

APRIL 2019

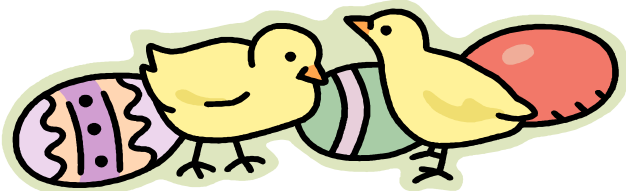
WOODBIDGE PARKWAY MAINTENANCE ASSOCIATION

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

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

WATER PRESSURE QUESTIONS ANSWERED

In reply to a request by the Woodbridge Parkway Board of Directors, IRWD (Irvine Ranch Water District) has recently emailed clarifications and additional information regarding IRWD's domestic water service to the neighborhoods in Woodbridge Parkway HOA. Specifically, the Board had asked IRWD if the average water line pressure serving the Woodbridge Parkway neighborhoods had significantly increased to dangerously high levels. IRWD performed monitoring tests to check the pressure in the neighborhood water lines in January 2019 and February 2019. As a result, IRWD confirmed in writing that the neighborhoods' water line pressure now is essentially the same pressure as it has been since 1980. IRWD also noted that any cost to purchase and install a pressure reducing valve will be the responsibility of the homeowner, not IRWD's. However, based on IRWD's emailed reports, any purchase and installation of a pressure reducing valve by the homeowner is indicated to be optional, not mandatory. For further related information, see the Woodbridge Parkview website for the applicable IRWD emails dated January 19, 2019 and February 21, 2019.



FEBRUARY 2019 AND MARCH 2019 BOARD MEETING HIGHLIGHTS

The Board of Directors met on February 21, 2019 and March 21, 2019 and made the following decisions.

- Approval of the January 17, 2019 and February 21, 2019 Board Meeting Minutes
- Acceptance of the December 31, 2018, January 31, 2019 and February 28, 2019 Financial Statements
- Landscape Replacement Approvals
- Termite Exterior Inspections were discussed and it was reported that they should be completed by May
- Delinquent Accounts Reviewed
- Investment CDs were discussed and reinvested
- Architectural Applications were discussed and approved
- Asphalt Repairs and Slurry Seal were approved in the Weepingwood and Havenwood areas
- Fire Extinguishers were approved to be recertified
- Common Area Maintenance Items were approved

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, April 18, 2019 and May 16, 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
customer@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 (800)989-7990
Earthquake Insurance (800)966-9566

MASTER ASSOCIATION INFO:

Woodbridge Village Master Association
Phone: 949-786-1800

APRIL 2019 REMINDERS

- 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, April 18, 2019 and May 16, 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



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.

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.