

AUGUST 2008

PORTOLA SPRINGS COMMUNITY ASSOCIATION

portolasprings.org



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

COMMUNITY POOL HEATING

The pools at Lomas Valley and Silverado Parks will remain heated through Labor Day weekend. Please always use your key fob!

SOME REMINDERS OF USE OF THE COMMUNITY POOLS

Individual homeowners may not reserve pool area facilities for exclusive use.

Owners are permitted to host no more than 10 guests in the pool area at any given time.

Use the pool at your own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for loss or damage to personal property.

Use of the pool facilities and common area is a privilege which is enjoyed by all Owners or occupants, however, consideration of others concerning noise is also important.

Conduct by an Owner or occupant which deprives any other Owner or occupant use of the pool/spa/wader or common property shall not be allowed.

Pool Furniture is available on first come, first serve basis and may not be taken out of the pool area for any reason at any time.

Owners are not permitted to bring additional furniture or equipment into the pool area.

Guests not accompanied by a resident host may be requested to leave the premises.

All swimmers must shower before entering the pool and must wear a bathing suit.

Swim diapers and plastic pants, specifically for pool use, must be worn in the pool by all users with incontinence issues and children who wear diapers.

No running or "horse play" on pool deck or in the swimming pool/wading pool.

No ball/Frisbee or object throwing, and no "boogie boards".

No skateboards/bicycles/skates/roller blades/scooters or the like inside fenced area.

No glass bottles or other glass containers/objects inside fenced area.

No pets or animals inside fenced area.

No unduly loud or disturbing noise inside the fenced area.

No radios/playback sound devices without headsets inside the fenced area.

No diving from benches, tables or other facility structures inside the fenced area.

No rafts, inflatable toys, or diving rings during busy periods. Lifejackets are always allowed.

No smoking.

Anyone urinating/defecating in the pool is subject to immediate removal from the pool and pool area and imposition of discipline, which may include monetary penalties.

Any damage to equipment or furnishings must be reported promptly. Members responsible for the damage will be required to immediately reimburse the Association for losses related to the damage.

The "buddy system" is recommended to be used by all swimmers at all times.

All gates must remain closed and locked at all times. Any resident or resident's guest caught jumping the fence to any gated facility will be asked to leave the facility for the day. If the same person is caught jumping the fence for a second time, they will be asked to leave the facility for the day and a letter will be sent to the homeowner.

BOARD OF DIRECTORS:

President: Tom Hegg

Vice-President: Bradley Hawkins

Secretary/Treasurer: Wendy DeWees

NEXT BOARD MEETING:

Wednesday, August 13, 2008 @ 4:00 PM

At the Lomas Valley Park Clubhouse
95 Ranchland, Irvine, CA 92618

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

Always call 9-1-1 for life-threatening emergencies.

Fax: (949) 833-0919

E-mail: jbolduc@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

PORTOLA SPRINGS SUMMER BARBEQUE

June 28, 2008

The Board of Directors wishes to thank everyone who attended the excellent Summer BBQ hosted by the Activities Committee at Lomas Valley Park last month! Special thanks to Shirley Sirivong and Kelly Given, and all of their volunteers and sponsors, who made this event possible.



Chris Bank and son, Gregory

David Yu and son, Brian



(above) Shane Dawson, Vallyn Hatfield, Bob Mulholland, Ross Mulholland, Danny Reyes



HOMEOWNERS AND THEIR DOGS

Please be a responsible pet owner and always use the doggie bags that are located in the parks throughout the community. Please be reminded that pets are not permitted on the tennis courts or in the gated pool area at any time. If you notice a person in violation of this rule, please contact Management immediately, and provide the person's name, address, or the date & time they used their key fob in these areas. Your identity will be protected. Thank you for abiding by the rules and regulations of your community.

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.

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.

ARCHITECTURAL SUBMITTALS

All homeowners are required to submit their landscape plans within six months of closing escrow. Contact architectural@keystonepacific.com for more information. If you live in a sub-Association and have architectural plans to submit, please submit them to your sub-association and not to the Portola Springs Community Association.

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).

