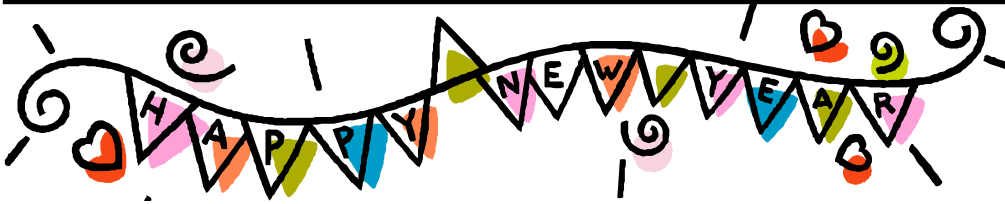
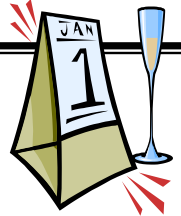


JANUARY 2009

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

# PORTOLA SPRINGS COMMUNITY ASSOCIATION

[www.portolasprings.org](http://www.portolasprings.org)



## NEXT BOARD MEETING

The next meeting of the Board of Directors will be on Wednesday, February 11 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](http://www.portolasprings.org).

## RULE CHANGE ADOPTED: POOL HOURS

The Board of Directors met on December 10, and one of the items of discussion was the proposed change to the pool facility hours. Comments received from homeowners were reviewed and considered prior to the Board making a decision. The proposed rule change was approved and adopted, and the pool rules will now read as follows:

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

Please note, this means that the pool will be closed one hour earlier on Friday and Saturday evenings.

## NEW LAW FORCES TEMPORARY POOL CLOSURE

A new federal law became effective December 20, 2008, requiring all public pools and spas to be equipped with anti-entrapment devices. For the past several months, our pool maintenance vendor has been working with the Board to identify the components needed and costs associated with bringing our pools into compliance. A formal bid for the necessary improvements was approved at the December meeting. Due to the timing of the law going into effect, we have no choice but to close the pools and spas temporarily. We do not know how long it will take, but as soon as the work is completed, we will reopen the pools and spas. We apologize for any inconvenience this may cause you. Please remember that through the winter months, only the spas will be heated at both facilities.

To read and review the Virginia Graham Baker Pool & Spa Safety Act, please visit [www.cpsc.gov/pssa.pdf](http://www.cpsc.gov/pssa.pdf).

## 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.

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

**Wednesday, February 11, 2009 – 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](mailto:jbolduc@keystonepacific.com)

### COMMON AREA ISSUES, KEY FOBS & CLUBHOUSE RESERVATIONS:

Deborah Marino, Associate Manager  
Phone: (949) 838-3253  
[dmarino@keystonepacific.com](mailto:dmarino@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](http://www.portolasprings.org). Please call Deborah 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](mailto:accounting@keystonepacific.com)

### ARCHITECTURAL DESK:

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

**CITY OF IRVINE OFFERS ONLINE PERMITTING**

Online permitting for some small residential projects is now on the City of Irvine website. Go green and save time by not driving to City Hall to file for a permit. Just access the City of Irvine website at [www.irvinepermits.org](http://www.irvinepermits.org) and you will be able to apply, pay and print your permit online. The permits available for issuance online are: water heaters, air conditioner replacements, re-roofing, small miscellaneous electrical and plumbing.

Just a reminder that homeowners must submit for approval with the Design Review Committee before applying for a City permit for any exterior improvement.

**ARCHITECTURAL SUBMITTALS**

All homeowners are required to submit their landscape plans within six months of closing escrow, and to complete the installation of their yard within one year. Contact [architectural@keystonepacific.com](mailto: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 Master Association.

**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).

**THE ACTIVITIES COMMITTEE NEEDS YOU!**

Would you like to be involved in shaping the lifestyle of your community? Consider joining the Activities Committee! They hosted three fantastic family-friendly events in 2008! If you are interested, please email [jbolduc@keystonepacific.com](mailto:jbolduc@keystonepacific.com) or call (949) 838-3265.

**COMMUNITY FACILITY INFORMATION**

Lomas Valley Park – 95 Ranchland

Silverado Park – 91 Scarlet Bloom

**Pool Hours:** 7 AM - 10 PM Daily

**Tennis Courts Hours:** 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. Please report any acts of vandalism or common area damage to management. Thank you for observing the facility rules to the benefit of all.

**DOGS, LEASHES AND WASTE...**

We would like to remind all residents that dogs are to be kept on leashes at all times and owners are to use the doggie bags provided at each park. Dogs are not allowed on the tennis courts. Please clean up after your dog(s) if they have 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 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).

