

April 2016

# PORTOLA SPRINGS COMMUNITY ASSOCIATION

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

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

## VACATION OR SHORT-TERM RENTALS IN THE CITY OF IRVINE

A vacation or short term rental is referred to by the City Municipal Code as "Transient Occupancy," which is defined as the short-term rental of a residential unit providing living, sleeping and sanitation facilities (with or without cooking/eating facilities) for one or more persons for a period of less than thirty-one consecutive days. This type of rental is allowed in hotels, motels and similar lodging uses. In some communities, however, property owners are marketing their single-family homes and condominiums as short-term rental units. With the advent of internet sites such as Airbnb, VRBO, etc., the incidence of this is on the rise. Concerns regarding possible short-term rentals should be brought to the attention of Kara Foley, CMCA at Keystone Pacific Property Management, [kfoley@keystonepacific.com](mailto:kfoley@keystonepacific.com) as well as City of Irvine Code Enforcement at 949-724-6326. Code Enforcement staff will investigate such referrals, and if a violation is found, Code Enforcement staff will work with the property owner(s) to eliminate the violation.

## 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 park in alleys or fire lanes behind your home. Fire lane violations will result in a hearing before the Board of Directors and possible fines.
- 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.
- *Vehicles parked in the common area on community streets longer than 72 hours will be considered stored and may be towed at the Owner's expense.*

## PRIVATE LESSONS IN ASSOCIATION FACILITIES REQUIRE BOARD APPROVAL

We understand that many of the homeowners in the community will hire instructors to conduct private lessons, in Association facilities, 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 Foley at [kfoley@keystonepacific.com](mailto:kfoley@keystonepacific.com).

### BOARD OF DIRECTORS:

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

### NEXT BOARD MEETING:

**Thursday, April 14, 2016**  
3:30 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 Foley, CMCA**  
Phone: 949-838-3245  
Fax: 949-833-0919  
[kfoley@keystonepacific.com](mailto:kfoley@keystonepacific.com)

*Emergency After Hours: 949-833-2600*

### COMMON AREA ISSUES, POOL KEYS & CLUBHOUSE RESERVATIONS:

**Katin Horan**  
Phone: 949-838-3201  
[khoran@keystonepacific.com](mailto:khoran@keystonepacific.com)

**PATROL SERVICE:**  
**Courtesy Patrol Specialists**  
Phone: 714-669-2736

**BILLING QUESTIONS/ ADDRESS  
CHANGES/ WEBSITE LOGIN:**  
Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

Log onto [www.portolasprings.org](http://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.

## April 2016 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.
- Annual Meeting and Election – May 19, 2016 10:30 AM at 95 Ranchland, Irvine, CA 92618. Ballots will be mailed this month!
- 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.
- Clubhouse Wi-Fi at Lomas Valley and Silverado  
Public Wifi: LomasValleyPark-Public/SilveradoPark-Public  
\*No Wi-Fi Password\*

### 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>

### 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 feces 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 waste, 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](http://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 Katin at (949) 838-3201 or email [khoran@keystonepacific.com](mailto:khoran@keystonepacific.com) to check availability, save a date and obtain more information.

### 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](http://www.kppmconnection.com).

### 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**  
**Citrine, 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  
 16775 Von Karman, Suite 100  
 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.

New sub associations  
coming soon in Enclave 3  
located off Modjeska