

OCTOBER 2018

TURTLE ROCK GLEN

www.turtlerockglenhoa.org



Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine,

APPROVED REVISED ARCHITECTURAL STANDARDS

To view the standards, go to the Turtle Rock Glen website at www.turtlerockglenhoa.org; click on Documents, then Architectural Information, and then on Approved Revised Architectural Standards. These standards were adopted by the Master Board on 1-18-2018.

PATIO HOMES require approval for exterior changes ^[SEP] **prior to the start of work**; this includes front yard landscape changes.

Homeowners may choose to collect the signatures of neighbors on the Neighbor Awareness Form accompanying the Architectural Application, **but** their signatures do not constitute approval. It is a courtesy to your neighbors to make them aware of your intentions. The Architectural Application can be found on the Turtle Rock Glen website under Architectural Information. **Any improvements/changes made without approval of the Architectural Review Committee (ARC) are subject to fines and removal of improvements at the homeowner's expense.**

PARKING

Turtle Rock Glen streets within the Patio Homes section are City of Irvine streets. Parking over 72 hours is not permitted. Overnight parking of a commercial vehicle more than 84 inches across is not permitted. If you notice these violations, please record license plate and vehicle description and contact Irvine Police at 949-724-7200. Garden Homes and Townhome streets are private and have their own parking rules.

POOL & SPA GATHERINGS

When gathering in the pool area please remember to clean up after yourself, place furniture back to its original location, and close your umbrella!

MISSING HOUSE ADDRESS NUMBERS

Please make sure your residence has a visible address number. In case of emergency, responders will be able to quickly locate your home.

NEW POOL UMBRELLAS

PLEASE remember to close the umbrellas after use. Umbrellas are costly and cost YOU through the HOA dues about \$500 each. This season we have replaced five broken umbrellas. A little tender loving care will help extend their useful life.

BOARD OF DIRECTORS:

President: Dom Saccacio

Vice-President: Sharon Cooper

Treasurer: Kiran Dubhashi

Secretary: Roger Freier

Member-at-Large: Catherine Zhou

NEXT BOARD MEETING:

Thursday, October 18, 2018

6:50 p.m. @ Turtle Rock Community Park
1 Sunnyhill, Irvine, CA

The final agenda will be posted in the bulletin board in the pool area. You may also obtain a copy of the agenda by contacting management at 949-430-5818.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Jeanette Vega

Phone: 949-430-5818

Emergency After Hours: 949-833-2600

Fax: 949-833-0919

jvega@keystonepacific.com

COMMON AREA ISSUES:

Rachel Davis

Phone: 949-838-3232

rdavis@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

customercare@keystonepacific.com

POOL KEYS:

Rachel Davis

Phone: 949-838-3232

SUB/MASTER INFO:

Garden Homes and Town homes are managed by:

Optimum Property Management

714-508-9070



OCTOBER 2018 REMINDERS

- For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Street Sweeping Day - 2nd and 4th Wednesday
- Trash Pick-Up Day - Fridays
Please remove trash cans from the common areas after this day.
- Thursday, October 18, 2018 - Board Meeting @ 6:50 p.m.
Location: Turtle Rock Community Park
1 Sunnyhill, Irvine, CA

VISIT www.turtlerockglenhoa.org

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your account online
- Pay your HOA bill online

Should you have problem logging onto the community website, please call Customer Service at 949-833-2600.

POOL & SPA REMINDERS

Please remember the following when using the pool area.

- Pool Hours: Sunday through Thursday 6:00 A.M. to 10:00 P.M.
Friday and Saturday 6:00 A.M. to midnight
- NO LIFEGUARD is on duty. Swim at your own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property.
- Pool use is restricted to Turtle Rock Glen Community residents, tenants, or guests, including private swim instructors hired by residents or tenants.
- Residents are responsible for their children and guests.
- No children under the age of 14 are allowed in the pool or spa unless accompanied by a responsible adult.
- Children using the wading pool must be under constant adult supervision.
- No pets allowed in the pool area at any time.
- The pool gate must be closed and locked at all times.
- No soap or additives are permitted in the pool or spa water other than that supplied by pool maintenance personnel.
- Any individual with a contagious illness or open sores should not use the pool, spa or wader.
- Swimmers should shower before entering the pool or spa.
- Infants and children that are not toilet trained must wear appropriate swim diapers or waterproof rubber pants with their diapers while in the water.
- Food and drinks are not permitted in the pool, wader or spa.
- Running, pushing, or similar behavior or inappropriate language or misuse of deck furniture is not permitted.
- Hard balls, boogie boards, surfboards or motorized toys are not permitted in the pool, wader or spa. The use of inflatable pool toys or other devices shall not interfere with normal pool use.
- Parties of 20 or more – please provide prior notice to the Management Company.
- **BARBECUE USERS must clean the grills** and adjacent work areas after use. Grill brushes and use instructions are provided inside the door below each grill.
- Glassware, chewing gum and smoking/vaping are **not** permitted in the pool/spa area, rest rooms, or the tot lot/park at any time.



Turtle Rock Glen Community Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than November 30th.

Owner Name: _____

Property Address: _____

Owner Phone Number: _____ **Owner Email:** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

Please return this form to:
Turtle Rock Glen Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606