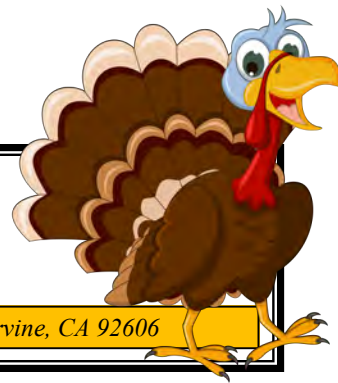


**NOVEMBER 2019**



# **TURTLE ROCK GLEN**

[www.turtlerockglenhoa.org](http://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.

## **NOVEMBER REMINDERS:**

- ◆ November 3, 2019 – Don't forget to turn your clocks back one (1) hour at 2:00 A.M.
- ◆ November 11, 2019 – Veterans Day – The Keystone Pacific offices will closed.
- ◆ November 28, 2019 and November 29, 2019 – The Keystone Pacific offices will closed for Thanksgiving.



## **SEPTEMBER 19, 2019 BOARD MEETING UPDATES**

- The August 15, 2019, Meeting Minutes were approved.
- The July 31, 2019 and August 31, 2019 financial statements were accepted, as presented.
- The 2020 Draft Reserve Study was approved, as prepared.

### **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 21, 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](mailto:jvega@keystonepacific.com)

#### **COMMON AREA ISSUES AND POOL KEY PURCHASES:**

**Carly Hoffman**  
Phone: 949-508-0567  
[choffman@keystonepacific.com](mailto:choffman@keystonepacific.com)

#### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### **SUB/MASTER INFO:**

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

## NOVEMBER 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, November 21, 2019 - Board Meeting @ 7:20 p.m.  
Location: Turtle Rock Community Park  
1 Sunnyhill, Irvine, CA

VISIT [www.turtlerockglenhoa.org](http://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.

### 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](http://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 [www.turtlerockglenhoa.org](http://www.turtlerockglenhoa.org); by clicking on Documents, and then 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.