

OCTOBER 2019



TURTLE ROCK GLEN

www.turtlerockglenhoa.org

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

PROPOSED RECREATION AREA, TENNIS COURT, AND POOL AREA GUIDELINES

At the April 18, 2019 Board Meeting the Board was required to rescind the 2017 Revised Recreation Area, Tennis Court, and Pool Area Guidelines due to never being formally adopted with a vote of the membership.

Therefore, the Board of Directors has requested a vote of the homeowners on the enclosed Recreation Area, Tennis Court and Pool Area Guidelines. The Board has approved all three of these Guidelines—the Associations Bylaws require that they also be approved by the membership to make them effective. At least one-hundred and sixty-eight (168) affirmative votes are needed to pass.

It is imperative that you vote, by mail, or in person at the November 21, 2019 meeting at 7:00 p.m. at the Turtle Rock Community Center, 1 Sunnyhill, Irvine. The ballots were mailed out mid-September. If you misplaced your ballot and need a new one, please contact Management to request one.

COYOTE INFORMATION

Many residents of Irvine express concerns about coyote sightings and the consequences of predator animals within the urban setting. Some animal owners have lost their pets to these skilled hunters because many are not aware of recent coyote activity in the area.

There are many steps that can be taken to protect you and your property from nuisance wildlife to include coyotes:

- Do not feed coyotes.
- Fence off animal enclosures (fully enclose if possible).
- Keep cats and small dogs indoors or in the close presence of an adult.
- Feed pets indoors.
- Store trash in covered heavy duty containers with secure lids.
- Keep yards free from potential shelter such as thick brush, weeds, wood piles, or excess debris.
- Enclose the bottoms of porches and decks.
- Eliminate potential food and water sources, such as, fallen fruit and standing water.
- Keep your property well lit at night.
- Put your trash out the morning of pick up.
- Motion sensitive sprinklers may be effective in areas of high concern.
- Keep small children under close adult supervision at all times.

For further information, contact Irvine Animal Services - Field Patrol at (949) 724-7092 or visit the Humane Society website at <https://www.humanesociety.org/animals/coyotes>.

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 17, 2019
7:20 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: 949-377-3309
jvega@keystonepacific.com

COMMON AREA ISSUES AND POOL KEY PURCHASES:

Carly Hoffman
Phone: 949-508-0567
choffman@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

SUB/MASTER INFO:

Garden Homes and Townhomes are managed by:
Optimum Property Management
714-508-9070

OCTOBER 2019 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 Wednesdays
- Trash Pick-Up Day - Fridays
Please remove trash cans from the common areas after this day.
- Thursday, October 17, 2019 - Board Meeting @ 7:20 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.

AUGUST 15, 2019 BOARD MEETING UPDATES

- The July 18, 2019, Meeting Minutes were approved.
- The Board approved the renewal of the Associations Fidelity Bond Insurance

COMMUNITY DISTURBANCE

If you hear a disturbance or see suspicious activity, please immediately contact the Irvine Police Department at 949-724-7200 to report it.

TURTLE ROCK GLEN 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

Home improvements 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.

MAKE ROOM FOR YOUR CAR

An abundance of cars parked in the driveway or cluttering the streets is not a desirable look for any community. The Associations CC&R's require homeowners to use their garages for the purpose of parking automobiles or storing an Owner's household goods. No storage in the garage shall be permitted which precludes the use of the space of such garage for the parking of at least one automobile. We would also like to remind you to keep your garage doors closed when not in use.

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.



**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.

Owners Name _____

Property Address _____

Owner Phone # _____ **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 vent 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