

AUGUST 2015

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.PortolaSprings.org

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

COYOTE WARNING REMINDERS

We have seen an increase in coyote activity throughout the community. Please use caution and take a moment to review the following tips for the safety of you and your pets.

<http://www.ci.irvine.ca.us/ipd/divisions/animalservices/coyotebulletin.asp>

There are many steps that can be taken to protect you and your property from nuisance wildlife to include coyotes:

- Do not feed coyotes.
- Fence off animal enclosures (fully enclose if possible).
- Keep cats and small dogs indoors or in the close presence of an adult.
- Feed pets indoors.
- Store trash in covered heavy duty containers with secure lids.
- Keep yards free from potential shelter such as thick brush, weeds, wood piles, or excess debris.
- Enclose the bottoms of porches and decks.
- Eliminate potential food and water sources, such as, fallen fruit and standing water.
- Keep your property well lit at night.
- If you have a gate leading to the entry of your home, please keep it closed when not in use.
- Put your trash out the morning of pick up.
- Please keep your garage doors closed except for ingress and egress.
- Keep small children under close adult supervision at all times.

Additional information can be found at http://m.humanesociety.org/animals/coyotes/tips/hazing_guidelines.html

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.

POOL RULES ENFORCEMENT OFFICERS

The pool rules have not changed. Please visit www.portolasprings.org to view the rules at your convenience. The enforcement officers have been hired by the Board of Directors to enforce the rules for the safety and enjoyment of all residents. If you have any questions about the procedures or the current rules, please feel free to email Kara Gonzalez at kgonzalez@keystonepacific.com.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Thursday, August 13, 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
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

POOL RULES ENFORCEMENT OFFICERS: Courtesy Patrol Specialists

**BILLING QUESTIONS/ ADDRESS
CHANGES/ WEBSITE LOGIN:**
Phone: 949-833-2600
customercare@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.

AUGUST 2015 REMINDERS

- 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, August 13, 2015 - Board Meeting @ 4:00 p.m.
Location: Lomas Valley Clubhouse
95 Ranchland, Irvine, CA 92618
- Clubhouse Wi-Fi at Lomas Valley and Silverado
Public Wifi: LomasValleyPark-Public/SilveradoPark-Public
No Wi-Fi Password
- Community Event - Lomas Valley Pool, 95 Ranchland, Irvine, CA 92618,
Sunday, August 9th

PRIVATE LESSONS REQUIRE BOARD APPROVAL

We understand that many of the homeowners in the community will hire instructors to conduct private lessons, both individual and group. Please note that all instructors must be insured and pre-approved by the Board of Directors. If you have questions about the procedure, please email Kara Gonzalez at kgonzalez@keystonepacific.com.

BE A RESPONSIBLE PET OWNER

Pets must be on a leash at all times regardless of the size of your pet. Also, no one wants to step in dog poop while out walking their dog. Please pick up after your animal. Please refrain from placing used doggie bags into the planters. 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.

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 mograzy@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.

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

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.

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.

Irvine Company helps lead the way to conserve California's precious resources.



Did you know?

- Our village landscaping is irrigated with recycled water so parks and green belts look good, plus important resources aren't depleted.
- Drought-related restrictions do not apply to the quantity of recycled water that may be used.
- To help reduce water usage, our villages are equipped with state-of-the-art, high-efficiency irrigation systems:
 - **Smart irrigation controllers**
This high-tech system saves valuable water resources by irrigating landscapes based on plant/soil type, and weather satellite data has the capacity to shut off the system during rainy or cold conditions.
 - **Drip and low-flow irrigation**
With overhead spray systems that are compliant with California Green Building Standards and irrigation that lets water slowly absorb into the ground to dramatically reduce consumption, our watering plan has all the angles covered.
 - **Master valves with flow sensors**
Our system includes smart sensors that automatically shut off the water when a leak is detected.

Since the Irvine Company was founded more than 150 years ago as an agricultural business, we have thoughtfully and innovatively conserved and reused water. The company has a long history as a respectful steward of this valuable land and as an industry leader in water conservation. Long before the California drought prompted serious conservation efforts, the Irvine Company has worked closely with the City of Irvine and the Irvine Ranch Water District to implement water-saving technologies.

Year after year, we have taken a proactive approach to preservation and master plan our residential villages in a sustainable, environmentally sensitive manner.

The results of such visionary planning have been impressive and meaningful. For instance, the use of recycled water has saved millions of gallons of potable (drinking) water in our villages each year, and our communities include a comprehensive water usage and conservation plan to ensure each project has adequate resources. With our new homes saving over 50% more water* than their older counterparts thanks to water-efficient fixtures and appliances, we are also bringing this technology to your doorstep.



*Source: Building Industry Association. Villages of Irvine® is a registered trademark of The Irvine Company LLC, used for marketing villages of new homes in Irvine, California USA. ©2015 The Irvine Company LLC. All Rights Reserved. All projects are in planned communities developed by Irvine Community Development Company LLC, an affiliate of The Irvine Company LLC. "Masterfully Planned by the Irvine Company" means that the Irvine Company created the master land plan for all Irvine Company communities. The "master land plan" includes the overall entitlement and design of each community but does not include the design, construction and sale of homes. The design, construction and sale of homes is the sole responsibility of community builders. The Irvine Company is not designing, constructing or offering homes for sale in any community. 6/2015



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