

November 2020

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.PortolaSprings.org

DON'T MISS IMPORTANT UPDATES FROM YOUR ASSOCIATION

The Association uses e-notifications and website postings for many important updates. Please visit www.kppmconnection.com today to sign up! You can also access the association's website www.portolasprings.org for meeting notifications, important updates, events and all electronic documents available; Governing Documents, Rules and Regulations and the Design Guidelines for example. To sign up you will need your Keystone account number and your zip code. **All facility opening updates are distributed via e-blast and posted on the community website.**

Join us on Wednesday, November 18, 2020 at 7pm-7:30pm!

Irvine CERT @ Portola Springs is hosting an online 30-minute session on **how to build a family emergency kit!** Being prepared means having your own food, water and other supplies to last for several days. A disaster supplies kit is a collection of basic items your household may need in the event of an emergency. Don't forget supplies for pets and seniors, too! Please sign up at: <https://www.portolaspringscert.org/events> to receive the Zoom link. In addition, we are still seeking over 200 volunteers to serve as Block Captains throughout Portola Springs. No experience or training is necessary to get involved. Please consider volunteering to help make your community stronger and more resilient! Irvine CERT @ Portola Springs is a group of your neighbors who have completed the Irvine Police Department's Community Emergency Response Team (CERT) program. CERT training is highly encouraged, but not required for you to be involved. Find out more now at <https://www.portolaspringscert.org>.

TRASH CAN ETIQUETTE

Please do not use your neighbors' trash can for disposing of waste. Each owner has their own trash cans, and each owner pays for their own service. Using someone else's trash, and worse yet, for dog waste, is very frustrating. Being a good neighbor is something that everyone can do!

PLEASE STORE SLIPPERS AND SHOES OUT OF VIEW OF THE COMMON AREA

Many members of the community leave their slippers and outside shoes on the front porch all the time. Please store these out of view of the common area or in your garage.

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.

BOARD OF DIRECTORS:

President: Jonathan Bjorndahl
Vice-President/Treasurer: Alex Gurski
Secretary: Terri Moss

NEXT BOARD MEETING:

December 10, 2020
3:30 p.m. via ZOOM

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:

Candice Fincher
Phone: 949-331-1412
cfincher@keystonepacific.com

PATROLSERVICE:

Courtesy Patrol Specialists
Phone: 714-669-2736

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer-care@keystonepacific.com

NEW PAYMENT ADDRESS

PO BOX 513380, Los Angeles, CA 90051
-3380

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/>
Please note that the 2020 season was cancelled by ISL.

STREET SAFETY

Please refrain from congregating in the public roadways of the community. Placing signs to divert traffic can be dangerous for vehicles attempting to pass through. We ask that when available, utilize areas that are designed for this type of activity and leave the roadways open for vehicles to pass.

November 2020 REMINDERS

- Keystone is Closed in Observance of the Following Days -
 - * Veteran's Day- Wednesday, November 11th
 - * Thanksgiving - Thursday, November 26th
 - * Day After Thanksgiving- Friday, November 27th**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 Round Canyon, Tomato Springs, Lomas Valley, Silverado and Village Square **Public Wi-Fi:** RoundCanyon-Public, TomatoSprings-Public, 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. Email Candice Fincher to make a reservation cfincher@keystonepacific.com.

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 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.

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.

HOMEOWNER ASSESSMENT CHANGE AND NEW AMOUNT!

Effective immediately, the payment address for assessments has changed to:

PO BOX 513380

Los Angeles, CA 90051-3380

Please note the new amount effective 1/1/2020 \$139

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

16775 Von Karman, Suite 100

Irvine, CA 92606

(949) 833-2600

Las Colinas, Las Ventanas, Serra, Quintera, Cressa,

Sage and Garden Hill, Elderberry, Hillside, Bluffs,

and Highland are not sub associations. All

communication should be sent to Keystone



Managed by Keystone
30211 Avenida De Las Banderas,
Suite 120
Rancho Santa Margarita CA, 92688