



# The Woodbury Connection

## Don't Miss Woodbury's Annual 4<sup>th</sup> of July!


Join us this 4<sup>th</sup> of July for some holiday fun! We will be serving hot dogs, hamburgers, nacho bar, watermelon, lemonade, water, iced tea, popcorn, and ice cream! This year we will have a band, Analog Jukebox, performing in the Great Lawn grass area from 12:00 p.m. to 2:00 p.m.! The band will play top hits music! We will have many inflatable attractions, airbrush tattoo artists, balloon artists, DJ, photo booth, and booth games. ***This event will not be at the Lagoon & Resort pool like in year's past.*** 

**REGISTRATION BEGINS FRIDAY, JUNE 10<sup>TH</sup> AT 9:00 AM AT THE RECREATION OFFICE.**

Where: The Competition Pool parking lot at 108 Lamplighter

When: Monday, July 4<sup>th</sup> from 11:30 a.m. to 2:30 p.m. 

Cost: Adults - \$10.00 per wristband  
Children - \$7.00 per wristband (12 years and under)  
***\*We accept credit/debit card only for this event.***

Please bring your community key card to the Recreation Office and purchase your wristbands. We are limiting this event to Woodbury residents and their families - 6 wristbands per household. We sell out every year! 

### **BIKE PARADE AT 10:30 A.M. ON JULY 4<sup>th</sup>**

Decorate your bicycle, stroller, wagon, or any other rolling object in a patriotic theme and join us for our annual bike parade! Ribbons will be awarded to those with the best decorations. Bikes **MUST** be decorated to receive an award! You do not need to purchase a wristband to participate in the Bike Parade and it is **FREE** to all Woodbury residents. The parade will start in the Recreation Center's parking lot off Lamplighter (where the tennis courts are located). Please arrive at the north parking lot no later than 10:15 a.m. For questions, please contact the Recreation Director at (949) 451-1650 or email [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com).

## Summer Kick Off

Date: June 3<sup>rd</sup>

Please join us on Friday, June 3<sup>rd</sup> 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!*



## Charcuterie Workshop

Date: August 6<sup>th</sup>

We are excited to announce a fun and exciting Charcuterie workshop for adults on Saturday, August 6<sup>th</sup> at 10:00 a.m. hosted by Picnic Grazing Co.! This event will be in person at the Woodbury Clubhouse at 108 Lamplighter. The workshop should take approximately one hour to complete. Each kit will include all the food you will need to put the charcuterie board together. Snacks and beverages will be supplied during this event for residents.

The cost is \$25.00 per person - Limit of 2 adults per household. We accept card only for this event. For questions, please email [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com).

**REGISTRATION BEGINS SATURDAY, JULY 16<sup>TH</sup> AT 10:00 AM AT THE RECREATION OFFICE.**



## Community Reminders:

### Litter in the Community

Please do not litter in our beautiful community. We also request that homeowners please pick up after their pets and utilize the doggie bag stations and trash cans.

### Swim Lessons

Please visit the Woodbury website and under the Classes and Clubs tab, you can view the current list of approved swim lesson vendors. Residents can have their own instructor by going through the Association approval process!

### Vandalism at Woodbury Parks

The Association has experienced an increase in vandalism at our Woodbury parks over the past couple of months. If you witness any suspicious behavior at any of the parks or pools, please contact Irvine PD immediately. Security patrol is also here in the evenings and can be reached at (866) 256-4659.

To report items of concerns or repairs, you may email the General Manager at [sseifen@keystonepacific.com](mailto:sseifen@keystonepacific.com).

**IF YOU RENT YOUR HOME – WHAT YOU NEED TO KNOW:** You are responsible for your tenants! 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 and/or sport courts or to be able to reserve the clubhouse for an event or attend the Community events. (see Section 4 of the CC&R's)

- *You will need to provide your tenants with the Rules and Regulations & CC&R's.*
- *If they are violation 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.*

Each new tenant will need to get new key cards with their own family photo on them. They may not use key cards that do not have their photo on it. Homeowners will need to notify the General Manager or Recreation Director regarding any new tenants so that we may update the current Key Card Application on file. Tenants or new homeowners can email their family photo to [kstephenson@keystonepacific.com](mailto:kstephenson@keystonepacific.com). Key Card Applications can be found on the Woodbury website!

#### **DON'T LET PEOPLE YOU DON'T KNOW INTO THE POOL AREAS:**

As the pools continue to get busier and busier, Management would like to remind all residents to not let people into the pool areas that they don't know personally or that don't have key cards. Often times, we have found that people are being let into the pool areas and/or sport courts that don't even live in the Community.

#### **VOLLEYBALL COURT RESERVATIONS:**

In cooperation with the Orange County Health Department, the Woodbury Community requires advanced reservations to use the volleyball court. To make a reservation, please visit [www.hoareervations.com/woodbury](http://www.hoareervations.com/woodbury) to begin the registration process. Once you have registered for an account, a member from Management will approve your account for you to begin making court reservations. An email will be sent to you once your account is approved. Each household can book 60-minute reservations. Detailed instructions can be found on the main page of the Woodbury website at [www.woodburyhoa.org](http://www.woodburyhoa.org). For questions, please email the General Manager at [sseifen@keystonepacific.com](mailto:sseifen@keystonepacific.com). We appreciate your patience and understanding while we work through any issues that may arise with this new reservation process.

**TRASH CANS:** Please note that other than 12 hours before and after trash pickup, ALL trash cans must be stored out of common area view.

