

JULY 2020

# WOODBIDGE PARKWAY

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

It is with heavy hearts that the Board informs you of the sudden passing of our fellow Board member and friend, John Gill, in early April 2020. John was a long time member of the Board and he exercised consistently effective oversight of community landscaping, trees, streets and buildings. John assisted the board in many conversations with his ability to add wisdom and levity to a variety of situations. He will be truly missed.

## COMMUNITY REMINDERS REGARDING VEHICLES

**PARKING IS LIMITED** 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.**

**PARKING ON PAVERS** Parking on pavers is convenient, however, please be aware that the entire body of a vehicle must be on/ over the pavers, parking over a concrete path is obstructing a sidewalk and could cause delays in emergency response.

**STOP SIGNS AT DATEWOOD AND MARIGOLD** Please remember to come to a complete stop at all stop signs, new stop signs were installed at Datewood and Marigold in the Weepingwood area. These were installed due to issues with vehicle collisions.



## COMMUNITY ENHANCEMENTS COMING SOON!

A number of enhancements have been budgeted for & scheduled:

**PAGODA LIGHTS** this is a reserve item was is budgeted to be completed in 2020. The short pagoda lighting will be replaced with new, like for like fixtures.

**STREET SEAL COAT** due to the pandemic, the seal coat was postponed from April, this will be rescheduled in the fall, when the weather cools down a bit

Should residents wish to suggest any common area improvements, please contact management.

## BOARD OF DIRECTORS:

**President:** Marla Ferguson  
**Vice-President/Secretary:** Suzanne Vertuno  
**Treasurer:** Vacant  
**Member-at-Large:** Dan Gerken  
**Member-at-Large:** Vacant

## NEXT BOARD MEETING:

**Wednesday, July 15, 2020**  
**Thursday, August 20, 2020**  
General Session 7:00 PM  
Homeowner Forum 8:00 PM  
Location: TBD

*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:

**Sean Witczak**  
Phone: 949-570-1305  
switczak@keystonepacific.com

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

Phone: 949-833-2600  
customercare@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

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

# JULY 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.
- Wednesday, July 15, 2020 and Thursday, August 20, 2020 - Board Meeting @ 7:00 PM  
Location: TBD

## 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!

## JUNE BOARD MEETING HIGHLIGHTS

- During the June Board Meetings, the following items were discussed
- Approval of Minutes from May
  - April Financial Statements approved
  - Approval of invoices over \$10,000.00 including landscape, reserve transfer for June and Roof Maintenance
  - Various Landscape Replacement
  - To select \$9.00 as the budget per square foot for roof replacement in the reserve study.
  - Homeowner requests were discussed
  - Architectural Applications were reviewed

## 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.