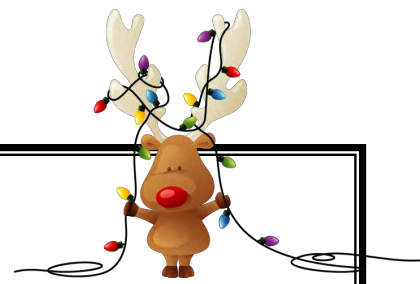# TURTLE ROCK GLEN
www.turtlerockglenhoa.org

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

Happy Holidays!

TURTLE ROCK GLEN ANNUAL ELECTION

Beginning January 1, 2020 sweeping new state statues and regulations extend the timeline for HOA director elections to about 105 days. Therefore, it may be necessary to move our Annual Election date forward a month or two. Our attorney is currently working on our election timeline.

In Spring 2020 the Turtle Rock Glen Community Association will hold its Annual Election to choose three Directors, one each to represent the Garden Homes, Town Homes, and Patio Homes to serve a two-year term (2020-2022).

In April 2018 the adopted By-Law Amendments reduced quorum to 124, staggered elections with three sub-association reps one year and two at-large the next, and instituted two-year terms.

The current TRG Board has three persons whose two-year terms will expire in 2020. This election will be for the seats now held by Roger Freier (Garden Homes), Kiran Dubhashi (Town Homes), and Dom Saccacio (Patio Homes.) Sharon Cooper and Catherine Zhou occupy the two At-Large positions expiring in 2021.

An Application for Candidacy will be sent to all Members with their billing statement at least 105 days before the Annual Election; the application will also be posted on the website and pool bulletin board; it must be returned to Keystone by the deadline noted. Only members of the TRG Association may serve on the Board.

The Election Ballot will be mailed out to each Member at least 30 days before the Annual Election. It will include complete instructions for voting and delivery of the ballots to the Inspector of Elections. Each Member will have one vote for their individual Association representative (Garden Homes, Town Homes, or Patio Homes.)

For further information, contact Jeanette Vega at Keystone Property Management, at 949-430-5818 or jvega@keystonepacific.com.

KEYSTONE PACIFIC OFFICE CLOSED

Keystone Pacific will be closed on Tuesday, December 24th, 2019 and Wednesday, December 25, 2019 in observance of Christmas Eve and Christmas Day and on Tuesday, December 31st, 2019 and January 1st, 2020 in observance of New Year's Eve and New Year's Day.

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, December 19th, 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

DECEMBER 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, December 19, 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.

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 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.