

JULY 2022

# WOODBURY EAST

[www.WoodburyEastHOA.org](http://www.WoodburyEastHOA.org)

## COMMUNITY EVENTS—SAVE THE DATE!

Please save the date for the following community events!

Saturday, July 23rd—ADULT MAGIC AND MINGLE NIGHT

\*A small fee will be charged for this event due to limited space and alcohol provided\*

Saturday, August 20th—FAMILY MOVIE NIGHT

\*The event will be at no cost to the residents\*

## NEW MANAGEMENT CONTACT

Your Community Manager, Danielle Salinas, will be on maternity leave beginning June 29, 2022. During this time, please direct all management questions to Anthony Pesota, (949) 838-3281, [apesota@keystonepacific.com](mailto:apesota@keystonepacific.com)

## TRASH DELAYED DUE TO HOLIDAY

Please remember to place your trash cans out no earlier than the night before trash pickup and to remove them from the street by the evening of trash pickup day. Also, please do not place your trash in someone else's trash can. If you need larger trash bins, you can request them from Waste Management.

Trash pickup will be delayed the week of the 4th of July. Please remember to not place your trash cans out until the night before pickup.

## MOTOR COURT PARKING

The motor courts throughout the community are considered fire lanes, please refrain from parking in these areas behind your garages. Your vehicles are subject to immediate tow.

## DETACHED CONDO PAINT SCHEMES

If you live in a detached condo in Woodbury East, you are responsible for the painting of the exterior of your unit. Take this time to review your home exterior and paint any components that need it. Wood elements should be painted every 4 years and stucco should be painted every 8-10 years. To lengthen the life of your stucco, you should pressure wash the exterior annually.

Contact Management for your color scheme number. The color schemes can be viewed online at <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/irvine/ca/santa-cruz-woodbury-east/>

## NO LESSONS OR COACHING

Members may not seek lessons, not give lessons of any kind in the Tennis Court, Pool, Fitness Center or Basketball Court for profit. Instructors who are teaching lessons in Common Area Facilities are creating a liability to the Association.

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

**Tuesday, July 19, 2022**  
5:30 PM at Palm Club Clubhouse

*The final agenda will be posted at the Clubhouse. You may also obtain a copy of the agenda by contacting management at (949) 838.3281.*

## IMPORTANT NUMBERS:

### ASSOCIATION MANAGER:

**Anthony Pesota**  
Phone: 949.838.3281  
**Emergency After Hours: (949) 833-2600**  
Fax: (949) 377-3309  
[apesota@keystonepacific.com](mailto:apesota@keystonepacific.com)

### COMMON AREA ISSUES:

**Laurie Clark**  
Phone: (949) 900.1115  
[lclark@keystonepacific.com](mailto:lclark@keystonepacific.com)

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

Phone: (949) 833-2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

### ARCHITECTURAL DESK:

Submit Architectural Applications to:  
Phone: (949) 838-3239  
[architectural@keystonepacific.com](mailto: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 Management for Reservations  
\$200.00 fee, \$500.00 deposit

### FACILITY KEYS:

Key fobs are \$50.00 and can be purchased by contacting Management

### PATROL INFO:

Securitas (714) 936-6098



**HAPPY INDEPENDENCE DAY!**

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

# JULY 2022 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 - Tuesdays  
Please remove trash cans from the common areas after this day.
- Tuesday, July 19, 2022 - @ 5:30 PM  
Location: Palm Club Clubhouse—30 Crosspointe,

## 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.

## 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 has begun enforcing 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.

**Remember, if a vehicle is parked in the fire lane, or behind a garage, which is a fire lane, the vehicle will be towed without warning!**

## 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.

## COMMUNITY ADVISORY

Pets must be kept on a leash at all times, when in the common areas of the Community.

As a courtesy to all resident's in the Community, Doggy Bag Stations are provided throughout. Please be a responsible owner and pick up after your pet.

Although the Association has provided doggy waste bags and doggy drinking fountains, the parks are not enclosed and are not for the sole purpose of dogs. Please be a mindful owner and share the park with kids and others.

Please contact Management with any questions regarding the reservation system.

## FACILITY RESERVATION SYSTEM

Facility Reservations are now completed through DwellingLive <https://community.dwellinglive.com/> For your first visit, please contact Management for this information if you need it. Once logged onto the website, select "Reserve Community Amenities". Tennis Court Reservations can be made in 30 minute increments, for a total of 90 minutes per day; other Facilities can be reserved for 30 minute increments, for a total of 1 hour maximum per day.

## Holiday Trash Schedule— Pickup Delayed

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

New Year's Day—No change for 2022  
Memorial Day—Delay to Wednesday, June 1st  
**Independence Day—Delay to Wednesday, July 6th**  
Labor Day—Delay to Wednesday, September 7th  
Thanksgiving Day—No change for 2022  
Christmas Day—No change for 2022



## 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*.