

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.portolasprings.org

NEXT BOARD MEETING

The next meeting of the Board of Directors will be on Wednesday, October 14 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.



PROPOSED RULE CHANGE: NO ALCOHOL AT THE POOLS

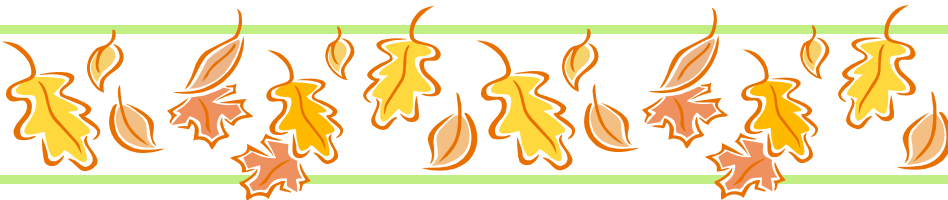
Please review the enclosed letter regarding consideration of the prohibition of alcohol at the pools. Management and the Board welcomes your feedback on this issue. Please email jboulduc@keystonepacific.com with your thoughts on the matter, and attend the meeting on October 14.

ATTENTION PARENT HOMEOWNERS!

Just a reminder that the Portola Springs Play Club has been meeting on the second Thursday of the month at the various parks throughout the community. The next play date will be at the Silverado Park wader pool at 9:30 AM on Thursday, September 10th. Meet other parents, babies and toddlers and the Portola Springs Activities Committee will provide light refreshments. Locations for the rest of the play dates for 2009 are posted on the Association's website.

PORTOLA SPRINGS MEMBERSHIP

Please be aware that even though other Associations may be in the proximity of Portola Springs and look similar to our community, they operate independently and have separate amenities. Your membership applies only to Portola Springs and thus you may not use other community facilities unless accompanied by a guest of that community. Thank you!



■ **Monday, September 7 - Labor Day Holiday**
Keystone Pacific Offices Closed

For after-hours association maintenance issues, please call (949) 838-3265 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, October 14, 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: jboulduc@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

HEALTHY SWIMMING BEHAVIORS

As a community, our goals should be directed towards protecting everyone from RWI's by keeping germs from getting in the pool in the first place. To minimize contaminations, the Center for Disease Control suggests:

- Any resident or guest experiencing stomach problems, intestinal discomfort or diarrhea is asked to refrain from swimming for at least four days after the symptoms disappear.
- Practice good hygiene. Wash and shower with soap as often as possible before entering the pool.
- Please refrain from swallowing any pool water or allowing it in your mouth.
- Diapered children must wear swim diapers and protective plastic pants over these.
- Young, non-diapered children (4-10) should be monitored regularly to insure they visit the toilet.
- Non-toilet trained children must wear watertight, specially designed swim diapers and leak-proof, plastic pants.
- A 5-minute "pool break" policy is recommended every hour for children under 11 years old. This facilitates toilet breaks and allows parents to explain the meaning of this break to their children.
- Parents should change diapers in diaper changing areas such as restrooms, NOT poolside.
- If visible body contaminants are noted and visible in the pool, notify the pool operator, pool monitor, or management company immediately. The OC Department of Health mandates that the pool must then be closed for 24 hours, which spoils the fun for everyone. Help avoid this disruption.
- All pool users will add some level of contamination to the pool, but good hygiene practices can help minimize emergencies and pool closures.

COMMUNITY FACILITY INFORMATION

Lomas Valley Park – 95 Ranchland
Silverado Park – 91 Scarlet Bloom

Pool Hours: 7 AM - 10 PM Daily

Tennis Courts Hours: 7 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!



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).



**PORTOLA
SPRINGS™**

www.portolasprings.com

August 17, 2009

Dear Homeowner:

The Board of Directors is considering a change to the pool rules to prohibit the consumption of alcohol, 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:

Alcohol is prohibited in the pool area at all times.

Currently, the rules provide for the following guidelines:

- *Use of the pool facilities and common area is a privilege which is enjoyed by all Owners or occupants, however, consideration of others concerning noise is also important.*
- *No glass bottles or other glass containers/objects inside fenced area.*
- *No unduly loud or disturbing noise inside the fenced area.*
- *No smoking.*
- *Residents are responsible for clean-up after use of the facilities.*

Despite these requirements, residents and/or their guests have reportedly disregarded the rules and have conducted themselves in a less-than-neighborly fashion. In addition, alcohol has been seen on the premise, particularly in the possession of minors or other individuals who do not act in an appropriate manner while under the influence. For this reason and for the safety and enjoyment of all, the Board is forced to consider prohibition of alcohol at the pools, and would enlist further involvement of the pool monitors and local police to enforce the Association's rules, should the rule change be adopted.

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 October 14. The Board will be voting on the matter at the meeting.

Thank you, and please always remember to be courteous of your neighbors and responsible for your behavior and that of your guests when using the community facilities.

At the Direction of the Board of Directors,
Portola Springs Community Association

Jamie Bolduc, CCAM
Sr. Community Association Manager

Professionally Managed by:

Keystone Pacific Property Management, Inc.

16845 Von Karman Avenue, Suite 200 · Irvine, CA 92606-4960 · Tel (949) 833-2600 · Fax (949) 833-0919

www.keystonepacific.com