

# The Woodbury Connection

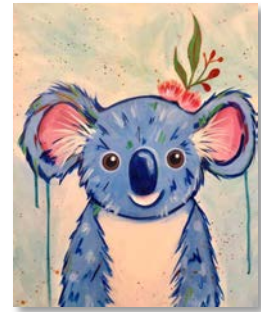


## Virtual Paint Party for Kids – August 14<sup>th</sup>

Please join us for a virtual paint event hosted by Pinot's Palette on August 14<sup>th</sup> from 11:00 a.m. to 1:00 p.m. for kids. There is a limit of 2 kids per household. The cost is \$5.00 per child. We accept check or card for payment. The painting takes 1.5 hours to complete. Pinot's Palette will email all participants a Zoom link for the kids 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.

*Sign up at the Woodbury office (108 Lamplighter) beginning Friday, July 30<sup>th</sup> at 9:00 a.m. The cost is \$5.00 per child. We accept check or cash for payment.*

Pick-up your paint kit at the Woodbury office at 108 Lamplighter on Thursday, August 12<sup>th</sup> from 9:00 a.m. to 5:00 p.m. For questions, please email [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com).



## Movies in the Park – Upcoming Dates



Please join us for this season's Movies in the Park! The following movies will be playing at the Great Lawn grass area (108 Lamplighter). Please feel free to bring drinks, blankets, or lawn/beach chairs for seating. We will be handing out free glow sticks while supplies last!

8/27 – *Raya & the Last Dragon* (PG) at 7:45 p.m.

9/3 – *Tom & Jerry* (PG) at 7:30 p.m.

9/10 – *The Croods: A New Age* (PG) at 7:30 p.m.

9/17 – *Sonic the Hedgehog* (PG) at 7:30 p.m.

Woodbury Elementary School 6<sup>th</sup> grade class will be selling food, snacks, and drinks to help fundraise! Please email [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com) for questions!

## Concert in the Park – August 21<sup>st</sup> & October 2<sup>nd</sup>

Mark your calendars for our upcoming Concerts in the Park! Join us for two special dates this summer for an exciting special performance by Analog Jukebox on August 21<sup>st</sup> and Afterparty on October 2<sup>nd</sup>. Analog Jukebox is a high energy top hits band and will be here to perform on August 21<sup>st</sup> from 5:00 p.m. to 7:00 p.m. Afterparty is an 80's tribute band and will perform on October 2<sup>nd</sup> from 5:00 p.m. to 7:00 p.m. Concerts will be located on the Great Lawn grass area next to the Revival parking lot. Please feel free to bring drinks, food, blankets, and lawn/beach chairs for seating. Free glow sticks will be handed out while supplies list!

Woodbury Elementary School 6<sup>th</sup> grade class will be selling food, snacks, and drinks to help fundraise for the 6<sup>th</sup> grade Outdoor Science Education Camp.

## Reminders:

### Red Cross Blood Drive September 14<sup>th</sup>



Sign up to donate blood by going to [www.redcrossblood.org](http://www.redcrossblood.org) and use 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.

### Community Updates

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



### Bikes in Pool Areas

Please remember to lock up your bikes **OUTSIDE** the pool areas. We do not allow any bicycles, skateboards, and/or scooters inside any of the pool areas. There is a bike rack located outside each of the pool areas.



**ANNUAL ELECTION:** Join us for our annual election! The Association’s Annual Election is scheduled for Thursday, August 12, 2021 in the Clubroom located at the Recreation Center at 108 Lamplighter. Homeowners can hand in their ballots from 5:00 p.m. to 5:30 p.m. Delegates will start counting at 5:30 p.m. There are currently three positions on the Board of Directors that are up for election this year. By this time, you should have received your ballot for voting. Please read the ballot and candidate information and send it in to vote! If you have any questions or concerns, please contact the General Manager, Susan Seifen, at (949) 451-1654 or [sseifen@keystonepacific.com](mailto:sseifen@keystonepacific.com). We look forward to seeing you there!



**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 notice, if the violation continues, then they will be called to a Hearing before the Board of Directors. Correct violations immediately and/or call your Manager to discuss.

**SELLING OR REFINANCING YOUR HOME? HOMEWISEDOCS.COM**

Selling, *or just refinancing your home*? Keystone utilizes HomeWiseDocs.com, the generation in document and data delivery for refinancing for a home loan, resale packages, resale demands, lender questionnaires, and association documents. HomeWiseDocs.com provides reliable, online access to all governing documents and critical project data for lenders, closing agents, and real estate professionals, and homeowners from Keystone’s managed communities. Please see below for login information:

Online Chat at [www.homewisedocs.com](http://www.homewisedocs.com)  
 Help Desk: 866.925.5004 x1  
 Email: [info@homewisedocs.com](mailto:info@homewisedocs.com)

