

The Woodbury Connection

Virtual Paint for Kids – Mickey

Date: April 24

We are excited to announce a virtual paint event by Pretty Paints Party on Saturday, April 24th from 11:00 a.m. to 12:30 p.m.

There is a **limit of 2 kids per household.**

The event is free for residents! This painting takes approximately 1.5 hours to complete. Each kit will include a canvas, brushes, paint, cloth napkin, and a paint water cup.

The studio will email all participants the Zoom link in order to follow along. If you can't make this time, they will save the session for residents to view up to 7 days after.

Pick up your kit at the Woodbury Office at 108 Lamplighter on Friday, April 23rd from 1:00 p.m. to 5:00 p.m. If you don't pick up your kit, then you will not be able to participate in the next event. We have a very limited number of spots available for this event!

RSVP now to kstephenson@keystonepacific.com with your name, Woodbury address, and number of kids.



Succulent Workshop for Adults

Date: May 8

Please join us for a virtual succulent workshop event hosted by Pretty Paints Party on Saturday, May 8th from 1:00 p.m. to 2:30 p.m.

for adults. There is a limit of **2 adults per**

household. This event is free for Woodbury residents. You will create your own succulent planter! Each kit will include soil, potted plants, decorative sand, crystals, rocks, tin planter, LED light strand, and aeration sticks.

The studio will email all participants the Zoom link in order to follow along. They will save the session for residents to view up to 7 days.

Pick up your kit at the Woodbury Office at 108 Lamplighter on Thursday, May 6th from 1:00 p.m. to 5:00 p.m. If you don't pick up your kit, then you will not be able to participate in the next event. We have a very limited number of spots available for this workshop!

RSVP now to kstephenson@keystonepacific.com with your name, Woodbury address, and number of adults.



Virtual DIY Chunky Blanket – Ages 10 & Up Recommended

Date: May 1

Pinot's Palette will be hosting our first ever DIY Chunky Blanket event! This event is free for Woodbury residents and there is a **max of 2 per household.** A pre-recorded video will be emailed to all residents on May 1st that sign up in order for you pause and watch the steps in detail while you work at your own pace. Pinot's Palette recommends this event for ages 10 and over and that anyone younger will need assistance from an adult. We have very limited number of spots available and will reach max capacity.

Residents will pick up their kits on Thursday, April 29th between 1:00 p.m. and 5:00 p.m. at the Woodbury office at 108 Lamplighter.

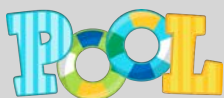
RSVP now to kstephenson@keystonepacific.com with your name, Woodbury address, and number of participants. Once registration has closed, Pinot's Palette will email everyone and gather their yarn color choices.



Reminders:

Pool Heaters

All of the pools and waders in the Community will be heated beginning March 26th.



Email Notifications

Residents will need to sign up again to receive email notifications as we are switching to a new email system! Visit: <https://woodburyhoa.org/sign-up-for-enews/> to subscribe to email notifications.

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.

Pets on Leash

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



EMERGENCY AFTER-HOURS SERVICE: In light of all the weather challenges we have experienced over the past few weeks, we would like to remind 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.

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 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 send important notices regarding violations that, if remain ignored, can result in costly fines.

BOARD OF DIRECTORS CORNER:



- **Important Reminder:** Your vehicles belong in the garage and not left parked on the street. Garages are not for storage. The Board of Directors does not want to resort to issuing parking permits and/or violations.
- The Board of Directors has the obligation of enforcing the Association's CC&R's and we take this responsibility very seriously. Therefore, the Board of Directors expects our residents and homeowners to read and abide by the CC&R's. It is becoming more apparent that the number of violations is on the rise! For example, your garage is to be used to park your vehicle and not to be used for storage.
- The Board of Directors strongly recommends everyone get familiar with the CC&R's and all Association documents for Woodbury to ensure you are compliant. These rules are being enforced and violation fines will be levied. Any questions or clarification needed, please contact the General Manager, Susan Seifen, at sseifen@keystonepacific.com.
- **Safety Reminder:** Please put down your cellular devices when driving and pay close attention to your surroundings, traffic signs, and driving speed within the Woodbury Community. Now that school is back in session, it is even more important to observe and obey the speed limits and stop signs. Special thank you to those of you that do.
- Given that trash pick-up has been changed to Tuesday as of March 29th, please be aware that the containers are to be placed for pick up the night before and removed no later than 12 hours after.
- The Woodbury Waves will be starting swim team practice and swim meets. Please check the Woodbury website for further details.



