

October 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.**

## CERT AT PORTOLA SPRINGS

Connected neighborhoods reduce crime and improve safety. **PS Connect!** is our initiative to connect local groups of neighbors throughout Portola Springs. We are now training volunteers. Want to make a difference? Organize your block! We'll teach you to use our simple methods in one hour. Work at your own pace with no deadlines. Learn more at

<https://www.portolaspringscert.org/ps-connect>



PORTOLA SPRINGS COMMUNITY ASSOCIATION  
CARNIVAL GAMES  
COSTUME CONTEST  
PHOTO BOOTH  
PINOT'S PALETTE  
SATURDAY, OCTOBER 23RD  
2-4 PM  
VILLAGE SQUARE PARK- 130 OUTWEST

**HALLOWEEN CARNIVAL!**

Gold Sponsor

Includes the following activities:  
Carnival Games  
Costume Contest  
Photo Booth  
Pinot's Palette

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Carnival Games  
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## 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.

## E-WASTE RECYCLING & SHREDDING EVENT SAVE THE DATE

Saturday, November 6, 2021 8 AM -12 PM

Village Square Park

For more information, please visit [portolaprsprings.org](http://portolaprsprings.org) under upcoming events.

## BOARD OF DIRECTORS:

**President:** Jonathan Bjorndahl

**Vice-President/Treasurer:** Alex Gurski

**Secretary:** Jaime Chandler

## NEXT BOARD MEETING:

**October 14, 2021**

4:30 p.m. Please review the agenda for the most up to date time and location

The final agenda will be posted on the community website. You may also obtain a copy of the agenda by contacting management at via email.

## 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

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

## NEW PAYMENT ADDRESS

PO BOX 513380, Los Angeles, CA 90051  
-3380

Log onto [www.portolasprings.org](http://www.portolasprings.org) to submit a work 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.

## October 2021 REMINDERS

- 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\*

### CLUBHOUSE RESERVATIONS

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. You can email Candice Fincher to make a reservation [cfincher@keystonepacific.com](mailto:cfincher@keystonepacific.com).

### CLEAN UP AFTER YOUR PET!

Please clean up after your pets, properly dispose of waste, and keep in mind that additional services the community requires to remove pet waste can raise assessments for everyone. And remember, leashes are always required, it's the law.

### 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.

**Sign up for E-Notifications and Pay On-line**  
[www.kppmconnection.com](http://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**

**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