

NOVEMBER 2008

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

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.portolasprings.org

NEXT BOARD MEETING

The next meeting of the Board of Directors will be on Wednesday, December 10 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.

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 jbolduc@keystonepacific.com or call (949) 838-3265.

STREET LIGHTS

If you notice a street light that is out, please note the number on the pole and report it to So Cal Edison at (800) 611-1911.

PROPOSED RULE CHANGE: POOL HOURS

The Board of Directors is considering a change to the hours that the pool facilities are open, and would like your feedback. The proposed change is to Section 9 of the Rules and Regulations, concerning the pool rules, and is proposed as follows:

"Pool Facility Hours: 7:00 AM to 10:00 PM Daily"

Currently, the pool is open from 6 AM until 10 PM every Sunday through Thursday, and is open until 11 PM on Fridays and Saturdays. Changing the pool hours to reflect the times that are posted on the pool entrances (7 AM – 10 PM Daily) would create consistency, and would aim to reduce noise disturbances and instances of vandalism reported to have taken place in recent past.

If you would like to share your opinion about this matter, please send an email to jbolduc@keystonepacific.com or attend the Board meeting on December 10. The Board will be voting on the matter at the meeting.

REMINDER: Thanksgiving Holiday Weekend

■ **Thursday (Thanksgiving Day) Nov. 27-28 – Keystone Pacific 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.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Wednesday, December 10 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:

Associate Manager
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:

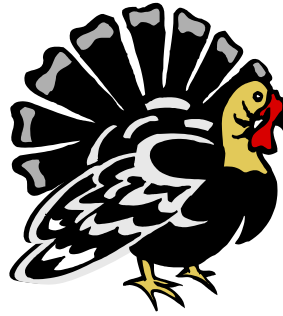
Phone: (949) 838-3239
architectural@keystonepacific.com

IRVINE HOLIDAY FAIRE – NOVEMBER 7

Handmade and one-of-a-kind items are the hallmark of the Irvine Fine Arts Center's annual Holiday Faire Friday, November 7 from 5-9 PM and Saturday, November 8 from 9 AM-4 PM. More than 150 talented artisans will sell a variety of unique holiday arts and decorations including hand-blown glass, ceramics, jewelry, folk crafts, porcelain dolls, clothing and more. Delicious foods and desserts will be available for purchase, including piping hot chili served in handmade collector bowls and baked potatoes with all the fixings. Admission is \$2; children 12 and under are free. The Irvine Fine Arts Center is located at 14321 Yale Avenue, Irvine. For more information: www.irvinefinearts.org

POOL HEAT DISCUSSION OUTCOME

The Board of Directors met on October 8 at the Lomas Valley Clubhouse, and one of the key items of discussion was the pool heat, which was shut off for the season on October 1. There is simply not enough usage to justify the thousands of dollars per month that it costs to keep the pool warm in cold weather. Residents may not be aware that one of the other major factors in this decision was the implementation of the new Virginia Graham-Baker law, which requires all public pools to be equipped with anti-entrapment draining devices. Our pool maintenance vendor is still researching the materials needed and exact costs to bring our pools into compliance with the law, and anticipates the necessary upgrades to cost upwards of \$1,000 per facility. In addition, the Board anticipates an increase in delinquent assessments in the face of the struggling economy. For these reasons, the Board decided to have the heat shut off at both pools this winter, with the goal of preserving funds and ensuring the economic health of the community. The discussion will be put back on the agenda next year. With any questions about this, please contact Management.

**FACILITY HOURS**

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

Please see Page 1 for important information that may affect you, regarding the pool facility hours.

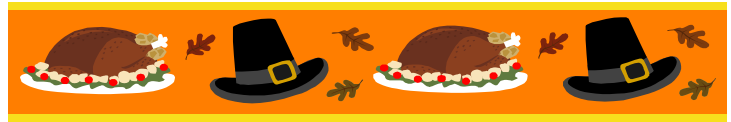
Tennis Courts: 6 AM - 10 PM Daily

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.

PARKING IN GARAGE

Just a reminder about the following parking rule:

Vehicles parked in a marked fire lane, within 15 feet of a fire hydrant, in a parking space designated for handicapped without proper authority, or in a manner which interferes with any entrance to, or exit from, the common area or separate interest may be towed, at Owner's sole expense, without notice.

**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).