

February 2021

WOODBIDGE PARKWAY

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

NEW COMMUNITY ASSOCIATION MANAGER

Monika Skrbic has joined Woodbridge Parkway as our new Community Association Manager! Monika is excited to be a part of the Woodbridge Parkway community and can be reached at 949-561-0182 and mksrbic@keystonepacific.com.

For **common area requests, questions, and work orders**, please contact her associate, Daniela Cruz, at 949-508-2392 or dcruz@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

IMPORTANT NUMBERS

ASSOCIATION MANAGER:

Monika Skrbic
Phone: 949-561-0182
mksrbic@keystonepacific.com

COMMON AREA REQUESTS:

Daniela Cruz
Phone: 949-508-2392
dcruz@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

February 2021 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.
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GARAGE DOORS

Please remember the HOA rules state you must keep your garage door closed when you are not driving in or out.

KEYSTONE PACIFIC OFFICE CLOSED

Keystone Pacific will be closed on Monday, February 15, 2021 in observance of President's Day!

