

The Woodbury Connection

Woodbury's Annual Fall Festival October 23rd – 3 p.m. to 6 p.m.

Start this holiday season off with some exciting family fun at Woodbury's annual Fall Festival event! We will be hosting many activities such as a ferris wheel*, giant slide*, small swing*, go gator coaster*, train ride* around the Great Lawn, a pumpkin patch (limit 1 per child), booth games, DJ, bouncers, balloon artists, and much more! **Ride height/weight requirements are on the Woodbury website.* Please arrive on time to ensure your child receives a free pumpkin at the event. We will not replace lost wristbands. No refunds will be given on the day of the event. The Woodbury 6th grade class will be selling food items and drinks for Outdoor Science Camp. Please bring extra money!

Bring your dogs dressed up in their best Halloween costume for our first ever dog Halloween costume contest! Voting starts at 5:00 p.m. by the DJ booth. There will be three categories for crowd voting: Small Dogs, Big Dogs, and Companions Dog & Human.

We will also have our kid's **Halloween Costume Contest**. All winners will receive a ribbon and bag of candy!

Cost: \$3 per wristband* (Adults are FREE)
**Exact cash or check only*

When: October 23rd from 3:00 p.m. – 6:00 p.m.
Where: 108 Lamplighter - Parking Lot

WRISTBANDS AVAILABLE BEGINNING OCTOBER 1st
AT 9 AM AT THE RECREATION OFFICE.

You must have your pool key card with you when you purchase wristbands at the Recreation office as proof of residency. **LIMIT OF 4 WRISTBANDS PER HOME!** We do sell out prior to the event!

Community Garage Sale November 13th



Woodbury Community Association invites you to drag out those items that have been cluttering your garage, crawl space, or even your living room, and come down to the Recreation Center, located at 108 Lamplighter. We will be advertising in the OC Register and Irvine World News, as well as Craigslist to attract shoppers from the entire county. The sale will be held from 7:00 a.m. to 10:00 a.m. on Saturday, November 13th. Those participating may begin setting up their parking lot space at 5:30 a.m. All cars will need to be out of the parking lot by 6:45 a.m. Please note that sales of used items only are permitted. We will be utilizing two of the Woodbury parking lots, the one located on Revival and one on Lamplighter.

REGISTRATION BEGINS SATURDAY, OCTOBER 16th
AT 10 AM AT THE RECREATION OFFICE.

Go to the Recreation News Link www.woodburyhoa.org, print and fill out the garage sale registration form. Submit your form in person to the Recreation office at 108 Lamplighter. We will not accept reservations prior to this time. Please bring a key card or photo I.D. to verify your Woodbury residency. **Bring a check or exact cash for \$3.00 per stall.** There is a limit of two stalls per household. An assigned spot will be e-mailed to you a week after you register. Special requests will not be allowed. Space is limited. Please reserve your space early! We will reach max capacity. This event will take place rain or shine.

The Woodbury 6th grade will be selling food items and drinks for Outdoor Science Camp. Please bring extra money!

- Community Reminders -

Red Cross Blood Drive November 18



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 10:00 a.m. to 4:00 p.m.

Pool Heaters

The pool heaters for the Cypress Square pool, Date Palm Square pool, Peppertree Square pool, and Promenade Square pool will be turned off on October 31st. All of the spas will remain heated.

The Lagoon pool, Resort pool, and Competition pool will remain heated.

Santa Comes to Woodbury Event!

Wristbands for the Santa Comes to Woodbury event will go on sale on Friday, November 19th at 9:00 a.m. This event will be held on Saturday, December 11th from 1:00 p.m. to 5:30 p.m. at 108 Lamplighter. Information regarding this event will be posted on the Woodbury website in October!

