

MAY 2008

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.portolasprings.org

Professionally Managed by Keystone Pacific Property Management, Inc. - 16845 Von Karman, Ste. 200, Irvine, CA 92606

COMMUNITY POOL HEATING

Although the community pools at Portola Springs are not heated during the winter, we heated the pools during Spring Break in April and will turn the heat on for the summer beginning May 1.

REMINDERS

■ Monday, May 26 - Memorial Day Keystone Pacific Offices Closed

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.

■ Saturday, June 28 from 3-6 PM

"Welcome to the Neighborhood" BBQ Picnic at Lomas Valley Park

ACTIVITIES COMMITTEE

Would you like to get to know other Portola Springs residents, and help plan fun activities that would enhance your sense of community? Then consider joining the Activities Committee! If you are interested, email jboulduc@keystonepacific.com or call (949) 838-3265 for info.

APRIL 9, 2008 BOARD MEETING HIGHLIGHTS

- The Board approved proposals for landscape improvements, monthly power washing of the basketball courts, and an annual maintenance inspection.
- The Board approved a proposal from the Activities Committee to sponsor the first Portola Springs community event (flyer enclosed)
- Hearings for yard installations and weeds on property

Green Waste Services Available from Waste Management

Do you have grass trimmings, leaves, weeds, wood chips, tree branches, sawdust or small pieces of wood you need to dispose of? If so, then help is at your fingertips with Waste Management of Orange County's "Green Waste" service.

There are no extra fees ... Green Waste services are already included with your trash and recycling services. Simply call Waste Management's Customer Service Center at (949) 642-1191 or (714) 558-7761 to schedule a delivery of a "Green Waste" cart. While most households prefer the 96-gallon cart, 64-gallon and 35-gallon carts are also available.

Your green waste cart will be collected weekly on your regular service day, just set it out along with your trash and recycling carts. And remember, bagging your green waste is not necessary, instead it should be placed directly in the cart.

So go "Green" with Waste Management's "Green Waste" services!

*Waste Management is a service coordinated through the City of Irvine, **not** your Association. With any questions, contact Waste Management at (949) 642-1191.*

BOARD OF DIRECTORS:

President: Tom Heggi
Vice-President: Bradley Hawkins
Secretary/Treasurer: Wendy DeWees

NEXT BOARD MEETING:

Wednesday, June 11, 2008

3:30 PM @ Irvine Company (Exhibit Hall)
550 Newport Center Drive
Newport Beach, CA 92660

The final agenda will be posted in the pool areas and available on the Association's website at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting management at (949) 838-3265.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Jamie Bolduc
Phone: (949) 838-3265
Emergency After Hours: (949) 833-2600
Fax: (949) 833-0919
E-mail: jboulduc@keystonepacific.com

COMMON AREA ISSUES

CLUBHOUSE RESERVATIONS

KEY FOBs:

Leona Zhao
Phone: (949) 838-3253
E-mail: lzhao@keystonepacific.com

Both rooms at each clubhouse can be reserved for a \$150 non-refundable fee and \$500 refundable deposit. Insurance is also required. Download the reservation form at www.portolasprings.org. Call Leona to check the availability of a certain date.

If your key fob doesn't work, send an email to Leona and provide the number stamped on your key fob. Leona will check the database to make sure your key fob is active.

If you haven't received your key fobs yet, please also e-mail or call Leona.

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833-2600
accounting@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838-3239
architectural@keystonepacific.com

MAY 2008

School of Rock High School Art Exhibition

Irvine Fine Arts Center presents *School of Rock- High School Art*, a group exhibition featuring students from Creekside, Irvine, Northwood, Woodbridge, and University High Schools. This fun exhibition, comprised of more than 250 original pieces of art, express the students exploration of artistic process' such as drawing, painting, photography, and digital arts.

Also showing in Gallery One, the Fine Arts Center is pleased to present *Art off the Wall*, a three-dimensional mixed media exhibition featuring a collection of sculptural art created by artists ages 5-18.

Both exhibitions open with a special rockin' reception on Friday, April 25 from 6-8:30 p.m. Gallery admission and reception are free to the public. The IFAC is located at located at 14321 Yale Avenue. For more information, call (949) 724-6880.

NO DOGS ON TENNIS COURTS

Residents have reported that some others are bringing their dogs to the tennis courts and allowing them to roam freely inside without a leash. Dogs are not permitted on the tennis courts at any time. If you notice a person in violation of this rule, please contact Management immediately, and provide the person's name or address if possible. Thank you.



TRANSFER/RESALE TO NEW OWNER/BUYER

Upon the sale or transfer of a home, the former owner's key fobs will be deactivated, but can be reactivated once the new owners submit their Homeowner Information form. It is the previous homeowner's responsibility to give their key fobs to a new buyer. It is not the responsibility of the Association to insure the key fobs are transferred. If the new owner does not receive key fobs at the point of sale, they will be required to pay \$25 per key fob, up to the limit of four (4).

FACILITY HOURS

Pools: 6 AM - 10 PM Sun-Thurs; 6 AM - 11 PM Fri & Sat

Tennis Courts: 6 AM - 10 PM Daily

Please bring your key fob to the parks and pools at Portola Springs every time you visit. If you forget your fob, you will not be able to access the restroom facilities or any of the enclosed amenities. Remember, when your guests utilize the facilities, they must enter with you. Just a reminder that pets must be kept on leashes at all times. Thank you for minding the facility rules to the benefit of all.

PAY YOUR ASSOCIATION BILL ONLINE!

Keystone Pacific is now accepting association payments online. This new service is available by using the account billing inquiry feature located on the community website at www.portolasprings.org. All payments require a bank routing number in addition to a checking, savings or money market account number. Credit card payments are not accepted through this online service. Payments submitted online will be processed daily. If you have questions about this service or regarding your account number and password, please contact customer service at (949) 833-2600.

SUB ASSOCIATION INFORMATION:

Bougainvillea, By KB Homes

Los Arboles, By Taylor Woodrow Homes

Management Representative:

Crummack-Huseby, Inc.

1 Spectrum Pointe, Suite 320

Irvine, CA 92630

(949) 367-9430

Decada, By California Pacific Homes

Management Representative:

Accell Property Management

23046 Avenida de la Carlotta, Suite 700

Laguna Hills, CA 92653

(949) 581-4988

Manzanita, By Richmond American Homes

Paloma, By Brookfield Homes

San Carlos, By William Lyon Homes

Management Representative:

Keystone Pacific Property Management

16845 Von Karman, Suite 200

Irvine, CA 92606

(949) 833-2600

Sendero, By John Laing Homes

Management Representative:

PCM

23726 Birchtree Drive

Lake Forest, CA 92630

(949) 768-7261

Vientos, By California Pacific Homes

Management Representative:

BHE Property Management

P.O. Box 7736

Laguna Niguel, CA 92607

(949) 363-1963

Note: Las Colinas and Serra are not sub-associations. All communication is with Keystone Pacific Property Management (as shown on page 1).