**MAILING ADDRESS:** If you are a homeowner and 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.

**ADDRESS VISIBILITY:** Please 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 always keep your pets on a leash during walks in Woodbury.

**TRESPASSING:** Please be respectful of your neighbor's property by not walking on their front lawn or allowing your pets to do so. Thank you for your cooperation.

#### **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 want to thank everyone for their patience, but now everyone can enjoy our renovated Resort Pool area! We have added separation between the pool/spa and the volleyball court, new lighting, stadium seating within the volleyball court, and an outdoor shower within the volleyball court area. In the Resort pool area, we added two large screen TV's, fireplace, firepit, new seating, pizza oven, BBQ, ice chest, sink, and a new glass wall between the Resort pool and Lagoon pool.
- **We would like Woodbury residents that are currently parking on the streets, to use their garage instead. According to the 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.**



**RULES OF THE POOL:** With summer almost here, the pools are getting busier and busier. Please help us keep the community safe by observing and following the pool rules. Please visit our website for a complete pool rule list.

1. You **MUST** have a key card to enter the pool. Residents without a key card will be asked to leave the premises. Please contact the Association at (949) 451-1650 if you have lost your pool key card and would like to purchase another one.
2. Residents are responsible for letting in their guests into the pool area. There is a limit of (6) guests per household within the pool and park area.
3. No smoking of ANY kind, glass, pets, bikes, scooters, skateboards, loud or disturbing music inside the fenced areas.
4. Parents **MUST** be within arm's reach of children 6 years or younger while in the pool.
5. Residents may not reserve the pool furniture or cabanas by use of towels or other personal belongings.
6. All persons younger than 14 years of age must be accompanied by an individual 18 years or older. Children under the age of 14 are not allowed in the spa without an adult.
7. No boogie boards, rafts, boats, inflatable rings, arm floatation devices. Only U.S. Coast Guard approved floatation devices allowed.

If you witness someone breaking these rules, please contact Titanium Security at (866) 256-4659.



#### LIFEGUARDS ON DUTY:

Please note that lifeguards will be on duty at the Lagoon and Resort pool daily beginning May 27<sup>th</sup> from 12 p.m. to 7 p.m. Please be reminded that the lifeguards should NOT be considered in lieu of proper parental supervision. There will not be lifeguards staffed at the Cypress Square, Date Palm Square, Peppertree Square, and Promenade Square pools.

#### RED CROSS BLOOD DRIVE:

Schedule now to donate blood on June 9<sup>th</sup> from 10 a.m. to 4 p.m. and July 21<sup>st</sup> from 10 a.m. to 4 p.m. with the Red Cross! The Red Cross Bloodmobile will be in the Woodbury parking lot at 108 Lamplighter. Residents can schedule by going to [www.RedCrossBlood.org](http://www.RedCrossBlood.org) and using the sponsor code: Woodbury. For any questions, please contact the Red Cross at (800) 733-2767.

#### NEW REAL ESTATE SIGN GUIDELINES:

When listing your home for sale or lease, please familiarize yourself and your listing agent with the new 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](http://www.woodburyhoa.org) for the complete sign regulations the community. Real Estate Signs and Supplies can be contacted at (949) 855-1355 to purchase real estate signs.

#### PICKLEBALL COURTS AVAILABLE NOW:

Pickleball play is available on Court #1 for reservation on Tuesdays, Thursdays, and Sundays from 7:00 a.m. to 10:00 p.m. currently. 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 [www.woodburyhoa.org](http://www.woodburyhoa.org).

#### SUMMER COLORING CONTEST!

Pick up a coloring page at the Woodbury office at 108 Lamplighter or print one off the Woodbury website at [woodburyhoa.org](http://woodburyhoa.org). Use your best artist techniques to win the competition. Bring your page back to the office by Monday, June 27<sup>th</sup> at 12 p.m. for a chance to be one of four winners! Winners will be announced on Tuesday, June 28<sup>th</sup>. All submissions will be posted at the Recreation Office to view. We will choose one winner for each of the following age groups:

**0 to 6 years old and 7 to 14 years old.**



**WOODBURY WAVES SWIM MEETS:** Please note that the Woodbury Waves will be having swim meets at the Competition Pool on the following dates: June 18, June 25, July 16, and July 30. They will practice Monday - Thursday from 3:30 p.m. to 6:00 p.m. and Speed Aquatics will practice from 6:00 p.m. to 8:00 p.m. There will be 2 lanes open for resident swim during those practice times. We will also post a sign in the bulletin board outside of the main entrance to the Competition pool. We recommend residents who swim daily at the Competition Pool avoid those dates and times for swimming at that pool area.

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

**TENNIS LESSONS:** Please visit the Woodbury website to find our 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](mailto:kstephenson@keystonepacific.com).

#### COMMUNITY UPDATES:

Now you can receive updates via text message regarding the Woodbury Community! Text "WOODBURY" to (949) 998-4583 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](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

### **SUMMER MOVIES IN THE PARK:**

Please join us this year as we host Movies in the Park for the Woodbury Community. Bring your family to a fun filled night. The movies will be playing at the Great Lawn grass area (108 Lamplighter) beginning at the end of August. Stay tuned for the August & September newsletter for the movie dates and times to be announced.



### **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 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**  
Kevin Woo  
**Treasurer**  
Troy Dunkel  
**Director**  
Michael Langford

## Board Meetings

Board Meetings are held on the third Wednesday 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.*