (949) 357-8441 vinceallegre@gmail.comGreg Hanessian: (949) 293-2049 slapshot3now@yahoo.comMick Hornok: (949) 266-7019 hornok@hotmail.com

SPEED AQUATICS COMPETITIVE SWIM PROGRAM: Please check out www.speedaquatics.com or call (949) 307-2141 for more information! *They practice Monday – Friday from 4:00 PM - 7:00 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: To learn more information about the Woodbury Waves team, please visit www.woodburywaves.com.

YOGA CLASSES: Join Michele for yoga classes every Tuesday and Thursday night at 8:15 p.m. in the Activities Room at 108 Lamplighter! All levels welcome. Please bring your own yoga mat. There is a fee of \$11.00 per class, \$40.00 for four classes, and \$9 for a single class for students and seniors. Questions? Please contact Michele Bonetti at (949) 878-6480 or email michelebonetti.yoga@gmail.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

REAL ESTATE SIGN REGULATIONS: When listing your home for sale or lease, please familiarize yourself and your listing agent with the Woodbury Real Estate Sign Regulations. Only Woodbury approved sign standards are allowed to be placed in the community. Please visit our Woodbury website at www.woodburyhoa.org for the complete sign regulations the community.

Real Estate Signs and Supplies can be contacted at (949) 855-1355 in order to purchase real estate signs.

GET CONNECTED AND DOWNLOAD ACCESS IRVINE NOW:

The City of Irvine has an application for mobile devices called Access Irvine! It is designed to provide residents with convenient access to the City services, news and events. A few of the features include: City-wide events, interactive maps, police news, report a crime tip, call 9-1-1 directly through the app, teen events, and contact school resource officers. Get connected with the City of Irvine and download this free app today!

COMMUNITY MOBILE CAR WASH SERVICE:

We know you're busy, so we're bringing a car wash service to Woodbury. We've partnered with Private Car Wash Service to bring their onsite car wash service right to you. Now once a week you can schedule a time to have your vehicle washed right here in the community. You can book a time with Private Car Wash Service at (800) 511-8681. All cars will be washed in the Woodbury parking lot on Lamplighter – 108 Lamplighter! Prices start at \$20.00 for the deluxe hand wash. Contact Private Car Wash Service now to take advantage of the great price and convenient location here at Woodbury!



SIGN UP FOR E-NEWS: Please sign up for e-news community updates by going to the Woodbury website at www.woodburyhoa.org. On the very top right of the webpage you will see 'Sign up for eNews.'



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 a.m. to 5 p.m.

Saturday/Sunday:
10 a.m. to 5 p.m.

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