

AUGUST 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

## IRRIGATION CONTROLLERS

The Board of Directors approved to replace all irrigation controllers in the Community with Weathermatic Smartlink Controllers which will allow for better management of the irrigation and water usage in the Community. In addition, the Metropolitan Water District will issue the Association a rebate to reimburse the Association for some of the cost of the controllers.

With the purchase of the irrigation controllers, the Association is investing in the Save Water/ Give Life global water initiative, which gives clean water to the world's thirsty.

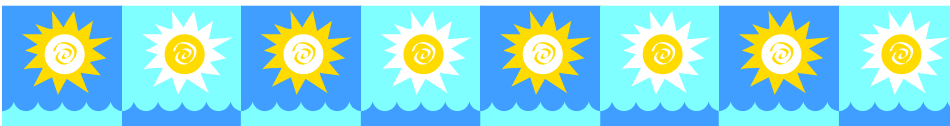
**We apologize for the issues the Community has been experiencing with the new smart controllers. We have been promised to see some changes immediately.**

## REPORT COMMON AREA IRRIGATION ISSUES

If you see something say something! Please report any irrigation leaks to Management right away by calling (949)833-2600.

## STREET WORK COMING SOON!

The Havenwood and Weepingwood areas are up for a slurry seal this year. Please check your mail for details regarding the schedule.



## JUNE 2019 & JULY 2019 BOARD MEETING HIGHLIGHTS

The Board of Directors met on June 20, 2019 and July 18, 2019 and made the following decisions.

- Approval of the May 16, 2019 and June 20, 2019 Board Meeting Minutes
- Acceptance of the May 31, 2019 and June 30, 2019 Financial Statements
- Invoices over \$10,000.00 were approved by the Board.
- Landscape Replacement Approvals
- Delinquent Accounts Reviewed
- Investment CDs were discussed and reinvested
- Architectural Applications were discussed and approved
- Roof Maintenance Approved

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

**Thursday, August 15, 2019 and September 19, 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:

**Associate**  
Phone: 949-430-5808

### 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](http://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

# AUGUST 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, June 20, 2019 and July 18, 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](http://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.