FREE E-WASTE DROP OFF - MAY 15

E-Waste Collection Day is coming to Woodbury on Saturday, May 15th starting at 12:00 p.m. As you know when electronic equipment is disposed of improperly it can contaminate our environment. In an effort to provide a convenient way to dispose of your unwanted electronic equipment, we have scheduled an E-Waste Collection Day.

Elian Electronics Recycling will take a wide range of e-waste including televisions, fax machines, computers, tablets, POS systems, 3D printers, any medical equipment, smart phones, VOIP phones, networking equipment, cameras etc. that are eligible for disposal. They will **NOT** accept household batteries, car batteries, lithium batteries HID lamps, CFL lamps, ballasts, AC units, fluorescent bulbs, and refrigerators. Please contact Elian Electronics Recycling at (714) 494-3242 should you have any questions.

WOODBURY WAVES SWIM TEAM: We're very excited to share that the Woodbury Waves are preparing for our upcoming 2021 Irvine Swim League season that starts on June 8th! Rest assured, we have been planning for months to ensure a SAFE and FUN season for everyone involved. Stay tuned for news on registration, which will come online in the next few weeks. For more information, please go to the Woodbury Waves website at www.woodburywaves.com and if you are looking to join the team for the first time, go to the Interest List tab. Should you have any questions, please contact the Waves Board of Directors at woodburywaves@gmail.com. We are excited for a brand new swim season this summer! Go Waves!

SUMMER KICK OFF - JUNE 4

Please join us on Friday, June 4th after school from 2 p.m. to 4 p.m. at the Woodbury Courtyard at 108 Lamplighter. We will have free shaved ice, Chick Fil-A sandwiches and custom Woodbury beach towels for a limited number of residents. It will be a walk-through experience where you walk through the courtyard to collect the items above in order to enjoy at home or on a walk through the community. Residents must bring their key card with them and all residents in the household must be present in order to pick up their shaved ice, sandwich, and beach towel. This event is free for Woodbury residents!



RSVP to kstephenson@keystonepacific.com beginning **Friday, May 14th** with your name, Woodbury address, and number of residents. *There is a max of 4 per household for this event!*



SPORT COURT RESERVATION BOOKING PLATFORM:

On February 1st, we switched to TennisBookings for all court reservations. You will need to create a new account through the TennisBookings.com system and then you can begin booking reservations. Please visit this website to get started: woodburyca.tennisbookings.com.

Please contact kstephenson@keystonepacific.com if you have any questions or concerns.

RED CROSS BLOOD DRIVE:

Schedule now to donate blood on April 27th 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.



FREE PAPER SHREDDING FOR WOODBURY RESIDENTS - APRIL 17

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, April 17th 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.

SPEED AQUATICS COMPETITIVE SWIM PROGRAM: You can email Speed at speedaquaticsevaluation@gmail.com. Please check out www.speedaquatics.com or call (949) 825-9901 for more information!

TENNIS LESSONS: Please visit the Woodbury website in order to find our 4 approved tennis instructors. If you would like to become an approved tennis instructor, please follow the instructions on the website and email kstephenson@keystonepacific.com.

COMMUNITY UPDATES:

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



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

(866) 256-4659

Weekend Office Phone

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

COVID GUIDELINES FOR RECREATION AMENITIES:

Face coverings are required at the pools, parks, and any common areas within the Woodbury Community. Residents are permitted to bring their own chairs to the pool for seating. Hand sanitizing stations are provided at each pool and park area for resident use.

Please continue to visit the Woodbury website for updates on the pools for the summertime. The Board is currently assessing COVID guidelines every month to decide the best course of action.

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.

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 sseifen@keystonepacific.com for assistance.



PRIVATE TENNIS & SWIM INSTRUCTION:

Woodbury is now allowing outside private instructors for tennis and swim to teach Woodbury residents. To become a Woodbury approved tennis or swim instructor, please visit the Woodbury website for further information:

<https://woodburyhoa.org/recreation/recreation-classes/>.

Private instruction cannot begin until approval is received from Management and the instructor receives their ID badge.

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 second 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.*