

FEBRUARY 2019

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 ANNUAL ELECTION REMINDERS

The Woodbridge Parkway Election is scheduled for March 21, 2019 before the regularly scheduled Board Meeting. The Association has five (5) seats up for election, Please look for the ballots mailed this month and vote! It is important to vote for the Board of Directors, as they play a key role in representing the Association at Board of Directors Meetings and meet to make decisions that effect the entire Association.



FRIENDLY TRASH CAN REMINDERS

- Trash cans should be placed on the curb no earlier than Wednesday night, and retrieved no later than Thursday night.
- Trash cans should not be filled to the point where the lid does not shut, having the lid open will attract pests and crows and create a mess in the Community. If you see a mess caused by your overflowing trash cans, please pick up the trash, do not leave it to blow around.
- Pay attention to trash can pickup delays due to holidays, see reverse side for delay schedule.
- If your trash can is not large enough, reach out to Waste Management to see if you can trade for a larger size.

DECEMBER 2018 AND JANUARY 2019 BOARD MEETING HIGHLIGHTS

The Board of Directors met on December 20, 2018 and January 17, 2019 and made the following decisions.

- Approval of the November 7, 2018, November 15, 2018 and December 20, 2018 Board Meeting Minutes
- Acceptance of the October 31, 2018, and November 30, 2018 Financial Statements
- Landscape Replacement Approvals
- Community Painting Project was discussed
- Termite Exterior Inspections were discussed
- Delinquent Accounts Reviewed
- Investment CDs were discussed and reinvested
- Architectural Applications were discussed and approved
- The Board approved to have the CCRs retyped and recorded

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, February 21, 2019 and
March 21, 2019, 2019**

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 Salinas
Phone: 949-430-5802
Emergency After Hours: 949-833-2600
Fax: 949-337-3309
dsalinas@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

FEBRUARY 2019 REMINDERS

- Keystone Pacific offices will be closed Monday, February 18, 2019 for President's Day
- 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, February 21, 2019 and March 21, 2019- 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!

www.myhoa.com/woodbridgeparkway

Log onto the community website to:

- See the latest agenda posting
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Be informed of late breaking news affecting the community.



HOLIDAY TRASH SCHEDULE – PICKUP DELAYED

Please remember to not place your trash cans on the curb until the day before trash pickup.

- New Year's Day – Trash Day, Friday, January 4, 2019
- Memorial Day – Trash Day, Friday, May 31, 2019
- Independence Day – Trash Day, Friday, July 5, 2019
- Labor Day – Trash Day Friday, September 6, 2019
- Thanksgiving Day – Trash Day, Friday, November 29, 2019
- Christmas Day – Trash Day, Friday, December 27, 2019



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.