

PORTOLA SPRINGS COMMUNITY ASSOCIATION

www.portolasprings.org

NEXT BOARD MEETING

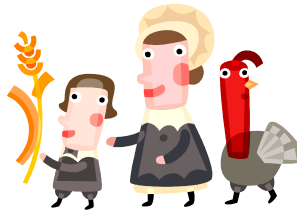
The next meeting of the Board of Directors will be on Wednesday, December 9 at 4:00 PM at Lomas Valley Park. Homeowner Forum is your opportunity to address the Board and will be held after all other business has been discussed. A final copy of the agenda will be posted at the bulletin boards inside the 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: ALCOHOL AT THE POOLS

At the October 14, 2009 General Session Board Meeting, the Board reviewed feedback from homeowners regarding the possible prohibition of alcohol at the pools. As a result of the majority of feedback being against the proposed rule change, the Board voted not to change the rules that allow the responsible consumption of alcohol. Please continue to use good judgment at the pools, do not use glass containers or host pool parties, and be courteous of your neighbors. If you observe anyone underage drinking at the pool, please contact the Irvine Police. Thank you!

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 Voyager Park at 9:30 AM on Thursday, November 12th. 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. Watch for the 2010 schedule coming soon!



COMMUNITY POOLS

Due to budget restraints, the heat at both Lomas Valley and Silverado Pools was shut off at the end of September. The jacuzzis at both facilities will remain heated throughout the winter. Look for pool heat to resume at both facilities during Spring Break next year.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Wednesday, December 9, 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
customercare@keystonepacific.com

ARCHITECTURAL DESK:

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

■ Thursday and Friday, November 26 & 27 - Thanksgiving 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.

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 real estate "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 the website.

**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).

RENTING THE CLUBHOUSE

The large room with attached kitchen and adjacent small room at the Lomas Valley and Silverado clubhouses are available for private parties. You may download the reservation packet and get many of your questions answered at www.portolasprings.org. Please call (949) 838-8253 to check availability and obtain more information.

**COMMUNITY FACILITY INFORMATION**

Lomas Valley Park – 95 Ranchland

Silverado Park – 91 Scarlet Bloom

Pool/Spa 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!

Volunteers are needed for the Activities Committee! This all-volunteer group is exclusively responsible for planning and hosting all of the community events sponsored by the Association! The committee is in search of a new chair person for 2010. If you are interested, please 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).