

The Woodbury Connection

Virtual Bingo Party: June 20

We are excited to announce Virtual Bingo on June 20th! Residents will have three different time frames to choose from: 11:00 a.m., 1:00 p.m., and 3:00 p.m. There will be 20 families per session and three winners per session! Each session will last one hour and 15 minutes.

This event is completely free for Woodbury residents. Bingo cards will be emailed to the resident that RSVP's for this event. Prizes will be given out to residents on the same day of the event! We will max out!

Please RSVP by emailing kstephenson@keystonepacific.com with your name, Woodbury address, contact phone number, number of participants, and which time frame session you would like to play in. More information on the website!

Virtual Paint Party Paintings!

Thank you to all the residents that joined us for our first ever virtual paint party on May 23rd! Here a few of the paintings:



Drive-in Concert: July 25

Please join us for Woodbury's first ever drive-in dinner and concert on July 25th from 5:00 p.m. to 7:00 p.m.! Hard Days Night (Beatles tribute band) will be performing in the parking lot at 108 Lamplighter. In order to promote social distancing, all residents will remain in their vehicle during the concert and while being served.

RSVP beginning June 26th for this event by emailing kstephenson@keystonepacific.com with your name, Woodbury address, and number of adults and kids (minimum of two). Residents will receive a burger, chips, watermelon salad, ice cream and water. ***If resident needs a veggie option, please include that note in the RSVP.***

Cost: Adults - \$5.00 each & Kids - \$3.00 each. Once resident RSVP's with Kayla, then Management will contact resident to pay with credit/debit card over the phone.

Please visit the Woodbury website on June 15th at www.woodburyhoa.org for further information. We will sell out quickly! SPACES ARE LIMITED!

Snow Cone Drive-Up: June 6

Join us by vehicle on Saturday, June 6th from 11:00 a.m. to 1:00 p.m. in the Woodbury parking lot at 108 Lamplighter for a snow cone! This event will be first come first serve for Woodbury residents (must have key card) until snow cones run out! In order to promote social distancing, all residents must remain in car as they receive their snow cones.

LIMITED TO 4 SNOW CONES PER CAR.

There will be three flavors to choose from when you arrive: strawberry, blue raspberry, and Pina colada.

Community Reminders:

Dogs on Leash

Please be reminded to keep your pets on a leash at all times during walks in Woodbury.



Address Visibility

Please take a look at the front of your home for the visibility of your house number. Many addresses are missing completely or are being blocked by overgrown shrubs or trees.

Upcoming Events Update

Unfortunately, the Summer Kick Off and the annual Fourth of July event has been cancelled this year due to COVID-10. Please sign up for community text updates for future events by going to www.woodburyhoa.org.

TEMPORARY COVID-19 TENNIS RULES: All four tennis courts opened on Friday, May 15th for singles play. Doubles play allowed only among members of the same household. No lessons allowed. You must have a reservation in order to play.

- Any other activity on the tennis courts is prohibited.
- All players must agree to NOT play if they have any symptoms or exposure risks as listed by the CDC Guidelines.
- All players must agree to practice social distancing at all times by standing at least 6 feet apart.
- All players must agree to NOT congregate around the courts.
- Avoid physical contact such as handshakes or high fives.
- The tennis courts are open for play seven (7) days a week, from 6:00 a.m. to 10:00 p.m. on a reservation only basis. Everyone must leave promptly when their reservation time is over to ensure social distancing for the health and welfare of all players. Visit www.woodburyhoa.org to make your reservation.
- **IMPORTANT: No lessons will be conducted at this time.**
- Players must use their own balls. The USTA recommends utilizing two different cans of tennis balls, with one player utilizing one set of numbered balls and the other player utilizing the other set of differently numbered balls and discarding them after use. Use your racquet/foot to pick up balls and hit them to your opponent.
- Do not share racquets or personal equipment.
- Avoid touching benches, fences and other court amenities.
- There will not be restrooms available for use.
- Players must provide their own drinking water (do not share water). All water will be shut-off.
- Please consider bringing your own hand sanitizer and using it after touching any surfaces in the court areas.
- All common use equipment (brooms, trash cans, etc.) have been temporarily removed from the court area. This is being done in order to reduce the risk of spreading the COVID-19 virus.
- Players that do not adhere to these rules will lose their court privileges.

