

MAY 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 next meeting of the Board of Directors will be on Wednesday, June 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 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.

JOIN THE ACTIVITIES COMMITTEE!

Would you like to be a part of cultivating the sense of community in Portola Springs? Then consider joining the Activities Committee! This all-volunteer group is exclusively responsible for planning and implementing all of the community events sponsored by the Association! For more information, send an email to jbolduc@keystonepacific.com or call (949) 838-3265.

~ SPRING EGGSTRAVAGANZA ~

Special thanks to the Activities Committee for their highly successful Spring event at Lomas Valley Park on April 4. With over 250 people in attendance, it was the most popular event yet! A selection of photos can be seen on www.portolasprings.org.

HAVE A PROBLEM, BUT DON'T KNOW WHO CAN FIX IT?

As a resident of Portola Springs, you should feel comfortable contacting management at any time for any concern you have about your community. However, homeowners should always direct serious inquiries to the police department. See below for a brief description of who to call for what:

PROBLEM

- Dog defecation in common area
- Dogs off leash or running free
- RV, boat or abandoned car on a public street
- Noise disturbance at the pools, parks, or residence
- Broken irrigation or fallen tree

CONTACT

- Management
- Animal Control
- Police
- Police
- Management

- **Monday, May 25 - Memorial Day**
Keystone Pacific Offices Closed

For after-hours association maintenance issues, please call (877) 577-6462 and follow the prompts 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, June 10, 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

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:

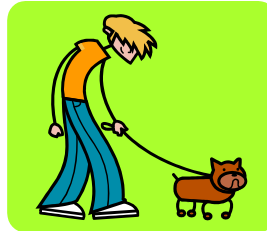
Phone: (949) 838-3239
architectural@keystonepacific.com

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.

HOMEOWNERS AND THEIR DOGS

Please be a responsible pet owner and always keep your pet on a leash, and use the doggie bags located in the parks throughout the community to remove his or her waste. Please be reminded that pets are not permitted on the tennis courts or in the gated pool area at any time. If you see a loose dog with or without its owner present, contact Animal Control at (949) 724-7092 and/or Irvine Police Department at (949) 724-7000. Thank you for abiding by the rules and regulations of your community.



LET'S GO SWIMMING!

The Lomas Valley and Silverado Pools were heated over Spring Break, and will remain heated through the summer. During peak times, pool monitors will be on site to ensure the enforcement of the rules and regulations and safe swimming for all. If you are interested in swim lessons for your child, see the enclosed registration form or contact Negative Splitz Aquatics at (562) 619-5029. Just a friendly reminder that the recreation facilities are available for use by all members of the Association and their tenants and guests. 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. Please be respectful of your neighbors!

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.

Mother's Day

Sunday, May 10, 2009

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 directly to your sub-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).