



WOODBIDGE PARKWAY

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

NEW COMMUNITY ASSOCIATION MANAGER

The new Community Association Manager for Woodbridge Parkway is District Manager, Shey Manafian. You may contact her directly at 949-430-5809 or by email at smanafian@keystonepacific.com.

For **common area requests, questions, and work orders**, please contact her associate, Francesca Vanni, at 949-570-1304 or fvanni@keystonepacific.com. For **after-hours emergencies** involving immediate threat of damage to person or property, please call 949-833-2600 and follow the prompts to be connected with a live team member.

RODENT CONTROL—STEPS TO TAKE AT HOME

Management, the Board, and the Association’s rodent control vendor, are aware of an increase in rat activity in the Community. With many of us staying at home, we’re subsequently cooking more and food waste is a large contributing factor. In addition to the rodent bait stations that have been strategically placed in the Community, here are some steps that you can take to keep rodents out of your home:

- **Fill holes, cracks and gaps.** Rats can slip into holes the size of a quarter. Check your home for any opening that size and larger. Seal them up with proper materials. These include steel wool, hardware cloth, caulk, cement, and plaster. Weather-strip doors and windows if there are large cracks.
- **Don't feed them.** Rats are resourceful. They will find things to eat around your property, so you have to be diligent in dealing with them. Cover garbage cans at all times. Pick produce from your garden and trees as it ripens. Pick up and compost fruit and vegetables that fall to the ground. Feed outdoor pets during the day and don't leave leftover food lying around. Don't store pet food outside without making sure it's in rodent proof containers.
- **Remove their habitat.** Remove debris such as limbs, trees, shrubs, old cars or appliances from your property. If you have wood piles or lumber, store them at least 18 inches above ground and a foot or so away from your home and other walls. Remove heavy vegetation, as rats consider this is a great hiding place.
- **Set traps inside.** There are several commercially available, non-toxic traps to catch rats inside your home that are not dangerous to pets and children.



BOARD OF DIRECTORS

President: Marla Ferguson
Vice-President: Suzanne Vertuno
Member-at-Large: Dan Gerken

NEXT BOARD MEETING DATES

Thursday, October 15, 2020 & Thursday, November 19, 2020
General Session 7:00 PM
Homeowner Forum 8:00 PM
Location: Zoom

The final agenda will be posted at the Woodbridge Village Association. You may also obtain a copy of the agenda by contacting management at 949-570-1304.

IMPORTANT NUMBERS

ASSOCIATION MANAGER:
Shey Manafian
Phone: 949-430-5809
Fax: 949-337-3309
smanafian@keystonepacific.com

COMMON AREA REQUESTS:
Francesca Vanni
Phone: 949-570-1304
fvanni@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.

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

October 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, October 15th and Thursday, November 19th Board Meeting @ 7:00 PM
Location: Zoom

REMINDER—UPCOMING STREET SEAL PROJECT & PARKING REMINDER

By now, you should've received information regarding the Association's upcoming street seal project with Quickel Paving. The mailer detailed a color-coded map with project dates as noted below:

SEAL COAT SCHEDULING

Monday, October 5th thru Tuesday, October 6th (blue areas on previously mailed map)
 Monday, October 12th thru Tuesday, October 13th (yellow areas on previously mailed map)
 WEATHER PERMITTING

PARKING

Prior to the start of the project, you are required to park on a neighboring street. The City of Irvine has granted a parking variance for the following dates and times noted below. Vehicles that are not moved will be subject to tow at the owner's expense.

SUN 10/04/20 (2000) thru TUE 10/06/20 (1800). On Blue Lake North (SOUTH SIDE ONLY) from HAVENWOOD to DAYBREAK. All available parking on DAYBREAK MUST be utilized prior to parking on Blue Lake North.

SUN 10/04/20 (2000) thru TUE 10/06/20 (1800). On West Yale Loop (SOUTH SIDE ONLY) from ECHO RUN to MISTY RUN. All available parking on ECHO RUN and MISTY RUN MUST be utilized prior to parking on West Yale Loop.

SUN 10/11/20 (2000) thru TUE 10/13/20 (1800). On Blue Lake North (SOUTH SIDE ONLY) from HAVENWOOD to DAYBREAK. All available parking on DAYBREAK MUST be utilized prior to parking on Blue Lake North.

SUN 10/11/20 (2000) thru TUE 10/13/20 (1800). On West Yale Loop (SOUTH SIDE ONLY) from ECHO RUN to MISTY RUN. All available parking on ECHO RUN and MISTY RUN MUST be utilized prior to parking on West Yale Loop.

When the seal coat material is applied, it will take a minimum of twenty-four (24) hours to dry, weather permitting. While the seal coat is drying it will be sticky and easily tracked if walked on or driven upon. Therefore, to protect residents and guests, the streets will be barricaded **beginning 7:00 AM** on their respective service date. Vehicles will be permitted back on the street the **following day by 5:00 PM** provided the weather allows for adequate curing of the seal coat material. **Start times subject to change**.

If you ignore the street barricades and decide to drive your vehicle on the affected streets and areas within the complex during that 24-hour period of closure, you will damage the new street surface and possibly your vehicle. If this occurs, you will be liable for the cost of repair to the streets and your vehicle.

