

AUGUST 2020

# WOODBURY EAST

www.WoodburyEastHOA.org

## COMMUNITY EVENTS

CANCELLED FOR THE REMAINDER OF THE YEAR

## FACILITY REOPENING INFORMATION

The Board of Directors has met several times to discuss a plan for reopening the facilities while keeping in mind the importance of keeping all Community Members safe. The following information is current as of July 10, 2020:

Tennis Courts—Open by reservation only  
Tot Lots/Playgrounds—Closed until Orange County and City of Irvine permit opening  
Fitness Center—Open by reservation only, 1 residence at a time  
Palm Club Pool—Open for recreational swimming  
Jasmine Park Pool—Open for lap swimming by appointment only  
Basketball Courts—Closed until Orange County and City of Irvine permit opening  
Clubhouse Rentals—Closed until gatherings are permitted  
BBQ Areas—Closed until gatherings are permitted  
Park Areas—Open with social distancing

To receive important community updates in real time, please sign up for email notifications by logging into [www.kppmconnection.com](http://www.kppmconnection.com), under “My Profile” select “Change Notification Settings” and ensure “Community Updates” box is checked. You may also add your tenants email address so they can receive information important to the Community Facilities.

## FACILITY RESERVATION SYSTEM

We have noticed that some residents are creating multiple profiles so they are able to reserve the tennis courts for longer than the allowable 1.5 hours. If the reservation system continues to be misused, individuals privileges may be revoked.

Reservations are required for the following facilities at this time.

- 1) Tennis Courts
- 2) Fitness Center
- 3) Jasmine Park Lap Swimming (must contact management prior to your first reservation to have keyfob activated)

## PARKING REMINDERS

The rules of Woodbury East state that the garage is to be used for parking two (2) vehicles and shall not store any goods or materials therein, nor use any portion of the garage for a workshop. There is limited parking on the streets, so please save those for individuals with more than 2 vehicles.

## GOOGLE FIBER COMING SOON

You may have noticed in the beginning of June that a vendor named Cable Com was doing work in front of the Palm Club area. This company was replacing and upsizing a vault for the Woodbury Community. The Google Fiber construction will begin in Woodbury East sometime in September and finishing in December. Residents in Woodbury East will have Google Fiber Service available in early 2021!

### BOARD OF DIRECTORS:

**President:** Sheri Reynolds  
**Vice-President:** Dawn Hayes  
**Treasurer:** Richard Horn

### NEXT BOARD MEETING:

**Tuesday, September 15, 2020**  
5:30 PM @ Location TBD

*The final agenda will be posted at the Clubhouse. 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) 377.3309  
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  
customer@keystonepacific.com

#### ARCHITECTURAL DESK:

Submit Architectural Applications to:  
Phone: (949) 838.3239  
architectural@keystonepacific.com

#### INSURANCE BROKER:

Roy Palacios Insurance Agency  
26081 Merit Circle, Ste 100  
Laguna Hills, CA 92653  
Phone: 949-582-0964

#### CLUBHOUSE RESERVATIONS:

Contact Sean Witczak (see above)  
Rental Fee is \$200.00, Deposit is \$500.00

#### FACILITY KEYS:

Keyfobs are \$25.00 and can be purchased by contacting Management

#### PATROL INFO:

Securitas (714) 936.6098

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

## AUGUST 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.

Trash Pick-Up Day - Tuesday  
Please remove trash cans from the common areas after this day.

Tuesday, September 15, 2020 - Board Meeting @ 5:30 PM  
Location: To Be Determined

### OVERNIGHT PARKING IN CLUBHOUSE LOT

Parking is not permitted overnight in the Palm Club Parking Lot. Unauthorized vehicles will be subject to tow. If you notice any unauthorized vehicles, please contact Security Patrol, information in right column on page 1.

### COMMUNITY WEBSITE

Please visit the website, [www.woodburyeasthoa.org](http://www.woodburyeasthoa.org) to view community documents, newsletters, and other information pertaining to your association.

### KPPM CONNECTION

Please visit the website, [www.kppmconnection.com](http://www.kppmconnection.com), to view your account online, sign up for autopay, review any open architectural applications, and review any open CCR violations.

### SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, log into the KPPM Connection at [www.kppmconnection.com](http://www.kppmconnection.com), then select the *Change Notification Settings* under *My Profile*. From there, select the *Community Association Updates* checkbox and press Save.

### IMPORTANT INFORMATION REGARDING SUB-ASSOCIATIONS

It can be very confusing to know who to contact for what, when you live in a Master Association and a Sub-Association. Woodbury East is a Master Association which has three (3) Sub-Associations. If you live in an attached condo, it is likely that you are a member of one of the Sub-Associations. Please use the following guidelines to assist with knowing who to contact for what:

Woodbury East maintains common area parks, recreational facilities, the landscaping in parkways, and some streets. Also, if you live in a detached condo, the Master Association will maintain the landscaping directly in front of your unit.

If you live in an attached condominium, the Sub-Association is responsible for the exterior of your building and landscaping directly adjacent to your buildings.

### FACILITY RESERVATION SYSTEM

Facility Reservations are now completed through the Community's website, <https://woodburyeasthoa.org/facility-reservation/>. Once logged onto the website, use the password WoodburyEast1 to make a reservation. Tennis Court Reservations can be made in 30 minute or 1 hour increments and two reservations can be made for a combined 90 minute session, other Facilities can be reserved for 1 hour maximum per 24 hours.

Please contact Management with any questions regarding the reservation system.

### FIRE LANE PARKING

All areas marked with red curbs, or that are designated as fire lanes by signs, including all garage alleys, are fire lanes and vehicles are prohibited from parking in these areas. Woodbury East will begin to enforce the fire lanes and will tow any vehicles parked in designated fire lanes without warning. Please utilize garages and designated parking areas for the parking of all vehicles.

If you see a vehicle parked in the fire lane or alley, please contact Patrol to alert them of the violation.

### Holiday Trash Schedule— Pickup Delayed

Please remember to not place your trash cans on the curb until the day before trash pickup. Regular Trash Day is Tuesday. Pickup is delayed due to the following holidays.

New Year's Day—No change for 2020  
Memorial Day—Trash Day is Wednesday, May 27, 2020  
Independence Day—No change for 2020  
Labor Day—Trash Day is Wednesday, September 9, 2020  
Thanksgiving Day—No change for 2020  
Christmas Day—No change for 2020



THE VILLAGE OF  
**WOODBURY** | **EAST**

July 14, 2020

Dear Woodbury East Community Association Homeowner:

We were not able to hold the Adjourned Annual Meeting and Election that was scheduled for Tuesday, June 30, 2020, as we still had less than the required fifteen percent (15%) or 83 present in person or by ballot.

Therefore, since we have made at least three attempts to hold the Annual Meeting and Election, and have been unable to achieve quorum, the current Board will remain in place until the next Annual Meeting, scheduled for June 2021. At that time all three (3) positions will be up for re-election.

Sincerely,

At the Direction of the Board of Directors,  
Woodbury East Community Association

*Danielle Salinas*

Danielle Salinas, CMCA, AMS  
District Manager