**BOARD OF DIRECTORS CORNER:**



- **Attention Woodbury Homeowners & Residents:** The Board of Directors wants to bring attention to every resident in our Woodbury Community the ongoing issue we are having with street parking. This major issue has been discussed in several past issues of our bi-monthly newsletter. Over the past several years, there has been a huge increase in street parking throughout our community. We recognize that as our children have grown and are now driving that means families now have more than 2 drivers and possibly more than two cars per address.  
 As a result of this parking crisis, we have asked the respected sub-association managers to address this issue with each of their residents and conduct garage inspections. We want to ensure that the 1 or 2 car garages are not being used for storage/workout rooms (gyms)/playrooms for the kids, etc.  
 We have also asked each sub-association manager to report back to us, identifying what steps each of them is taking within their community in Woodbury to ensure that their residents are using their garage for parking of their vehicles. If the street parking issue is **NOT RESOLVED**, the Woodbury Board is looking into the possibility of implementing a parking permit program in which residents would be required to obtain a permit if they wish to park on the street. If such a program is initiated, there would be a monthly cost to residents to maintain.
- **Safety Reminder:** Drive responsibly. Woodbury has stop signs and speed limits for everyone’s safety! Please observe and pay attention. This also applies to those on bikes and scooters. More importantly, please do not skateboard behind electric bikes or cars! Safety for the community is our main concern.
- **Reminder:** Let’s keep our community looking pristine! Please do not litter! It appears folks are too lazy to dispose of candy wrappers and bottles/cups properly by using the trash cans that are placed throughout the community. Any extra efforts that we have to employ costs the Association money.

**SWIM LESSONS AT WOODBURY:**

Premier Aquatics will be offering swim lessons this year for Woodbury residents.

**Private Lessons | 20 Minute Lessons**

Private swim lessons are 1 on 1 for 20 minutes at a time. The cost of each swim lesson is \$47.00. 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.



*They will not be offering group lessons at this time.*

For any questions, please contact Premier Aquatics directly by calling (949) 716-3333 or visiting their website at [www.swimoc.com](http://www.swimoc.com).

**SHORT TERM RENTALS:**

Did you know that both Woodbury and the City of Irvine do NOT allow short-term rentals?

**Q: WHAT IS A SHORT-TERM RENTAL?**

**A:** A short-term rental is a dwelling unit rented out to occupants for fewer than 31 consecutive days.

**Q: AM I ALLOWED TO OPERATE A SHORT-TERM RENTAL?**

**A:** Short-term rentals are prohibited in all residential zones. As outlined in City of Irvine Zoning Section 3-25-3.A (link is external), "no responsible party shall operate or allow the operation of a short-term rental in any residential zoning district within the City."

**Q: WHAT SHOULD I DO IF I BELIEVE MY NEIGHBOR IS USING THE HOME AS A SHORT-TERM RENTAL?**

**A:** If you believe a short-term rental is operating in your neighborhood, please contact the Short-Term Rental Hotline at 949-269-3600. The hotline is available 24 hours a day and seven days a week. You may also submit a complaint online <https://secure.hostcompliance.com/complaints/type> AND contact [sseifen@keystonepacific.com](mailto:sseifen@keystonepacific.com) with the information.

**SAVE THE DATE! FALL FESTIVAL EVENT – OCTOBER 23<sup>rd</sup> – 3:00 PM TO 6:00 PM**

Join us for exciting family fun this season at our annual Fall Festival event! We will be hosting several activities such as a ferris wheel, go gator coaster, giant slide, train ride, swing ride, pumpkin patch (one per person while supplies last), DJ, and much more! Come dressed in your best Halloween costume! \*All rides have height and weight restrictions. Please visit our website at [www.woodburyhoa.org](http://www.woodburyhoa.org) to print out the event waiver. Bring your dogs dressed up in their best Halloween costume for our first ever dog Halloween costume contest!

**Wristbands on sale beginning Friday, October 1<sup>st</sup> at 9:00 a.m. at the Woodbury office at 108 Lamplighter. Cost: \$3.00 per wristbands (adults are free).**

We accept check or cash for payment. You may not purchase wristbands for more than one address in Woodbury. There is a limit of 4 wristbands per household. This event does sell out! For questions, please email [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com).

**FREE PAPER SHREDDING – AUGUST 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, August 7<sup>th</sup> 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 key card for proof of residency!

**TENNIS LESSONS:**

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:** 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) 307-2141 for information!

**NEW!! YOGA CLASSES:** Join Kindred Spirit Yoga for a gentle yoga class series! Learn breath work and meditation techniques to promote relaxation. All levels welcome! Limited space available. Please bring your own yoga mat and props. Sign up by emailing [kindredspirit.yogaclass@gmail.com](mailto:kindredspirit.yogaclass@gmail.com). For additional class offerings and information, please visit [www.kindredspirit.yoga](http://www.kindredspirit.yoga). Classes will be held on Wednesday, August 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>, and 25<sup>th</sup> at 2:00 p.m. for 60-70 minutes. The cost is \$38.00 for 4 classes.

## 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**

Nicholas Cumpston  
[ncumpston@keystonepacific.com](mailto: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

### VISIT THE KPPM HOMEOWNER PORTAL TO:

- Sign up for reoccurring ACH
- Manage credit card payments
- Make a one-time ACH payment

Please visit the Keystone Pacific Property Management at <https://www.kppmconnection.com/Account/Login> for much more!

**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.

### 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. Get connected with the City of Irvine and download this free app today!

### PRIVATE TENNIS & SWIM INSTRUCTION:

Woodbury is now allowing outside private instructors for tennis and swim to teach only 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. For questions, please email [kstephenson@keystonepacific.com](mailto: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 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.*