

DECEMBER 2020

TURTLE ROCK GLEN

www.turtlerockglenhoa.org

TURTLE ROCK GLEN COMMUNITY ASSOCIATION

(TRGCA) consists of 334 properties: 142 Garden Homes, 50 Townhomes, and 142 single family Patio Homes. The TRGCA is governed by the CC&R'S and an elected Board of Directors. The Board consists of five members, one each from the Garden Homes, Townhomes, and Patio Homes, and two At-Large. All 334 properties pay a monthly fee to Keystone Pacific Property Management to enjoy the common areas: a pool, a spa, a wader pool, three tennis courts, two playgrounds, and a playing field.

The Garden Homes and Townhomes sub-associations each have their own maintenance associations and pay a separate monthly maintenance fee to Optimum Property Management to cover landscape, roofs, building exteriors, and private streets.

ANNUAL ELECTION: On March 24, 2021 the Turtle Rock Glen Community Association will hold its Annual Election to choose two At-Large Directors to serve a two-year term (2021-2023). The current TRG Board has three persons serving two-year terms (2020-2022): Roger Freier (Garden Homes), Scott Perley (Patio Homes), and Kiran Dubhashi (Town Homes). Sharon Cooper and Catherine Zhou occupy the At-Large positions which expire in 2021.

An Application for Candidacy is attached to this newsletter. Only members of the TRG Association may serve on the Board. Applications for Candidacy must be returned to Keystone by the December 29, 2020 deadline.

The Election Ballot will be mailed out to each Member in February 2021. It will include complete instructions for voting and delivery of the ballots to the Inspector of Elections. Each Member will have two votes.

COVID-19 UPDATE: We hope all of you and your families are doing well. We continue to encourage the following safety guidelines: social distancing of six feet, no gatherings, the use of cloth face coverings outside the home, washing hands, and staying home when ill.

PLAYGROUNDS ARE OPEN: Please follow these steps to help keep our outdoor playgrounds safe, open and fun: WEAR A MASK, MAINTAIN DISTANCE, NO FOOD OR DRINK, WASH HANDS, PLAN AHEAD, KNOW WHEN TO STAY HOME, SHARE OUR SPACE.

Keystone will be closed in Observance
of the Holiday
December 24th & 25th

BOARD OF DIRECTORS:

President: Kiran Dubhashi

Vice-President: Sharon Cooper

Treasurer: Catherine Zhou

Secretary: Roger Freier

Member-at-Large: Scott Perley

NEXT BOARD MEETING:

Wednesday, December 23, 2020

6:30 p.m. via Zoom

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:

Jeanette Vega

Phone: 949-430-5818

jvega@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

Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606

DECEMBER 2020 REMINDERS

- Keystone will be closed in Observance of the Holiday
*December 24th & 25th
- 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.
- Wednesday, December 23, 2020 - Board Meeting @ 6:30 p.m. - via Zoom.

HOMEOWNER ASSESSMENT CHANGE

Effective immediately, the
payment
address for assessments
has changed to:

PO BOX 513380
Los Angeles, CA 90051-3380

COMMUNITY REMINDERS

TOWNHOMES MAINTENANCE ASSOCIATION REMINDERS

- Starting November 6th, the Townhomes Maintenance Association Board of Directors has contracted Roofing Standards to perform the annual maintenance of the flat roofs.
- After the sloped roof replacement, Fontaine Weatherproofing completed an inspection of all the skylights within the roofs. A proposal was approved to replace the 52 skylights in poor condition. The remaining skylights were either in fair or good condition. Installation of skylights will begin in November.
- As a reminder, please park your vehicles in your respective garage, as the open parking spaces are for guest parking only.

PATIO HOMES REMINDERS (as per CC&R'S)

- HOME IMPROVEMENTS: All exterior changes require approval prior to the start of work. The Architectural Steps, the Architectural Application, and the Architectural Standards can be found on the Turtle Rock Glen website www.turtlerockglenhoa.org by clicking on Documents and then Architectural Information.
- TRASH CANS: Trash containers must be stored out of sight when not placed for scheduled curbside service.
- GARAGES: No storage in a garage shall be permitted which precludes the use of the space of such garage for the parking of at least one automobile. The garage door should remain closed when not opened for car access.
- DRIVEWAYS: Several driveways are in poor condition and detract from the appearance of the community. If your driveway has multiple cracks, please consider a repair. A local company does a paver overlay on existing slabs without demo of existing driveway.
- MAILBOXES: Mailboxes and posts must be maintained in good condition and repair by the individual homeowner.
- PARKING: Patio Homes streets are City of Irvine streets. Parking over 72 hours is not permitted.
- SIGNS: Commercial signs are not permitted with the exception of commonly accepted protective device signs, such as for security alarms, "beware of dog" and "no soliciting".

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.