

JULY 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, August 12 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.

VANDALISM IS EXPENSIVE!

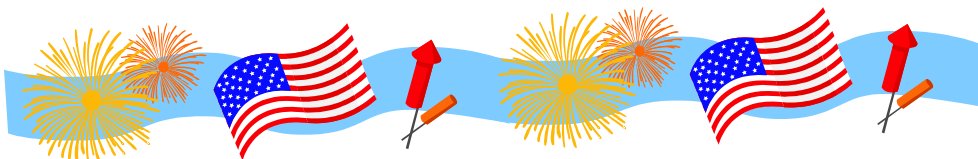
Your Association dollars go to a multitude of purposes, including but not limited to: common area landscape, management services, legal fees and printing and mailing. Unfortunately, your dollars also go toward remedying acts of vandalism committed by members, their guests, and/or people who trespass on Association property. Recent acts of vandalism have cost the Association the following:

Removing umbrella stands from bottom of Silverado Pool: \$45.00
Removing soap from spa, refilling, and rebalancing chemicals: \$173.00
Replacing stolen igniters on BBQs at Silverado Pool: \$239.18

We need to work together to mitigate these problems, to avoid unnecessary spending and protect our common property. If you witness an act of vandalism, please contact the police and management immediately.

"WATCHMAIL" FOR PORTOLA SPRINGS

WatchMail is a community email network in partnership with the Irvine PD, like an electronic version of "Neighborhood Watch" with a local resident host serving as the hub for an email exchange of area crime prevention info with other Portola Springs residents (*not an Association service*). Email Bruce Ertmann at portolaspringswatch@gmail.com if you would like to join. All email addresses will be kept confidential.



■ Friday, July 3 - Independence Day observed 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, August 12, 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



Uncle Sam says:

*"I want
YOU
to clean up
after your
pet!"*

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.



LET'S GO SWIMMING!

The Lomas Valley and Silverado Pools will remain heated through the summer. Beginning June 20 through Labor Day weekend, pool monitors will be on site during peak hours daily, to ensure the enforcement of the Rules and Regulations and safe swimming for all. Just a friendly reminder that the recreation facilities are available for use by all members of the Association and their guests or tenants. Portola Place Apartments is a dues-paying member of the Association and residents are entitled to use all common area and recreation facilities within Portola Springs. Pool parties are **not** allowed. Please review the facility rules, which are posted on the bulletin boards at both pools. Be courteous to your neighbors and enjoy your summer!

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.

JOIN THE ACTIVITIES COMMITTEE!

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



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).