

The Woodbury Connection

Virtual Paint Party for Adults - October 24th – 11 a.m. to 1 p.m.

Please join us for a virtual paint event hosted by Pinot's Palette on October 24th from 11 a.m. to 1 p.m. for adults. Limit of 2 adults and 2 kids per household. The painting takes 1.5 hours to complete. Pinot's Palette will email all participants a Zoom link for the kids and for the adults in order to follow along. If you can't make this time, they will save the Zoom session and post it in a private link for residents to view up to 7 days after. For more information, please visit the Woodbury website at www.woodburyhoa.org.

- **Kids paint kits are available as well. Instructions in the paint kit will be provided for the kids to follow for their painting. The kids paint kits are not a live follow along painting. There is a limit of two children per household.**

RSVP now to kstephenson@keystonepacific.com with your Woodbury address, key card number, and number of adults and/or kids paint kits.

Residents can pick-up the paint kits at the Woodbury Office at 108 Lamplighter on Thursday, October 22nd from 1:00 p.m. to 5:00 p.m.

Adults will be painting this!



Kids paint kit picture!



Virtual Bingo – October 10th

We are excited to announce another Virtual Bingo on Saturday, October 10th! Residents will have three different time frames to choose from: 11 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 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!

RSVP now by emailing kstephenson@keystonepacific.com with your name, Woodbury address, contact phone number, and which time frame you would like to play in.

Virtual Comedy Show – November 14th

Join us on Saturday, November 14th from 6 p.m. to 7 p.m. for a virtual comedy show featuring Taylor Hughes! He has appeared on Masters of Illusion TV series on the CW Network and tours nationwide performing for audiences! His show is a wonderful mix of clean comedy and jaw-dropping magic, not to mention interactive audience participation! The information for the Zoom will be emailed to RSVP residents the Monday before the event! There is a limit for this event, and we will reach max capacity.

RSVP now by emailing kstephenson@keystonepacific.com with your name, Woodbury address, and key card number.

- Community Reminders -

Red Cross Blood Drive October 15



Sign up to donate blood by going to www.redcrossblood.org and use the sponsor code: Woodbury. The Red Cross Bloodmobile will be in the 108 Lamplighter parking lot from 10 a.m. to 4 p.m. *All blood donations are now tested for COVID-19 antibodies.

Free Pumpkin Pick Up

Park West will be donating 350 pumpkins to the residents of Woodbury. Residents can pick up their pumpkin on Friday, October 16th from 1 p.m. to 5 p.m. in the Woodbury parking lot at 108 Lamplighter. First come first serve!



Pumpkin Carving Contest

Families can carve their pumpkins at home and send in a picture of their final product! Visit page 3 of this newsletter for more information!



2020 ANNUAL ELECTION RESULTS:

The Woodbury 2020 Annual Meeting and Election took place on August 27th, at which time two 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:

*Chris Bonno
Michael Langford*

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.



OPENING OF THE AMENITIES UPDATE:

All of the pools in the Woodbury Community are open for use by reservation! Beginning October 5th, residents can make 1 hour and 15-minute reservations at all of the pool locations. Please remember to bring your key card to get in, as there will be no pool monitor. The tennis courts, basketball courts, and volleyball court are open. As of September 29th, the playground structures are open at all of the parks in the Woodbury Community. As always, please visit the Woodbury website at www.woodburyhoa.org for details.



Wear your face coverings!



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.
- **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:** 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:** Garages are for your vehicles and not for anything else!
- **Important Reminder:** Please do not litter in our beautiful community. We still have those that think they can litter and someone else will pick up after them. Remember, any extra tasks we assign are not free! Be responsible!

RED CROSS BLOOD DRIVE:

Schedule now to donate blood on October 15th with the Red Cross! The Red Cross Bloodmobile will be in the Woodbury parking lot at 108 Lamplighter from 10 a.m. to 4 p.m. Residents can schedule by going to www.RedCrossBlood.org and using the sponsor code: Woodbury.

*All blood donations are now tested for COVID-19 antibodies – www.redcrossblood.org/antibodytesting. For any questions, please contact the Red Cross at (800) 733-2767.



FALL COLORING CONTEST!:

We are excited to announce another coloring contest! 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 19th for a chance to be one of four winners! Winners will be announced on Tuesday, October 20th!

We will be choosing one winner and one runner up for each of the following age groups:

- Group 1: 0 – 6 years old*
- Group 2: 7 – 14 years old*

GRADUATION SIGNS:

Seeing as how kids have begun a new school year, the Association asks that you remove any graduation signs from your front lawn to avoid receiving a violation letter. We appreciate your assistance!

PUMPKIN CARVING CONTEST:

We are excited to announce a pumpkin carving contest for Woodbury residents this year! Carve your pumpkins at home, take a picture of your completion, and email your final product to kstephenson@keystonepacific.com with your name, whether you are an adult or child, and Woodbury address. Submit your photo by Monday, October 26th. We will choose one adult winner and one child winner for this contest! Winners will receive a gift card.



FREE PAPER SHREDDING FOR WOODBURY RESIDENTS – NOVEMBER 7

Woodbury residents can safely and securely dispose of up to five banker-size boxes (24 inches x 12 inches) at a mobile shredding unit on-site in the Woodbury parking lot at 108 Lamplighter. This event will be held on Saturday, November 7th from 8 a.m. to 11 a.m. Event ends once truck capacity has been reached. Please ensure all provided documents and boxes are free of binders, paper clips, plastic sleeves, and metal butterfly clips. Items not accepted include: CD's, credit cards, three-ringed binders, wire dividers, newspapers and magazines, and spiral notebooks. Must show your Woodbury key card as proof of residency.

NEW CLUSTER MAILBOX UNITS:

Due to the increase in mailbox theft in the single-family homes that have the curbside mailboxes, the Board of Directors approved to have cluster mailbox units installed. Certain streets have already been completed and the rest of the single-family homes will be done in phases. Please keep an eye out for a letter from the Association that will indicate when you can pick up your new mailbox keys. Please note that the post office representative took in to consideration the location of where the cluster units will be installed by making sure none were in front of any homes.

Please keep in mind that if the boxes are not right by your house, that the reason the boxes are the way they are is to keep streets together. When routes are designed, the post office tries to keep one carrier in a certain area, depending on the routes, line of travel and the amount of deliveries so they don't break certain tracks between two routes.

Please make sure to pick up your new mailbox keys so you can pick up your mail when the curbside boxes are removed.



SPEED AQUATICS COMPETITIVE SWIM PROGRAM: Please check out www.speedaquatics.com or call (949) 825-9901 for more information!

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) 550-3251

Weekend Office Phone

*Saturday & Sunday Only
(949) 451-1652

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.



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.

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 the Community events. (see Section 4 of the CC&R's)

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.*