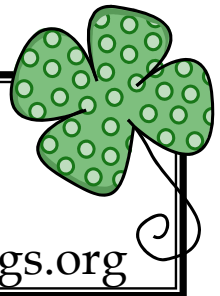


MARCH 2009

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 February Board meeting was rescheduled from February 11 to the 25th. Subsequent to that, the next meeting of the Board of Directors will be on Wednesday, April 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 pool areas at Silverado Park and Lomas Valley Park at least four days prior to the meeting. For an additional copy of the agenda or minutes from past meetings, contact Management or download them from the Association's website.



ACTIVITIES COMMITTEE HOSTS SPRING EGGSTRAVAGANZA!

The Portola Springs Activities Committee invites you to the first Association-sponsored event of the year, *Spring EGGstravaganza*, on Saturday, April 4, 2009 from 10:00 a.m. to 12:00 p.m. at the Lomas Valley clubhouse. All ages are welcome to participate in this free event with egg hunting, egg spoon races, egg tosses, and many more games and activities. Breakfast items will be provided, along with a special area to pet live bunnies! Be sure to bring your cameras and join us for this family fun event! See the flyer enclosed with your billing statement for more details.

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



If you have not yet registered, you may find your login information on your association bill. Should you have problems logging in, please contact Customer Service at (949) 833-2600.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Wednesday, April 8, 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) 833-3265.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Jamie Bolduc
Phone: (949) 833-3265
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, KEY FOBS & CLUBHOUSE RESERVATIONS:

Deborah Marino, Associate Manager
Phone: (949) 838-3253
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. 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:

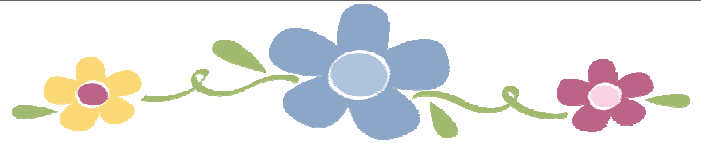
Phone: (949) 833-2600
accounting@keystonepacific.com

ARCHITECTURAL DESK:

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

REAL ESTATE SIGN REQUIREMENTS

Article VIII of the Master Declaration and the City of Irvine regulates all signs in Portola Springs Community Association. Consistent with these regulations, the Board of Directors has adopted guidelines for “For Sale” signs. Homeowners listing their homes with a real estate agent are responsible for ensuring that the agent complies with the standards as written in the Rules & Regulations. Signs deviating from these standards may be moved without notice from the common area. These regulations shall also apply to “For Lease” and “Open House” signs. For a review of these guidelines, please visit the “Policies” section of www.portolasprings.org.



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 for more information. Additional copies of the Design Guidelines and application may be obtained from the Association’s website. 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.

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



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).

GET INVOLVED IN YOUR COMMUNITY!

Would you like to be involved in shaping the lifestyle of your community, or maybe just volunteer to help out at Portola Springs social events? If so, please email jbolduc@keystonepacific.com or call (949) 838-3265 and ask for information about the Activities Committee!

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.

Note: Las Colinas and Serra are not sub-associations. All communication is with Keystone Pacific