

December 2021

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.**

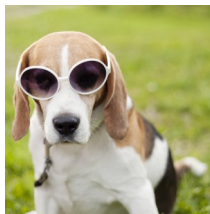
CERT AT PORTOLA SPRINGS

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>

Keystone is Closed in Observance of the Holiday Season -

- * Christmas Eve - Friday, December 24th
- * Christmas Day (observed) - Monday, December 27th
- * New Year's Eve - Friday, December 31st



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.

REMINDERS

Please be mindful of the posted speed limits. This is especially important on interior streets with curves in the road. It is not uncommon for residents to be crossing the street, and everyone needs to do their part to keep the roads safe.

If you see trash or something that looks out of the ordinary from a maintenance standpoint, please report to Candice so that she can issue a work request. She can be reached at Cfincher@keystonepacific.com. Suspicious vehicles and activity should be reported to Irvine PD.

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: Jaime Chandler

NEXT BOARD MEETING:

December 9, 2021
3:30 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
Emergency After Hours: 949-833-2600

COMMON AREA ISSUES, POOL KEYS, CLUBHOUSE RESERVATIONS:

Candice Fincher
Phone: 949-331-1412
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

NEW PAYMENT ADDRESS

PO BOX 513380, Los Angeles, CA 90051
-3380

Log onto 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

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.

December 2021 REMINDERS

- Keystone is Closed in Observance of the Holiday Season -
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- **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. 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. You can 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.

Sign up for E-Notifications and Pay On-line

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
Casero, By Standard Pacific
 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
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