

January 2017

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.PortolaSprings.org

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

TRASH DISPOSAL IN COMMON AREAS

When utilizing the parks and common area facilities, please dispose of trash in the proper receptacles. If the trash cans are full, please report it to Kara Foley at kfoley@keystonepacific.com. Littering and/or not cleaning up after yourself and pets is costly for the Association and could result in increased assessments.

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. **Please note that the minimum fine is \$1,000.00 and doubles with each subsequent hearing.**

EXTERIOR PAINTING OF DETACHED HOMES

During recent inspections, it has been noted that homes in the earlier phases of the community are in need of painting. In many cases, the wood trim may be all that is needed. Please remember to submit an architectural application for painting prior to commencing work. Please visit www.portolasprings.org for the architectural guidelines and application.



PAPERLESS STATEMENTS

If you would like to receive your monthly statements electronically, please visit www.kppmconnection.com. If you would like to sign up for auto-payments, please email Kara Foley at kfoley@keystonepacific.com for an ACH form.

BOARD OF DIRECTORS:

President: Wendy Fox
Vice-President/Treasurer: Alex Gurski
Secretary: Indu Terrell

NEXT BOARD MEETING:

Thursday, February 9, 2017
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, AMS
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.

SWIM TEAM INFORMATION:
<http://portolaspringsstorm.swim-team.us/>

Happy New Year
2017

January 2017 REMINDERS

- Keystone Pacific Closed in Observance of New Year's - Monday, January 2nd
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 - Varies depending on location. For your service day, please visit www.wm.com. 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

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> . If you are interested in the coyote watch program, please email Kara at kfoley@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 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

Legado, By Brookfield Homes
Management Representative:
Professional Community Management
27051 Towne Center Drive, Suite 200
Foothill Ranch, CA 92610
(800) 369-7260

**Vientos, By California Pacific Homes
Primrose at Vientos, By KB Home
Luna, By California Pacific Homes
Citrine, California Pacific Homes
Silverleaf, California Pacific Homes
The Vine, By William Lyon Homes
Indigo, 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
16775 Von Karman, Suite 100
Irvine, CA 92606
(949) 833-2600

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