

OCTOBER 2008

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.portolasprings.org

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



NEXT BOARD MEETING

The next meeting of the Board of Directors will be on Wednesday, October 8 at 4:00 PM at Lomas Valley Park. Homeowner Forum is your opportunity to address the Board and will be held after all other business has been discussed. A final copy of the agenda will be posted at the bulletin boards inside the pools at Silverado Park and Lomas Valley Park. For an additional copy of the agenda or minutes from past meetings, contact Management or download a copy from the website at www.portolasprings.org.

COMMUNITY POOL HEATING

The Board of Directors will be discussing the issue of pool heating at their upcoming meeting on October 8. Until that time, management has been directed to turn off the pool heat at the end of September, the usual end of the swim season. More information will be available following the October Board meeting.

USE OF COMMUNITY AMENITIES

Just a friendly reminder that the common areas, including all recreation facilities, are available for use by all members of the Association and their tenants and guests, in accordance with the CC&Rs and community rules and regulations. Portola Place Apartments is a dues-paying member of the Association and its residents are entitled to use all common area and recreation facilities within Portola Springs.

The pool area may not be reserved at any time, nor may any of the areas within the pool area be reserved. All members who use the community pools have a responsibility to abide by the facility rules and regulations, which are posted on www.portolasprings.org and on the bulletin boards at each facility. If anyone is found to be trespassing, in violation of the rules, or behaving inappropriately, please send an email to jbolduc@keystonepacific.com. Management will follow up on any negligible offense, provided adequate information can be supplied.

POOL MONITORS

Pool monitors will not be returning to Portola Springs until next year. In their absence, please be courteous of your neighbors and all others who share the pool with you. If you experience any problems enjoying the facilities, contact management, and if it is serious, please call the police.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Wednesday, October 8, 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:

Amanda Lutsky
alutsky@keystonepacific.com
Phone: (949) 838-3253

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. Please call to check the availability of a certain date.

If your key fob doesn't work, send an email to management and provide the number stamped on your key fob. We 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 management.

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

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

VISIT www.PortolaSprings.org!

Log onto the Portola Springs community website to:

- View photos from community events
- Submit maintenance requests & address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, & forms
- Access your assessment billing account online
- Pay your association bill online

Retrieve your login information from your association bill. Should you have problems logging in, please call Customer Service at (949) 833-2600.

7th Annual Irvine Global Village Festival

Make plans to travel the world at the City of Irvine's Seventh Annual Global Village Festival on Saturday, October 4, from 10 AM - 6 PM at Bill Barber Park. Boasting artistic cultural performances on three stages, the Festival's live entertainment is a mosaic of music and dance representing more than 50 cultures from Europe, Asia, Africa, and North and South America. Immerse yourself in cultural displays, world religion and demonstrations, indulge in international cuisine, explore our world marketplace and keep the little ones in motion with hands-on art projects, games and activities in a giant, interactive Kids Village.

Festival admission and parking are free. Food court tasting tickets are available for purchase at the event. Bill Barber Park is located adjacent to the Irvine Civic Center on Harvard between Barranca and Alton. For more information and parking locations, call (949) 724-6606 or visit www.irvinefestival.org.

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.

**DOGS, LEASHES AND POOP...**

We would like to remind all residents that dogs are to be kept on leashes at all times and to use the doggie bags provided at each park. Please clean up after your dog if he has left a mess on someone else's property. If you happen to know who the dog owner is, report this to Management. If you see a loose dog, with or without its owner present, contact Animal Control at (949) 724-7740.

**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 Birchler 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).