

# The Woodbury Connection

## Community Garage Sale Postponed



The Community Garage sale for May 9<sup>th</sup> will be postponed to a later date this year due to COVID-19. Once there is a date in place, we will put it on the Woodbury website at [www.woodburyhoa.org](http://www.woodburyhoa.org). Please contact the Recreation Director at [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com) if you have any questions.

## Community Improvements

Over the last couple of months there have been a lot of community projects to help improve/update the look of our wonderful community. Here are a few of them:

- Artificial turf has been installed at the following pool areas: Peppertree Square, Competition, Promenade Square, and Date Palm Square.
- The Lagoon pool area had almost all of the landscaping replaced.
- Painting of all the wood trellises and the eaves of the buildings is taking place throughout the entire community in all the parks/pool areas.
- The concrete areas in the Lagoon, Resort, Competition, Promenade Square, and Peppertree Square have been removed and replaced that were cracked/damaged.

## Concert in the Park Postponed



The Concert in the Park event for May 23<sup>rd</sup> has been postponed to a later date this year due to COVID-19. Once there is a date in place, we will put it on the Woodbury website at [www.woodburyhoa.org](http://www.woodburyhoa.org). Please contact the Recreation Director at [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com) if you have any questions.

## Monthly assessments are increasing to \$140.00 a month in June.

Please be advised that your monthly assessment is increasing to \$140.00 a month in June. A large portion of the increase is attributed to the funding required to maintain/trim and treat the 7,633 trees and for the upkeep of the 53.11 acres of landscaping within the Woodbury Community.

If you currently have your bank send checks each month for \$125.00, please contact them prior to June so that they can adjust the amount to \$140.00. If you are already signed up for the ACH program with Keystone, then you do NOT need to make any changes, as it will be done for you.

If you have any questions, or would like to sign up for ACH, please contact the General Manager at [sseifen@keystonepacific.com](mailto:sseifen@keystonepacific.com) or (949) 451-1654.

## Reminders:

### COVID-19 Office Hours

Please be advised that due to the "Stay at Home" order the on-site office will remain closed until further notice. Please feel free to email the General Manager or Recreation Director as they are working from home at this time.

### Community Updates

Now you can receive updates via text message regarding the Woodbury Community! Text "WOODBURY" to 47464 to sign up.



### Pool Heaters

Once the pool areas can be opened, all of the pools will be heated for the summer. The Association is excited for a fun and safe summer this year!



**EMERGENCY AFTER-HOURS SERVICE:** We would like to remind all homeowners that Woodbury consists of many different Sub-Associations as well as the Woodbury Master Association. 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. Please visit: [www.woodburyhoa.org](http://www.woodburyhoa.org).



**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: Dog waste stations are for your pet’s waste and not to be used as your personal trash can.

**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 on the website for details.
- Please note that other than 12 hours before and after trash pickup, ALL trash cans must be stored out of common area view.
- Failure to submit for architectural approval prior to installation of your landscaping can result in fines.
- If you do not live in the community, please be sure that we have an active mailing address for you. We end important notices regarding violations that, if remain ignored, can result in costly fines.

**ATTENTION HOMEOWNERS**



**BOARD OF DIRECTORS CORNER:**

- The Board of Directors would like to remind all Woodbury residents that violations of the CC&R’s do carry a fine.
- **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!
- Please remember that your garage is for your vehicles. The Board encourages residents to use your garage instead of parking vehicles on the street.
- 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.
- **Safety Reminder:** Please put down your cellular devices and pay close attention when driving to your surroundings, traffic signs, and driving speed within the Woodbury Community.
- **Reminder:** All dogs must be on a leash at all times during walks in the community, and all owners are responsible to pick up after their dogs.
- Please keep in mind that the pools, sport courts, and community center are closed until further notice. We are acknowledging the request of the Governor to stay at home unless needed, and to practice social distancing!

**SWIM LESSONS AT WOODBURY:** This year we have a new company, Premier Aquatics, that will be offering swim lessons for the Woodbury residents.

**Private Lessons | 30 Minute Lessons**

Private swim lessons are 1 on 1 for 30 minutes at a time. The cost of each swim lesson is \$40.00. The schedule for lessons will be posted online at [www.swimoc.com](http://www.swimoc.com) and sign-ups will run through the Premier Aquatics registration system.



**Group Lessons | 30 Minute Lessons**

There are 3 swimmers allowed in Level 1 and 4 swimmers in Level 2 & up. The cost of each group lesson is \$20.00 per swimmer. The schedule for lessons will be posted online at [www.swimoc.com](http://www.swimoc.com) and sign-ups will run through the Premier Aquatics registration system.

**SAVE THE DATE – SUMMER KICK OFF:** We will be holding our annual summer kick off on Friday, June 5<sup>th</sup>, the last day of school, from 2 p.m. to 5 p.m. at the Lagoon pool! *Event could possibly be cancelled due to COVID-19. Please sign up for text updates and e-blast news updates for further information!*



**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.



**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! Parent participation is required. Please contact Megha for the days and times that this club will be held and for more information at [meghadoshi@hotmail.com](mailto:meghadoshi@hotmail.com).

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

Makoto Araki: (949) 331-4907 [makotocoach@gmail.com](mailto:makotocoach@gmail.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). 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!

**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).

**YOGA CLASSES:** Free trial class for new students! 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](mailto:michelebonetti.yoga@gmail.com).

*\*Please note that classes will be cancelled from June 8<sup>th</sup> until July 6<sup>th</sup> due to the instructor being out of town.*

## 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

### **Titanium Security - Parks & Pools**

(619) 550-1241

### **Weekend Office Phone**

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

**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.

### **COMMUNITY WASTE CONTAINERS:**

It has been observed that many of the Woodbury community waste containers in the parks and walkway areas are being used by members of the community disposing of their household waste. As this utilizes Association resources, we ask that you please refrain from placing household waste in these containers. Please know that every home should have their own waste containers from Waste Management. To arrange for trash pick-up service, please call (800) 596-7444.



### **SUBMIT A MAINTENANCE REQUEST:**

Using your smart phone, please scan the QR Code as shown, to submit a maintenance request form. You can also email the General Manager, at [ssseifen@keystonepacific.com](mailto:ssseifen@keystonepacific.com) for assistance.



### **BLOCKING MAILBOXES:**

Please refrain from parking in front of or blocking the mailboxes. The USPS has placed reminders on many mailboxes within the community asking residents to not park in front of mailboxes, as it restricts the mail delivery and access to get your mail.



## 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.*  
*\*On-site office is currently closed until further notice due to COVID-19.*