

FEBRUARY 2015

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.PortolaSprings.org

Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

BE A RESPONSIBLE PET OWNER

- No one wants to step in dog poop while out walking their dog. Please pick up after your animal. When the association pays a vendor to remove dog poop, it costs everyone in the association money.
- Problems associated with animals, including noise disturbances and defecation must be directed to Animal Control at (949) 724-7740.
- No animals, including dogs, cats, birds and other domesticated animals, are permitted in any pool area or common facilities at any time.
- Please refrain from placing used doggie bags into the planters. There are trash receptacles throughout the community to dispose of these items.

HOLIDAY LIGHTING AND DECORATIONS

The community was festively lit through the holiday season. Lights and decorations should have been removed by January 15, 2015. If you have yet to do so, please have them removed as soon as possible to avoid a violation.

COMMON VIOLATIONS TO AVOID

- No contractor signs are allowed anywhere in the community.
- If you are selling or leasing your property, specific signage is required; see the Rules and Regulations or "Policies" on the website for details.
- While we realize that during construction or exterior improvements it may be easier to leave your trash cans in the front of your home, please note that other than 12 hours before and after trash pick up, ALL trash cans must be stored out of common area view.
- Failure to submit for architectural approval prior to installation of your landscaping can result in fines.
- If you do not live in the community, please be sure that we have an active mailing address for you. We send important notices regarding violations that, if remain ignored, can result in costly fines.

PARKING REMINDERS

- Please park 2 vehicles in your garage before parking in your driveway or on the street. If the streets are not clear on street sweeping days, the cleaning is ineffective.
- Please do not parking in alleys or fire lanes behind your home.
- When parking on the street, please do not park on street corners causing your vehicle to stick out into traffic.
- Parking within 15 feet of a fire hydrant could result in a citation and/or having your car towed, in accordance with California Vehicle Code §22651(e).
- Observe the posted speed limit and all traffic laws including stop signs.

BOARD OF DIRECTORS:

President: Wendy Fox
Vice-President/Treasurer: Janet Stimson
Secretary: Indu Terrell

NEXT BOARD MEETING:

Thursday, February 12, 2015
4:00 p.m. at Lomas Valley Clubhouse
95 Ranchland, Irvine, CA 92618

The final agenda will be posted on the community website. You may also obtain a copy of the agenda by contacting management at 949-838-3245.

ASSOCIATION MANAGER:

Kara Gonzalez, CMCA, CCAM
Phone: 949-838-3245
Fax: 949-833-0919
kgonzalez@keystonepacific.com
Emergency After Hours: 949-833-2600

COMMON AREA ISSUES, POOL KEYS & CLUBHOUSE RESERVATIONS:

Megan O'Grady
mogrady@keystonepacific.com
Phone: 949-838-3201

PATROL SERVICE:

Elite Enforcement Security Solutions
Phone: 714-801-4385

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

Log onto www.portolasprings.org to submit work a request or address change; Get the latest community news & updates; Obtain minutes, newsletters, policies, forms; Access your account online; Pay your HOA bill online; Find out about upcoming community events, and more! Should you have problem logging onto the community website, please call Customer Service at 949-833-2600.

FEBRUARY 2015 REMINDERS

- **Keystone Pacific Closed in Observance of President's Day - Monday, February 16th**
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 & 3rd Fridays by City of Irvine**
- **Trash Pick-Up Day - Wednesday.** Please remove trash cans from the common areas within 12 hours of service. This is a requirement of the CC&R's.
- **Thursday, February 12, 2015 - Board Meeting @ 4:00 p.m.**
Location: Lomas Valley Clubhouse
95 Ranchland, Irvine, CA 92618

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at www.kppmconnection.com.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to customer care@keystonepacific.com to request an ACH application.

CLUBHOUSE RESERVATIONS

Download the reservation packet and get many of your questions answered about clubhouse reservations at www.portolasprings.org. A security deposit, rental fee and insurance endorsement are required at least 15 days in advance of your event. No amplified music is allowed (no pro DJ or band gear). Clubhouse reservations are permitted from 10 a.m. – 11:59 p.m. daily. Please call Megan at (949) 838-3201 or email mogradym@keystonepacific.com to check availability, save a date and obtain more information.

DID YOU KNOW...?

- If you sell your home, you are responsible to ensure your buyer receives your common area key fobs.
- If you are a resale owner, you are responsible to ensure your "inherited" key fobs are re-registered under the new household name.
- Failure to pay the monthly assessment can result in your key fobs being deactivated until your account is paid current.

VISIT www.portolasprings.org !

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your account online
- Pay your HOA bill online

Should you have problem logging onto the community website, please call Customer Care at 949-833-2600.

SUB-ASSOCIATION INFORMATION:

Bougainvillea, By KB Home
Los Arboles, By Taylor Morrison
Management Representative:
Crummack-Huseby, Inc.
1 Spectrum Pointe, Suite 320
Irvine, CA 92630
(949) 367-9430

Decada, By California Pacific Homes
Primrose at Decada, By KB Home
Management Representative:
Accell Property Management
23046 Avenida de la Carlotta, Suite 700
Laguna Hills, CA 92653
(949) 581-4988

Sendero, By John Laing Homes
Management Representative:
Powerstone Property Management
16470 Bake Parkway
Irvine, CA 92618
(949) 716-3998

Vientos, By California Pacific Homes
Primrose at Vientos, By KB Home
Luna, By California Pacific Homes
Management Representative:
BHE Management Corporation
P.O. Box 7736
Laguna Niguel, CA 92607
(949) 363-1963

Agave, By William Lyon Homes
Colibri, By Ryland Homes
Manzanita, By Richmond American Homes
Paloma, By Brookfield Homes
San Carlos & Agave, By William Lyon Homes
Casero, By Standard Pacific
Ironwood, By KB Home
Sevilla, By Van Daele
Willow, By KB Homes
Cariz, By Tri Pointe Homes
Management Representative:
Keystone Pacific Property Management
16845 Von Karman, Suite 200
Irvine, CA 92606
(949) 833-2600

Las Colinas, Las Ventanas, Serra, Quintera, Sage and Garden Hill are not sub associations. All communication should be sent to Keystone Pacific Property Management.

Happy
Valentine's
Day