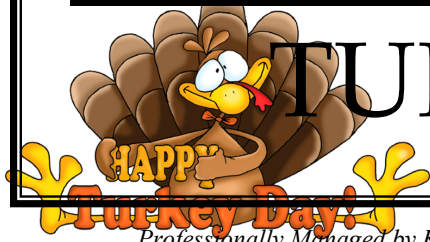


NOVEMBER 2018



TURTLE ROCK GLEN

www.turtlerockglenhoa.org

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

NOVEMBER REMINDERS:

- ◆ November 4, 2018 – Don't forget to turn your clocks back one (1) hour at 2:00 A.M.
- ◆ November 12, 2018 – Veterans Day – The Keystone Pacific offices will closed.
- ◆ November 22, 2018 and November 23, 2018 – The Keystone Pacific offices will closed for Thanksgiving.

SEPTEMBER 2018 BOARD MEETING HIGHLIGHTS:

- ◆ The August 16, 2018 Meeting Minutes were approved.
- ◆ Acceptance of the July 31, 2018 and August 31, 2018 financial statements.
- ◆ A new member was appointed to the Architectural Committee.
- ◆ The Horizon Lighting Maintenance Service Proposal was approved.
- ◆ The Board discussed the Pool Pump Room Renovations and tabled it for further discussion at the next Board meeting.

PATIO HOMES 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 **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.

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, November 15, 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



NOVEMBER 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, November 15, 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.