

FEBRUARY 2019

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.PortolaSprings.org

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



UPCOMING EVENTS

All of the upcoming events will be advertised on our website www.portolasprings.org and also via e-blast. Visit our website today to make sure you are signed up to receive the messages! Lots of fun things are in the works!

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.

PICK UP AFTER YOUR PETS AND KEEP THEM ON A LEASH! IT'S THE LAW!

Please do not allow your dog to relieve itself on someone else's property. Also, when a dog urinates on the plant material or grass, if the area is not diluted with water, the plant material or grass will burn and leave yellow spots. Please be a responsible pet owner and remove pet waste and carry a water bottle to dilute the urine. And please walk your animals away from your neighbors' property.

PACKAGE AND MAIL THEFT REMINDERS

Please be aware that package theft can occur in any neighborhood. Having packages sit on porches can be an invitation to unwanted activity. Please have your packages delivered to your office if you are not home during the day to accept them. Or, ask a neighbor to pick up a package in your absence. Be sure to retrieve your mail each day so that your mailbox is not an attractant.

VACATION/SHORT-TERM RENTALS/COMMERCIAL ACTIVITY

Any owner found to be in violation of the short-term rental/transient tenancy and/or commercial activity 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. If you are able to determine the address of the offender, this is very helpful. You may also report the infraction to the City of Irvine as well. **Please note that the Association's minimum fine is \$1,000.00 and doubles with each subsequent hearing.** Residential lease agreements are required to clear a short term rental violation. The Board recommends that rentals be listed on a reputable site or with a Realtor that promotes the residential spirit of the community.

REPORT A COYOTE SIGHTING

- coyotesighting@cityofirvine.org

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Thursday, February 14, 2019
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, PCAM
Phone: 949-838-3245
kfoley@keystonepacific.com

Emergency After Hours: 949-833-2600

COMMON AREA ISSUES, POOL KEYS, CLUBHOUSE RESERVATIONS:

Tanner Wallace
Phone: 949-838-3246
twallace@keystonepacific.com

PATROL SERVICE:

Courtesy Patrol Specialists
Phone: 714-669-2736

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

PAYMENT ADDRESS:

File 1958
1801 W. Olympic Blvd.
Pasadena, CA 91199-1958

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/>

FEBRUARY 2019 REMINDERS

- Keystone Pacific Closed in Observance of President's Day - Monday, February 18th
- **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. Private Street Sweeping for Sage and Garden Hill – 2nd and 4th Mondays.
- 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, Silverado and Village Square **Public Wi-Fi:** LomasValleyPark-Public/SilveradoPark-Public/VillageSquare-Public *No Wi-Fi Password*

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 10:00 a.m. – 11:59 p.m. daily. Please call Tanner at 949-838-3246 or email twallace@keystonepacific.com to check availability, save a date and obtain more information.

BE A RESPECTFUL NEIGHBOR WHEN PARKING

Do not park in such a way that blocks trash cans out on the street for trash day. Parking in front of them, or too close, will cause Waste Management to skip pick up all together. This creates a huge inconvenience for everyone involved. Parking in your driveway and garage will also free up the street for the proper placement of trash cans on trash pick up days. This also allows for guests to find ample parking in the community. Streets cluttered with cars can lower property values. If you must park your vehicle on the street, please do not leave too much space between you and the car in front or behind. It ends up taking up valuable parking spaces if everyone is doing this.

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.

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
Talise, By California Pacific Homes
Brisa, By California Pacific Homes
Celeste, By California Pacific Homes
Montara, By California Pacific Homes
Carissa, 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
Juniper, by Richmond American
 Management Representative:
 Keystone Pacific Property Management
 16775 Von Karman, Suite 100
 Irvine, CA 92606
 (949) 833-2600

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