

The Woodbury Connection

Santa Comes to Woodbury!

December 12th – 1:00 p.m. to 5:30 p.m.



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 magical wonderland. We will have a special visit from Santa Claus and Mrs. Claus where children can take pictures with Santa.

This event will take place at 108 Lamplighter. There is a max of 6 residents per household, which includes both adults and children. Please bring your key card for proof of residency for the event on December 12th.

Group Red: 1:00 p.m. to 3:00 p.m.

Group Green: 3:30 p.m. to 5:30 p.m.

Masks must be worn at all times by adults and kids. When it comes time to take your picture with Santa, only the kids will be permitted to remove their face covering just for the picture. Kids will not be sitting on Santa's lap; they will be sitting on a bench in front of Santa and the parents can stand behind Santa with their masks on. Sanitizing stations will be available.

You will need to RSVP to kstephenson@keystonepacific.com with your name, Woodbury address, number of adults and/or kids, and if you want to attend the red group or green group.

*You will only be allowed in the event during your designated times. **NO GUESTS ALLOWED. Your picture MUST be on the key card. Please read the entire section for information on this event! Very important guidelines to follow!**

Virtual Paint Party - December 6th

Please join us for a virtual paint event hosted by Pinot's Palette on Sunday, December 6th from 12:30 p.m. to 2:30 p.m. for kids and 3 p.m. to 5 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. Spots will sell out!

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, December 3rd from 9:00 a.m. to 5:00 p.m.

Adults will live
paint this!



Kids will live
paint this!

Community Reminders:

Red Cross Blood Drive



December 16th

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.

Holiday Home Decorating Contest

Please register your home by Thursday, December 10th at 12 p.m. Judging will take place starting Friday, December 11th – Sunday, December 13th.

See more information on page 3 of this newsletter.

Holiday Lights

Holiday lights and decorations must be removed by the end of January. If you are out of the town for the holidays, please sign up for ACH or pay ahead of time in order to avoid any late fees or lien charges.



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).

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.



BOARD OF DIRECTORS CORNER:



Wear your face coverings!



- Thank you for all of the residents that decorated their homes for the Halloween holiday! A lot of work went in to decorating these homes, and they looked amazing. We know it takes time to plan and implement, as well as money. Thank you all! We look forward to those Christmas decorations!
- **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.
- The Board has opened many of our amenities with specific rules and guidelines, however we have those residents that are beginning to abuse those rules and guidelines. Therefore, the Board will take appropriate actions.
- The Board of Directors has the obligation of enforcing the Association's CC&R's and we take this obligation seriously.
- The Board strongly recommends that both homeowners and tenants periodically review the CC&R's and all Association documents to ensure you are compliant. These rules are being enforced and fines are and will be levied. Any questions, please contact the General Manager, Susan Seifen.
- **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 do not litter our beautiful community! Note: there are the few that have no respect for property and/or our community.
- The Board of Directors wishes everyone a very safe and happy holiday season! Don't forget to wear those masks and practice social distancing!

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 10th 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 11th. 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 11th. 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 13th. Votes will be tallied, and winners will be announced on Monday, December 14th.

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

CLUSTER MAILBOXES – SINGLE FAMILY HOMES ONLY:

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 into 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 have to 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.

HOLIDAY COLORING CONTEST!:

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 9th at 5 p.m. for a chance to be one of four winners! Winners will be announced on Thursday, December 10th.

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**



TENNIS LESSONS – APPROVED INSTRUCTORS:

- 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



HALLOWEEN HOME DECORATING:

Thank you to everyone that decorated their homes for the Halloween holiday! We are excited to see the homes for the Christmas holiday. Here is a picture of one of the homes in the Cypress Square area. Super fun!



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

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

(949) 451-1652

*Saturday & Sunday Only

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!



ON-SITE OFFICE HOLIDAY HOURS:

Our on-site office will be closed
December 24th – December 27th and
December 31st – January 3rd for the
holidays. Please check our
Woodbury website for further
updates.



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.
NO MEETING IN DECEMBER!



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.*