

May 2021

# PORTOLA SPRINGS COMMUNITY ASSOCIATION

[www.PortolaSprings.org](http://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](http://www.kppmconnection.com) today to sign up! You can also access the association's website [www.portolasprings.org](http://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.**



Did you know that Irvine CERT at Portola Springs has a Twitter? Follow us for important information regarding safety around our community.

<https://twitter.com/portolacert>

If you want to learn more about us, make sure to visit our website at:

<https://www.portolaspringscert.org/>

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 at 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.



## PRIVATE STREET SWEEPING AND TRASH DAY CHANGE

Please note that the private street sweeping has changed to the 1st and 3rd Wednesday. Also, many homeowners have reported that the trash day with Waste Management has changed. Contact WM for more details.

## 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](mailto: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:

**June 10, 2021**

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](mailto: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](mailto:cfincher@keystonepacific.com)

## PATROL SERVICE:

**Courtesy Patrol Specialists**

Phone: 714-669-2736

## BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

[customer@keystonepacific.com](mailto:customer@keystonepacific.com)

## NEW PAYMENT ADDRESS

PO BOX 513380, Los Angeles, CA 90051-3380

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.

## SWIM TEAM INFORMATION:

**[www.PortolaSpringsStorm.com](http://www.PortolaSpringsStorm.com)**

## 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.

## May 2021 REMINDERS

- Keystone is Closed in Observance of Memorial Day - Monday, May 31st
- **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 - 1st and 3rd Wednesdays
- Trash Pick-Up Day - Varies depending on location. For your service day, please visit [www.wm.com](http://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\*

### 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.

### CLUBHOUSE RESERVATIONS (CURRENTLY CLOSED DUE TO COVID-19)

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 10:00 a.m.—11:59 p.m. daily. Email Candice Fincher to make a reservation [cfincher@keystonepacific.com](mailto: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.

### PAYMENT MAILING ADDRESS

PO BOX 513380  
Los Angeles, CA 90051-3380

#### 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