

The Woodbury Connection



Annual Election – August 17th

Join us for our annual election! The Association's Annual Election is scheduled for Wednesday, August 17, 2022 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 two 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. We look forward to seeing you there!



Movies in the Park



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.

8/26 – *Encanto* (PG) at 7:45 p.m.

9/2 – *Space Jam: A New Legacy* (PG) at 7:30 p.m.

9/9 – *Sing 2* (PG) at 7:30 p.m.

9/16 – *Clifford the Big Red Dog* (PG) at 7:30 p.m.

We will be handing out free ice cream and glow sticks while supplies last at each of the movie nights. All items are first come first serve. Please email kstephenson@keystonepacific.com for questions!

National Night Out – August 2nd

Join the Irvine Police Department and your neighbors for a night of fun! National Night out will be held on Tuesday, August 2nd from 5:30 p.m. to 7:30 p.m. at the Woodbury Community Park – 130 Sanctuary. There will be games, face painting, and police and fire vehicles on display. Kona Ice and TK Burger food trucks will be available for all Irvine City residents to purchase food. Bring a canned food item for Families Forward to enter the opportunity drawing! Free IPD Zippered Pouch while supplies last!

Concert in the Park – September 24th



Mark your calendars for our upcoming Concert in the Park! Join us this summer for an exciting special performance by Undecided Future on September 24th from 5:00 p.m. to 7:00 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. We will have free face painting for the kids while supplies last!

Reminders:

Red Cross Blood Drive September 14th



Sign up to donate blood by going to 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.

Community Updates

Now you can receive updates via text message regarding the Woodbury Community! Text "WOODBURY" to (949) 998-4583 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. Many of the pool locations will have a bike rack outside of the area.



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 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. For questions, please email the General Manager at sseifen@keystonepacific.com. We appreciate your patience and understanding while we work through any issues that may arise with this new reservation process.

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
 Help Desk: 866.925.5004 x1
 Email: info@homewisedocs.com



BOARD OF DIRECTORS CORNER:



- **Graffiti:** The Association has been finding graffiti in the past couple of months throughout the Community. It has been found on the picnic tables and benches at parks, and even on the walls at the Recreation Center. This act of vandalism is illegal and very costly for the Association to remove and repair.
- **Confetti:** Please be reminded that the spraying of confetti is not allowed at any of the parks and pools.
- **Janitorial:** The Community changed janitorial services at the end of 2021 and it appears they are doing an excellent job.
- **Landscaping:** Park West is our landscape company who maintains all the common area landscaping.
- **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.**
- Installation of permanent shade umbrellas at the Competition Pool has been completed. We hope that residents are enjoying this new addition at the pool area!
- If you own a pet, you have responsibilities! The Association has added extra doggie bag stations for residents to use to pick up and dispose of dog waste.
- Please put down your cell phone and stay focused. That means, "PICK UP YOUR DOG'S POOP AND DISPOSE OF IT PROPERLY."
- Woodbury has placed signs around the walkways inside the Community Center. These walkways are narrow, and they are not for bikes, scooters, and skateboards.
- **Trash Day:** After trash pick-up day, trash containers should be moved to their storage location within 2 days, and not left out in the public.

WOODBURY WAVES SWIM TEAM:

After seeing the 2020 Irvine Swim League season cancelled due to COVID, the Woodbury Waves returned in full force last year to beat a very competitive field of over 20 teams to win the 2021 ISL championship! The Woodbury Waves kicked off the 2022 season on June 25th at the Woodbury Competition Pool against the College Park Splash, followed by a matchup against the Portola Hills Storm on July 9th. Go Waves!

**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.

SAVE THE DATE! FALL FESTIVAL EVENT – OCTOBER 22

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 to print out the event waiver. Bring your dogs dressed up in their best Halloween costume for our dog Halloween costume contest!

**Wristbands on sale beginning Friday, September 30th at 9:00 a.m. at the Woodbury office at 108 Lamplighter.
Cost: \$5.00 per wristband (adults are free).**

We accept card 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.

**FREE PAPER SHREDDING – AUGUST 13**

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 13th 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
Vincent Allegre: (949) 357-8441 vinceallegre@gmail.com
Greg Hanessian: (949) 293-2049 slapshot3now@yahoo.com
Mick Hornok: (949) 266-7019 hornok@hotmail.com

If you would like to become an approved tennis instructor, please follow the instructions on the website and email kstephenson@keystonepacific.com.

SPEED AQUATICS COMPETITIVE SWIM PROGRAM: 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.

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. Any signs that are not the approve sign standards will be removed by Management. 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 to purchase real estate signs.

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

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 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 \$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 tennis or swim instruction cannot begin until approval is received from Management and the instructor receives their photo ID badge. For questions, please email 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.*