

March 2020

# WOODBIDGE PARKWAY

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

## BOARD OF DIRECTORS ELECTION

The Woodbridge Parkway Election is scheduled for Thursday, March 19, 2020 before the regularly scheduled Board Meeting. Ballots and Election Material were mailed in February 2020. Please participate in electing your Board of Directors and vote in the election! This year, all five (5) seats are up for election. To vote, please find the colored ballot in the packet, mark five (5) votes. You may use all five (5) votes for one candidate, or you may spread your five (5) votes among several candidates. Please place the colored ballot in the plain white envelope and then into the gold envelope. Please place your address in the top left corner and sign the outer envelope. Place necessary postage on the envelope before mailing to Management. If you did not receive your ballot material, please contact Management at [dsalinas@keystonepacific.com](mailto:dsalinas@keystonepacific.com).

## NEW STOP SIGNS, BE AWARE

Stop signs were installed at the end of 2019 at the intersection of Marigold and Datewood in an effort to reduce the frequency of accidents around the blind corner. Please follow the stop signs and always remember to reduce your speed in the Community to below 15 mph, due to the tight streets.



## DECEMBER, JANUARY AND FEBRUARY BOARD MEETING HIGHLIGHTS

During the December, January and February Board Meetings, the following items were discussed

- Approval of Minutes from November, December and January
- November and December Financial Statements approved
- Approval of invoices over \$10,000.00 including landscape and reserve transfers for December, January and February
- Various Landscape Replacement
- To roll over CDs invested with Merrill Lynch
- Record Date and Election Date set for February 19, 2020 and March 19, 2020
- Third Party, Lauren Roll was appointed as Inspector of Election
- Patrol One hired for patrol service on as needed basis
- Various Architectural Applications reviewed and approved
- Advanced Reserve Solutions was selected to update the 2021 Reserve Study
- Newman and Associates, C.P.A. was selected to prepare the 2019 Audit and Taxes.
- Fire Extinguishers were approved to be recertified by South Coast Fire Protection in March 2020.
- Fire Place Repairs approved
- Homeowner Requests reviewed.
- Rule Changes scheduled to be mailed in April 2020.
- Tree Removals and Trimming Scheduled for March/ April 2020

## 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, March 19, 2020**  
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](mailto:dsalinas@keystonepacific.com)

### COMMON AREA ISSUES:

**Claire Fullerton**  
Phone: 949-430-5808  
[cfullerton@keystonepacific.com](mailto:cfullerton@keystonepacific.com)

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

### ARCHITECTURAL DESK:

Phone: 949-838-3239  
[architectural@keystonepacific.com](mailto: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

Managed by Keystone  
16775 Von Karman Ave., Suite 100  
Irvine, CA 92606

## March 2020 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 day.
- Thursday, March 19, 2020 - Board Meeting @ 7:00 PM  
Location: Woodbridge Village Association  
31 Creek Road, Irvine CA

### REPORT 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!

### COMMUNITY NOTICE REGARDING TREE TRIMMING

Beginning March 2, 2020, the pines along the Yale Loop will be trimmed and various other trees in the community. Beginning Monday, March 9, 2020, many trees will be removed. Several trees have been noted as too tall or unhealthy, these trees will be removed. Replacement trees may be installed in the future.

### COMMUNITY NOTICE REGARDING STREET WORK

The Association has contracted Quickel Paving to complete street repairs and seal coats in the Weepingwood and Havenwood Areas. It is the goal of the Association to have this completed in the month of April. You will receive separate notice of specific dates and instructions for the street work.

### PARKING REMINDERS

Please be mindful of where and how you park in the Community. The pavers were installed to provide safer and many more parking options for residents and their guests. Please ensure that you are parking at least one vehicle in your garage, and utilizing your driveway if you have one, before parking on the pavers or in the stalls. When parking in the pavers, please be sure that you are not running over the landscaping, there are sprinklers along the edges of the landscape that break easily and require expensive repairs if they are run over. Also, remember to refrain from parking in the fire lanes. Patrol One can be contacted at (714)541-0999 if you notice a stored vehicle or a vehicle parked in the fire lane.

### 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.

### 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 3, 2020**

**Memorial Day—Trash Day, Friday, May 29, 2020**

**Independence Day—  
Trash Day, no change**

**Labor Day—Trash  
Day, Friday,**

**September 11, 2020**

**Thanksgiving Day—**

**Trash Day, Friday,  
November 27, 2020**

**Christmas Day— Trash Day, no change**

