



Woodbridge Village Association

31 Creek Road
Irvine, California 92604-4799

Main Office: (949) 786-1800
Office Fax: (949) 786-1212

www.wva.org

Woodbridge Village was developed by The Irvine Company as part of the master community plan for the City of Irvine. Woodbridge is a Planned Unit Development comprised of single-family detached homes, condominiums, townhouses, and apartments. The Woodbridge Village Association (WVA), a mutual-benefit, non-profit corporation, was established to manage and maintain the approximately 250 deeded common acres of Woodbridge. WVA does not maintain the units residing in the village. Condominium, townhouse, and certain detached units also belong to a maintenance association in addition to the WVA (master association). A property's title report will reference a maintenance association if one is attached to the unit.

As a matter of company policy, WVA does not complete Homeowners Association questionnaires. However, WVA will provide the following information, which may be required on a Homeowners Association Certificate.

WOODBRIDGE VILLAGE ASSOCIATION FACTS

- A. Current Monthly Assessment: \$80.00 per unit
- B. Total Units
 - 1. Planned Number of Units: 9,500
 - 2. Current Number of Units: 9,427
- C. More than 70% of the units, excluding the apartments, have designated the property address as their mailing address. Status on owner occupancy cannot be verified.
- D. Less than 5% of the units are 30 days or more delinquent on their association assessment.
- E. The WVA Board of Directors is a homeowner controlled Board. The developer relinquished control in March 1982.
- F. All WVA common areas and recreation facilities have been installed, completed, and are being maintained by the Association.
- G. Insurance
 - 1. WVA provides insurance coverage on the Common Areas and Recreational Facilities.
 - 2. WVA maintains Directors and Officers Liability and a Fidelity Bond.
 - 3. WVA **does not** provide insurance coverage on individual units. Insurance information on individual units must be obtained from the Homeowner or their respective maintenance association.

H. Litigation Matters


At times, the Woodbridge Village Association may be involved in litigation arising out of the normal course of business to enforce CC&R, architectural, and lien rights for collection against members as provided in the Association's Master Documents. In its Annual Audited Financial Statement, the association reports to its members details concerning financial responsibilities of the association including any financial liabilities, which may arise from or have arisen from any lawsuits. The Association provides no further information on lawsuits other than those matters mentioned in the Annual Audited Financial Statement.

AVAILABLE DOCUMENTS


The following documents may be purchased separately. Fees are payable at the time of request. Forward written request with payment to the Woodbridge Village Association, 31 Creek Road, Irvine, California, 92604.

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| <p>\$50.00 Refinance Package
 CC&R's
 Articles of Incorporation
 By-Laws
 Audited Financial Statement
 Budget
 Fidelity Bond (\$5,000,000)
 General Property & Liability (\$13,000,000)
 Directors & Officers Liability (\$12,000,000)</p> | <p>\$25.00 CC&R's,
 Articles of Incorporation
 By-Laws</p> |
| <p>\$50.00 Code Book*
 CC&R's
 Articles of Incorporation
 By-Laws
 Rules & Regulations</p> | <p>\$20.00 Insurance Information Package
 Fidelity Bond (\$5,000,000)
 General Property & Liability (\$13,000,000)
 Directors & Officers Liability (\$12,000,000)</p> <p>\$10.00 Current Audited Financial Statement**</p> <p>\$10.00 Current Budget**
 Reserves
 Collection Procedures</p> <p>\$10.00 Current Audited Financial Statement**</p> |
| <p>\$50.00 Minutes
 12 Months</p> | <p>*Code Book is provided to new homeowner(s) upon transfer of ownership.
 **These items are sent annually to all homeowners; fee applies to additional copies.</p> |

I hereby certify that the information contained in the Woodbridge Village Association Facts is true and correct.



 Kevin K. Chudy, CCAM, PCAM
 Executive Director/Secretary
 Woodbridge Village Association



 Date