

May 2016

PORTOLA SPRINGS COMMUNITY ASSOCIATION

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

Any owner found to be in violation of the short-term rental/transient tenancy policy will be called to a hearing and face potential fines. If you discover a listing on Airbnb.com or any similar site, please email a copy of the listing to Kara Foley at kfoley@keystonepacific.com. You may also report the infraction to the City of Irvine as well.

POOL MONITORS

The Association's pool monitor service will begin this month. A valid key fob is required for resident entry into all pools. Please note that the pool monitors will also be present to enforce the pool rules. To view the rules, please visit www.portolasprings.org.

FOR SALE AND OPEN HOUSE SIGNS

Portola Springs has custom for sale and open house sign provisions to ensure that the community has a uniform and clean look. As the market improves, we have seen an increase in real estate signage. Please be sure to educate your agent. It is the homeowner's responsibility to ensure that the proper signage is used. To view the rules, please visit www.portolasprings.org.

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.*

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Thursday, June 9, 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
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

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

**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.

MOM
Happy Mother's Day

May 2016 REMINDERS

- Keystone Pacific Closed in Observance Memorial Day - Monday, May 30th
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

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. 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 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.

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.