2021 ANNUAL ELECTION RESULTS:

The Woodbury 2021 Annual Meeting and Election took place on August 12th, at which time three 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:

*Owen Klug
Benjamin Medvitz
Troy Dunkel*

DOG WASTE THROUGHOUT THE COMMUNITY:

Bagging dog waste is just the start! Please help the community stay beautiful by getting your dog waste into the garbage cans instead of leaving them on the sidewalks, planters, and/or the rim of the trashcans. Please note that the Association has installed several Doggie Bag Stations throughout the community to provide an option to dispose of dog waste. Reminder: Poop stations are for your pet's waste and not to be used as your personal trash can.

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.



- Please 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 after the time frame given, then the homeowner will be called to a hearing before the Board of Directors. Correct violations immediately and/or call your Manager to discuss.

CHALK/DRAWING AT PARKS:

Over the last few months, we've noticed more and more chalk drawings/marks at the parks on the columns, picnic tables, and concrete. Parents, please keep the chalk at home. When you allow your children to do this, it is taking more time and resources from the day porters to clean up your mess, and it's leaving the parks looking dirty.



BOARD OF DIRECTORS CORNER:



- Special thank you to the Irvine Police Department, Officer Bergstrom and Officer Lind, for the very informative presentation they provided at Woodbury's Annual Meeting. They covered topics such as electric bikes and scooters, skateboarding, stop signs, speed limits, and much more! Also, a very special thank you to the delegates that were present! It is so wonderful to have such support from our sub-associations here in Woodbury.
- The Woodbury Board of Directors are asking our sub-associations to assist in resolving our parking problem! Residents of Woodbury need to use their garages only for parking their vehicle! Garages are not for storage or exercise equipment. If every resident would park their vehicles in their garages, this would not be a problem and look like the university parking lots. Please assist us in correcting this problem.
- **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.
- **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:** Satellite pool heaters will be turned off October 31st.
- **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!

KNIFE SHARPENING – OCTOBER 9:

All Sharpened Up will be here in the Woodbury parking lot at 108 Lamplighter on Saturday, October 9th from 9:00 a.m. to 2:00 p.m. The cost is \$5.00 per knife, \$7.00 for serrated knives, and \$8.00 for kitchen or sewing scissors. Garden tools start at \$8.00 and hair cutting convex shears are \$20.00.

Residents will need to drop off knives in a container or box with their name, phone number, and Woodbury address. She will call you when she has completed your knives so that you can pick them up! This event is first come first serve. If this date fills up, we will consider scheduling more dates for All Sharpened Up to come out!

If you have any questions, please call (714) 770-9157.

**FIT FIRST YOUTH FITNESS TRAINING:**

Fit First is coming to Woodbury! Build an active lifestyle, starting from any fitness level with workouts designed specifically for children! They will be hosting two 6-week programs (3 different classes!) for Woodbury residents starting on October 12th. The three class options are Group Fitness, Junior Fit 'n Fun, and Toddler Music Class. Residents can contact Fit First by emailing info@fitfirstfamily.com or calling (657) 204-5427. For more information, please visit the Woodbury website at woodburyhoa.org or the Fit First website at fitfirstfamily.com.

PUMPKIN CARVING CONTEST:

We are excited to announce another 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 Wednesday, October 27th. 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 6:**

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 6th 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.

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 with the information.

APPROVED TENNIS 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

SPEED AQUATICS COMPETITIVE SWIM PROGRAM: You can schedule an evaluation by emailing us at speedaquaticsevaluation@gmail.com. Please check out www.speedaquatics.com or call (949) 307-2141 for information!

YOGA CLASSES: Nurture your mind, body and spirit by enjoying weekly relaxing yoga flow sessions with Kindred Spirit Yoga. Learn meditation and breath techniques to reduce stress and promote relaxation. Join Kindred Spirit Yoga for a 60 minute All Levels Hatha Yoga Class at a NEW TIME on Wednesdays at 3:30 p.m. in the Woodbury Clubroom. Only for \$10.00 per class! Limited Spaces Available! Contact Patty at kindredspirit.yogaclass@gmail.com to sign up. Visit www.kindredspirit.yoga for more class offerings.

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 & 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.

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.



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
Troy Dunkel
Director
Michael Langford

Board Meetings

Board Meetings are held on the second Tuesday 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.*