

OCTOBER 2018

WOODBIDGE PARKWAY MAINTENANCE ASSOCIATION

<http://www.myhoa.com/woodbridgeparkway>

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

COMMUNITY UPDATES – PAINTING PROJECT

The painting in the Havenwood Neighborhood as well as the Summerstone and Rockwood areas are completed. If your front door has not been completely painted, they will touch up in October. The painting in the Weepingwood area will be completed by the end of November. Please contact Professional Services should you wish to have your patio cover painted at the same time as the wood trim by calling (949)635-6700.



TRASH CAN PROTOCOL

In accordance with the Association's Rules and Regulations, remember to place trash containers, including recycling bins, on the curbside for pickup after 5:00 PM on the day before waste collection is scheduled. All containers must be returned to their storage areas out of view by 8:00 AM the day following the scheduled collection. Trash should NOT be overfilled and additional bags should NOT be placed on or near the cans, as this attracts crows and other pests to the Community.

JULY, AUGUST AND SEPTEMBER, 2018 BOARD MEETING HIGHLIGHTS

The Board of Directors met on July 19, August 16 and September 20, 2018 and made the following decisions.

- Approval of the June 21, 2018, July 19, 2018 and August 16, 2018 Board Meeting Minutes
- Acceptance of the May 31, 2018, June 30, 2018 and July 31, 2018 Financial Statements
- Landscape Replacement Approvals
- Community Painting Project was discussed
- Termite Interior Inspections were discussed
- Patrol Reports were discussed
- Delinquent Account Review
- Investment CDs were discussed
- Architectural Applications were discussed and approved
- Woodcrete Fencing Repairs were approved
- Board Member Resignation was accepted and the Vacancy was filled
- Audit and Tax Proposal was approved for Newman and Associates to prepare the 2018 Audit and Taxes
- Roof Repairs were approved at 13 locations onsite.

BOARD OF DIRECTORS:

President: Suzanne Vertuno
Vice-President: John Gill
Treasurer: Marla Ferguson
Secretary: Si Noroozi
Member-at-Large: Dan Gerken

NEXT BOARD MEETING:

**Thursday, October 16, 2018 and
November 15, 2018**

General Session 7:00 PM
Homeowner Forum 8:00 PM
Woodbridge Village Association
31 Creek Road, Irvine, CA

The final agenda will be posted at the Woodbridge Village Association. You may also obtain a copy of the agenda by contacting management at 949-430-5802.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Danielle Curran
Phone: 949-430-5802
Emergency After Hours: 949-833-2600
Fax: 949-833-0919
dcurran@keystonepacific.com

COMMON AREA ISSUES:

Gabriel Hipolito
Phone: 949-430-5808
ghipolito@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

Home improvement forms can be obtained from Woodbridge Village Master Association or on the association's website, www.wva.org.

INSURANCE BROKER:

Berg Insurance/ 949-830-4590

MASTER ASSOCIATION INFO:

Woodbridge Village Master Association
Phone: 949-786-1800

October 2018 REMINDERS

- Keystone Pacific offices will be closed
- For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Street Sweeping Day - 1st and 3rd Fridays
- Trash Pick-Up Day - Thursday
Please remove trash cans from the common areas by 8:00 AM on the day after trash pick-up day.
- Thursday, October 16, 2018 and November 15, 2018- Board Meeting @ 7:00 PM
Location: Woodbridge Village Association
31 Creek Road, Irvine, CA

REPORTING COMMON AREA MAINTENANCE ITEMS

Have you noticed a leaking or broken sprinkler? Please be sure to report it to Management by calling (949)833-2600 right away. By calling this number, you will be able to make contact with your Community Manager, Associate Manager, or after hours on-call Manager who can assist with placing a work order right away!



WATER PRESSURE IN YOUR HOME

Remember that the pressure regulator in your home is homeowner’s responsibility. Many homeowners have had to have theirs replaced. Please contact a plumber to check the water pressure in your home. Too much pressure or not enough pressure can cause serious damage to the unit. IRWD runs pressure at nearly 100psi when most household fixtures are only permitted to work with up to 65 psi. The Association’s plumber, Splash Plumbing can install a pressure reducing valve on your home for approximately \$371.23 or they can install a pressure reducing valve and replace a ball valve for a cost of around \$554.63. Please contact Splash Plumbing or another company at (714)688-0804 to schedule an appointment!

RENTING OUT YOUR UNIT

While many Owners in the Woodbridge Parkway community are renting out their Units, the Board would like to remind Owners that they are ultimately responsible for the actions of their tenants. Article XIX, Section 16 of the Association’s CC&Rs requires that any lease or rental agreement provide (1) that the lease is subject to the Association’s governing documents and (2) that a failure to comply with these documents is considered a default under the lease. If a tenant violates the Association’s rules, the landlord is ultimately responsible for the violation including any fines imposed by the Board at a hearing. In light of this, the Board would like to encourage landlords to include in their lease agreement, that the landlord has the right to charge their tenant for any monetary fines imposed for violations by the tenant. Finally, all leases must be for a period of 30 days or more – Airbnb or similar rentals are not allowed. Please contact management with any questions.

HALLOWEEN SAFETY TIPS

- Consider fire safety when decorating, do not overload electrical outlets with holiday lighting or special effects.
- Plan ahead to make and or purchase costumes that are bright and reflective. Make sure that shoes fit well and that costumes are short enough to prevent tripping or entanglement. Consider face painting as an alternative to a mask, this will ensure adequate visibility while walking through the community.
- Secure emergency identification (name, address, phone number) discreetly within Halloween attire or on a bracelet.
- Remind all household drivers and guests to remain cautious and drive slowly throughout the community.

