

The Woodbury Connection

Community Garage Sale

Date: May 14

We invite you to drag out those items that have been cluttering your garage, crawl space, or even your storage unit, 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 garage sale will be held from 7:00 a.m. to 10:00 a.m. on Saturday, May 14th. 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.

**REGISTRATION BEGINS SATURDAY, APRIL 23rd
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 to help raise funds for end of year activities and promotion. Cash and Venmo will be accepted!



Concert in the Park

Date: May 28

Mark your calendars for our upcoming Concert in the Park! Join us for an exciting special performance by Past

Action Heroes on May 28th. The Past Action Heroes are an 80's tribute band and will perform from 5:00 p.m. to 6:30 p.m. Concerts will be located on the Great Lawn grass area next to the Revival street 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 last!

The Woodbury 6th grade will be raising funds for end of year activities and promotion. Cash and Venmo will be accepted!



Pickleball Courts Available Now!

Pickleball play will be available on Court #1 for reservation on Tuesdays, Thursdays, and Sundays from 7:00 a.m. to 10:00 p.m. at this time. These operating hours are subject to change. Residents must make an advanced reservation through the TennisBookings website. Play is limited to 30 minutes or one hour. On Court #1 there are 4 pickleball courts and net systems placed out. When you make a reservation for a pickleball court, you will be making a reservation for 1 of the 4 pickleball courts. Pickleball paddles and ball are available for use on the court.

Please visit the Woodbury website at woodburyhoa.org for more information regarding this exciting new amenity to the Woodbury Community.

Pool Heaters

All of the pools and waders in the Community will be heated beginning March 31st.



Reminders:

Monthly Assessments are increasing to \$160.00 a month in June.

Please be advised that your monthly assessment is increasing to \$160.00 a month in June. Unfortunately, with the cost of labor, gas, and materials increasing, our assessments are affected due to the contracts the Association has with our vendors.

If you currently have your bank send checks each month for \$140.00, please contact them prior to June so that they can adjust the amount to \$160.00. If you are already signed up for the ACH program with Keystone Pacific, you do NOT need to make any changes, as it will be done for you. To sign up for ACH, homeowners will need to log in to their homeowner portal on kppm.com.

If you have any questions, please contact the General Manager at (949) 451-1654 or sseifen@keystonepacific.com.

WOODLAND GARDEN PARK DISTURBANCES:

Management has received numerous emails and phone calls about a group of boys on bikes/skateboards and scooters hanging out at Woodland Garden park that appear to be between the ages of 12-17 years old. They will climb on the outside of the playground equipment, use vulgar language, play with air soft guns and vandalize the park area.

If you see these boys, please call Titanium Security at (866) 256-4659 and report them immediately. If vandalism or another type of destructive behavior is happening, please call 911.

Back in September 2021 a group of kids used red spray paint all over the playground equipment and because a homeowner called Irvine PD when she saw it happening, they were caught, and Management was able to collect over \$10K from the family to pay for the damage they caused. Please save the phone number for Titanium Security in your cell phone so you can call them when you see this group at the park.

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 letter first. 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:



- **Irvine Police Department** has requested that when driving through the Woodbury Community that drivers be more diligent and obey the traffic signs, especially the **STOP SIGNS**. IPD has increased their presence and traffic citations will be issued. In addition, do not drive electric bikes on sidewalks, definitely a **NO NO!** All bikes and scooters should have a bell or horn to alert all pedestrians.
- **REMINDER:** Sidewalks are for pedestrians! Electric bikes, scooters, and/or skateboards do not have the right of way! Also, for those using wheels (bikes, scooters, etc.), please have the common courtesy to have a bell or horn to alert pedestrians that you are approaching.
- **ATTENTION:** Woodbury has placed signs around the walkways inside the Community Center. Please see photo on the left. These walkways are narrow, and they are not for bikes, scooters, and skateboards.
- We are truly sorry that we did not complete the renovation project at the resort pool as scheduled. The project had rain delays, OC Healthy Department issues, City & County inspections and material delays. Our new completion date will depend on Orange County Environmental Health Department inspection. We will post the date on the website when residents can use the resort pool, jacuzzi, and volleyball court.
- We would like Woodbury residents that are currently parking on the streets, to use their garage instead. According to CC&R's, your vehicle belongs in the garage and not on the street. We also have a few inconsiderate individuals that like to park blocking the crosswalks, run stop signs, and speed throughout the community. Again, these are traffic violations.
- **Pet owners** need to pay more attention to their pets and not their phones.
- **SAFETY REMINDER:** Please observe the speed limit, **stop signs**, and also pay attention to the crossing guards for everyone's protection at all times. Wheels do not turn (by definition of the Irvine Police Department), when you stop your vehicle properly.



KNIFE SHARPENING – APRIL 9

All Sharpened Up will be here in the Woodbury parking lot at 108 Lamplighter on Saturday, April 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.

PEDESTRIAN CROSSING:

Please drive carefully and watch for pedestrians as they cross the streets more often to access their cluster mailboxes or for children walking home from school. Residents should also be reminded to safely cross at intersections.

PETS ON LEASH:

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

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.

SUMMER KICK OFF – JUNE 3

Please join us on Friday, June 3rd after school from 2:00 p.m. to 5:00 p.m. at the Woodbury Courtyard at 108 Lamplighter. We will have free ice cream, Chick Fil-A sandwiches, balloon twisting, airbrush tattoos, booth games, and 9-hole mini golf.

Residents must bring their key card with them and all residents in the household must be present to receive the ice cream and sandwich items. Staff will be checking key cards for this event. This event is free for Woodbury residents! Guests will not be allowed.

This event is first come first serve while supplies last. There is a max of 4 per household for this event!



IMPORTANT VOLLEYBALL COURT CHANGES:

When the sand volleyball court re-opens in the Resort pool area you will notice a few changes due to new requirements from the Orange County Health Care Agency (OCHCA). During the renovation process at the Resort pool area, the OCHCA advised us that they no longer allow volleyball courts to be in an enclosed pool area and in order to keep the volleyball court we must use a reservation system. At this time, we are in the process of having that system developed so that it is tied to your key cards and will only allow access to who has it rented. The reason the OCHCA no longer allows volleyball courts in an enclosed pool area is that they have seen too many drownings of children not being watched by adults distracted. Once the new reservation system is ready to be used a link will be provided on the Woodbury website. We appreciate your understanding and patience while we navigate this new required process.

RED CROSS BLOOD DRIVE – JUNE 9

Schedule now to donate blood on June 9th with the Red Cross! The Red Cross Bloodmobile will be in the Woodbury parking lot at 108 Lamplighter from 10:00 a.m. to 4:00 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 30

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 30th from 8:00 a.m. to 11:00 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 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

REAL ESTATE SIGN GUIDELINES:

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.

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 \$25.00 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.

REPLACEMENT MAILBOX KEYS:

If you lose your mailbox keys, you will need to contact the United States Postal Service on 1 League in Irvine. The cost for a replacement lock for your mailbox is \$50.00 and it will take 2-3 days to go through the whole process. You will fill out a form at the USPS office, present a photo ID, and a current utility bill. For questions, please call the post office at (714) 368-3374.

PRIVATE TENNIS & SWIM INSTRUCTION:

Woodbury does allow for 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
Kevin Woo
Treasurer
Troy Dunkel
Director
Michael Langford



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.*