

OCTOBER 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

PARKING REMINDERS – COMPACT SPACES

There are several parking stalls in the Community designated as “compact” spaces. These are designated as compact for a reason, the spaces are smaller, they are near corners or driveways where it is hard to see around larger vehicles. Please find a larger space if you have a vehicle that is not a compact vehicle.

DRIVING REMINDERS

The streets in Woodbridge Parkway are small and in order to maintain a safe community, please slow down and drive no more than 15 mph within the community.

REPORT COMMON AREA IRRIGATION ISSUES

If you see something say something! Please report any irrigation leaks to Management right away by calling

STREET WORK COMING SOON!

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



AUGUST AND SEPTEMBER 2019 BOARD MEETING HIGHLIGHTS

The Board of Directors met on August 15, 2019 and September 19, 2019 and made the following decisions.

- Approval of the July 18, 2019 and August 15, 2019 Board Meeting Minutes
- Acceptance of the July 31, 2019 and August 31, 2019 Financial Statements
- Invoices over \$10,000.00 were approved by the Board.
- Landscape Replacement Approvals
- Delinquent Accounts Reviewed – Liens approved
- Investment CDs were discussed and reinvested
- Architectural Applications were discussed and approved
- Tree Trimming was approved
- Proposed Budget was discussed, a decision on budget will be made in October
- Asphalt Proposal was approved to be completed soon
- Various Woodcrete Fences were 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, October 17, 2019 and Thursday, November 21, 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:

Claire Fullerton
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.

INSURANCE BROKER:

Berg Insurance (800)989-7990
Earthquake Insurance (800)966-9566

MASTER ASSOCIATION INFO:

Woodbridge Village Master Association
Phone: 949-786-1800

OCTOBER 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, October 17, 2019 and November 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



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.



Woodbridge Parkway Maintenance Association

October 7, 2019

Re: Tree Trimming Schedule – Beginning October 14, 2019

Dear Woodbridge Parkway Maintenance Association Resident.

This letter is to inform you of the upcoming scheduled tree trimming service with Great Scott Tree Services.

Tree Trimming is scheduled to begin the week of October 14, 2019 in the Woodbridge Parkway areas. Please keep an eye out for notices posted by Great Scott for specific tree trimming dates and times that apply to your area.

Please refrain from parking under or near trees during this time to prevent any delays or damage to vehicles.

For any questions, please contact Management at (949)430-5802 or dsalinas@keystonepacific.com

Sincerely,

At the Direction of the Board of Directors,
Woodbridge Parkway Maintenance Association

Danielle Salinas

Danielle Salinas, CMCA, AMS
District Manager
Keystone Pacific Property Management, LLC

Proudly Managed By
Keystone Pacific Property Management, LLC

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Irvine, CA 92606
(949) 833-2600

30021 Tomas Road #160
Rancho Santa Margarita, CA 92688
(949) 833-2600

41593 Winchester Road #113
Temecula, CA 92590
(951) 491-6866

3155-D Sedona Court #150
Ontario, CA 91764
(909) 297-2550