

April 2020

WOODBIDGE PARKWAY

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

COMMUNITY NOTICE REGARDING COVID-19

PARKING Due to the Government restrictions because of the COVID-19 Pandemic, more residents are staying home. In addition, students that usually are away, are now home as well. At this time, the Association needs every parking space available in the Community for parking.

Please remember to park at least 1 vehicle in the garage, then 1-2 vehicles in your driveway, before parking on the pavers or in the parking stalls.

LANDSCAPING As a result of the "social distancing" guidelines from the government, this will restrict the ability for the landscape crew to work at its full potential. The landscape crew will continue to mow on an as needed basis, and will continue to respond to emergency situations. However, **we request your patience during this time, should the common area landscape near your home, lack maintenance.**

TREE TRIMMING AND REMOVALS You may have noticed that tree trimming and Eucalyptus tree removals were discontinued. The Tree Care Industry Association has deemed tree care as a non-essential service, therefore, tree trimming and removals will be halted until the restrictions are lifted. Emergency Tree Removals can continue in this time.

COMMUNITY ENHANCEMENTS COMING SOON!

A number of enhancements have been budgeted for, installed & scheduled:

PARKING BOLLARDS have and will be installed in select locations, the devices protect our landscaping & irrigation systems

HANDRAILS Many are in place, we're surveying locations that may have a need per Civil Code 3214. Stairways having less than four risers need not have handrails or stair railings.

RETAINING WALLS, certain areas have issues with erosion that, during the rainy season, creates safety concerns

GRASS, challenges exist in a number of areas, Bemus Landscape is surveying areas that may be better served with sod (vs grass seed)

Should residents be aware of an area that may be better served by any of these, or other means, please contact Management.

STREET WORK SCHEDULED

Early in March, you should have received a Street Sealing Notice from Management informing of **street sealing scheduled for Monday, April 6 and Tuesday, April 7, and Monday, April 13 and Tuesday April 14.**

As a construction vendor, Quickel Paving is considered an essential service.

Please contact Management if you did not receive a copy of the map, which shows which areas will be sealed on which day.

Only Heathergreen, Havenwood, Marigold and Weepingwood are being sealed.

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, April 16, 2020

General Session 7:00 PM

Homeowner Forum 8:00 PM

Via Conference Call

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: 949-508-0569

cfullerton@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

customer-care@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

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

April 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, April 16, 2020 - Board Meeting @ 7:00 PM
Location: Via Conference Call

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**



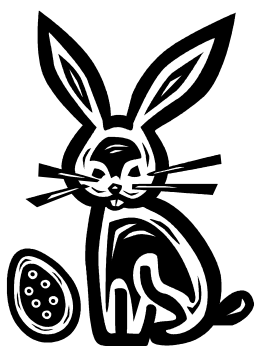
REPORT COMMON AREA MAINTENANCE ITEMS

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!

MARCH BOARD MEETING HIGHLIGHTS

During the March Board Meetings, the following items were discussed

- Approval of Minutes from February
- January Financial Statements approved
- Approval of invoices over \$10,000.00 including landscape and reserve transfer for March
- Various Landscape Replacement
- To roll over CDs invested with Merrill Lynch
- 2019 Audit was approved and scheduled to be mailed to membership
- Pagoda Lighting Replacement approved
- Eucalyptus Tree Removal was approved



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.