

The Woodbury Connection

Woodbury's Annual Fall Festival October 22nd – 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. Kona Shaved Ice food truck will be here selling shaved ice!

Bring your dogs dressed up in their best Halloween costume for our 2nd annual 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: \$5.00 per wristband* (Adults are free!)
**Exact cash or card only*

When: October 22nd from 3:00 p.m. – 6:00 p.m.

Where: 108 Lamplighter - Parking Lot

WRISTBANDS AVAILABLE BEGINNING FRIDAY, SEPTEMBER 30TH AT 9 AM AT THE RECREATION OFFICE.

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

Cookie Decorating Workshop November 19th – 10 a.m. to 12 p.m.

Join in on the fun for an exciting cookie decorating workshop for adults and kids on Saturday, November 19th from 10:00 a.m. to 12:00 p.m. hosted by Tina's Cookie Craft. This event will be in person at the Woodbury Clubhouse at 108 Lamplighter. The workshop will take approximately one and half hours to complete. Each kit consists of 3 cookies and will have all the items needed to decorate your cookies. Snacks and beverages will be supplied during this event for residents!

There will be a very limited number of spots available for this event! We will reach maximum capacity.

The cost is \$15.00 per person – limit of 2 per household. We accept card only for this event. For questions, please email kstephenson@keystonepacific.com.

REGISTRATION BEGINS SATURDAY, OCTOBER 29TH AT 10:00 AM AT THE RECREATION OFFICE.

Community 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 the spas will remain heated all year long.

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

For a map of all the pool locations, please visit the Woodbury website at woodburyhoa.org.

- Community Reminders -

Red Cross Blood Drive November 10



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.

Poop Fairy is on Vacation

The Poop Fairy has put in for a long overdue vacation, which means your pet's poop will not magically disappear if you leave it behind. Cleaning up after your pet is simple to do – just follow these three steps:

1. Grab it – Never leave home with your pet without grabbing a bag, or two.
2. Bag it – Bend over, stretch out your hamstrings and scoop the poop with your bag.
3. Toss it – Walk to the nearest trash receptacle and toss the bag away.



2022 ANNUAL ELECTION RESULTS:

The Woodbury 2022 Annual Meeting and Election took place on August 17th, at which time two 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:

*Chris Bonno
Michael Langford*

COMMUNITY UPDATES VIA TEXT MESSAGE AND EMAIL:

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

Residents can also sign up for emails by going to woodburyhoa.org and clicking on the top right where it says sign up for e-news!



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.

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.

GRADUATION SIGNS:

Seeing as how kids have begun a new school year, the Association asks that you remove any graduation signs from your front lawn to avoid receiving a violation letter. We appreciate your assistance!

TRASH CANS:

Please be mindful that trash cans must be stored out of common view unless it is 12 hours before and after trash pickup day.

DOG ETIQUETTE:

Please don't allow pets to relieve themselves on homeowner's property.

BOARD OF DIRECTORS CORNER:



- Parents need to be concerned regarding their children (especially those very young) RACING with electric bikes on the sidewalks. What is even worse is the racing on these electric bikes on the streets! In addition, kids are riding with more than one rider per electric bike. I saw three kids (12 or 13 years old) on an electric bike RACING DOWN TOWNGATE! NO HELMETS! Very dangerous! Also noted, pulling their friends on skateboards. **PARENTS, PLEASE BE AWARE OF WHAT YOUR CHILDREN ARE DOING!**
- Our parking lots, especially by the Competition Pool, are not racetracks! It has been noted (especially the white Tesla and white SUV) that they must speed in our parking lots. Please be aware that little children can easily run and dart out between parked cars. Safety is a MAJOR CONCERN!
- **No Dogs/Pets allowed in sport courts or pool areas!** Residents should read the CC&R's when they move in and read a few times a year!
- **Glass is prohibited** in and round all pool areas (bottles, containers, plates, etc.).
- **REQUEST:** Parents: If your child skateboards, scooters, and/or rides a bike, electric bike, electric scooter, and/or electric skateboard, **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 or giving rides to friends.
- Woodbury has placed signs around the walkways inside the Community Center. These signs say, "No skateboarding, bicycle riding, rollerblading, and/or scooter riding." 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 24 hours, and not left out in the public.

KNIFE SHARPENING – OCTOBER 8:

All Sharpened Up will be here in the Woodbury parking lot at 108 Lamplighter on Saturday, October 8th 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.

SANTA COMES TO WOODBURY – DECEMBER 10:

Wristbands go on sale Friday, November 18th at 9:00 a.m. at the Woodbury office!

Join us as Santa Claus makes a special visit to the Woodbury Community. We will be hosting many fun activities such as a ferris wheel, swing chair, carousel, airbrush tattoos, photo booth, balloon twisting, booth games, and more! This event will take place at 108 Lamplighter in the parking lot by the Competition pool. There is a max of 6 residents per household, which includes both adults and children. The cost is: \$5.00 per child/adults are free.

Residents will choose one group to attend:

Group Red: 12:00 p.m. to 2:00 p.m.

Group Green: 2:30 p.m. to 4:30 p.m.

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 26th. We will choose one adult winner and one child winner for this contest! Winners will receive a gift card.

**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.hoareservations.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.

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

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

SPEED AQUATICS COMPETITIVE SWIM PROGRAM: Residents can email Speed Aquatics at speedaquatics@gmail.com. Please check out www.speedaquatics.com or call (949) 825-9901 for more information!

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 approved 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 & 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.



WOODBURY WAVES SEASON UPDATE:

Congratulations to our Woodbury Waves community swim team who were crowned the 2022 Division I Champion of the Irvine Swim League which is comprised of 22 Irvine based teams! Our 130 community swimmers enjoyed another amazing, fun, and safe season. Go Waves!



Board of Directors

President

Owen Klug

Vice President

Chris Bonno

Secretary

Prateek Saxena

Treasurer

Kevin Woo

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:
9:30 a.m. to 5:00 p.m.

**Appointments are recommended.*

***Lunch hour varies.*