For questions or concerns, please contact the General Manager at sseifen@keystonepacific.com or (949) 451-1654.

OPENING OF AMENITIES UPDATE:

Our office has received numerous inquiries as to when Woodbury will be opening pools, playgrounds, and sport courts. Please note that we will not be opening up any amenities until we are directed to do so by the City of Irvine, as we are closely following their guidelines. We recommend visiting our Woodbury website at www.woodburyhoa.org and by also signing up for e-blast and text updates to keep up to date on the opening of amenities in the Woodbury Community.



BOARD OF DIRECTORS CORNER:

- Please be advised that your Woodbury Board of Directors (BOD) continues to meet monthly during this time via Zoom. In addition, your Board of Directors continues to address all issues, regulations, and problems concerning the Woodbury Community.
- **Important:** Per the Woodbury cover letter for our annual budget that was sent out, the General Manager, Susan Seifen, carefully addressed the increase in our Woodbury HOA monthly dues. In short, our contractors who are doing an outstanding job here at Woodbury have been increasing the rates for labor and materials over the past couple of years. As a result, in order to maintain our reserves, we need to share that increase with you.
- **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.
- **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. Please consider using their services from a fantastic car wash and detail to an outstanding wax job!
- **Reminder:** Pet owners – please accept responsibility and pick up after your pets. We have many doggie bag stations throughout the community.
- Please drive responsibly and observe our Woodbury speed limits and parking regulations. Watch out at all times of the day for pedestrians that walk especially on the street as well as for children on the scooters, bikes, and skateboards.
- Please continue to follow the guidelines and stay safe! We can all live and enjoy this beautiful community! Thank you from your Board of Directors.

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 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 and sign-ups will run through the Premier Aquatics registration system.

Swim lessons will be available when the City allows for amenities to be fully open.



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).

STREET SWEEPING DAYS:

Street sweeping days are on the 2nd and 4th Friday of each month. Please make sure your vehicles are not parked on the street on those days.

STREETLIGHTS OUT IN WOODBURY:

Please contact Southern California Edison at (800) 611-1911 or by submitting an outage on their website at <https://www.sce.com/outage-center/report-street-light-outage>.

STORED VEHICLES ON CITY STREETS:

Irvine Police Department will come out and tag the car. Please contact the IPD by calling (949) 724-7200.

SUMMER COLORING CONTEST:

Calling all kids! Print off a coloring page from the Woodbury website: www.woodburyhoa.org. Use your best artist technique to win the competition. All coloring pages need to be mailed or dropped off at our Woodbury office at 108 Lamplighter by June 29th at 2:00 p.m. for a chance to be one of four winners! Pages can also be scanned to kstephenson@keystonepacific.com. Winners will be announced Tuesday, June 30th. 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**

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



Tennis lessons, Speed Aquatics, and yoga will be available when the City allows for amenities to be fully open.

SPEED AQUATICS COMPETITIVE SWIM PROGRAM: Please check out www.speedaquatics.com or call (949) 307-2141 for more information! They practice Monday - Friday from 3:30 PM - 8:15 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: The Woodbury Waves swim team season has been cancelled this year due to COVID-19. Please contact woodburywavesreg@gmail.com for any questions or concerns.

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.

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

Nicholas Cumpston
ncumpston@keystonepacific.com
Direct: (949) 508-1110

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.

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 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.

FACILITY KEY CARDS: All residents should now have the new photo ID key cards. If you haven't changed over your old keys fobs with the HOA office, please plan to visit our office during office hours. We are open Monday – Friday from 10 a.m. to 2 p.m. and Saturdays/Sundays from 10 a.m. to 5 p.m. Please note that our office will be lightly staffed during this time.

Please visit our Woodbury website at www.woodburyhoa.org for more information regarding the key cards and to find the Key Card Application Form. For questions, please contact the Recreation Director at kstephenson@keystonepacific.com.

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 or via Zoom. Check the agenda posted on the Woodbury website at www.woodburyhoa.org each month to verify location!

On-Site Office Hours

Monday – Friday:
10:00 a.m. to 2:00 p.m.

Saturday/Sunday:
10:00 a.m. to 5:00 p.m.
**Appointments are recommended.*
**On-site office will have limited office hours and be lightly staffed during this time due to COVID-19.*