

March 2021

# TURTLE ROCK GLEN

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



## ANNUAL ELECTION:

On March 24, 2021 at 7 PM the Turtle Rock Glen Community Association will hold its Annual Election via Zoom 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.

## PLEASE VOTE:

The Election Ballot will be mailed out to each Member mid-February 2021. It will include complete instructions for voting and delivery of the ballots to the Inspector of Elections. There are two candidates running for the two At-Large positions. Each Member will have two votes.

**Please return your ballot before March 24. It is very important that we reach the quorum of 124 Members.**

## TURTLE ROCK GLEN COMMUNITY ASSOCIATION (TRGCA)

The master association 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 fees 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.

## PLEASE WELCOME YOUR NEW MANAGER:

Donna DePledge will be taking over management duties for Jeanette Vega beginning in December 2020. She comes to the community with over 14 years of experience and looks forward to working with all the residents. Angelique Smith will be taking over the Associate role and you can reach out to her for any common area work orders, pool keys and request for forms.

## Go Paperless, get email notifications and stay informed via email:

Now is a good time to sign up to go paperless and receive email notifications. Please log into [www.kppmconnection.com](http://www.kppmconnection.com) and sign up to receive email notifications from the Association as well as go paperless on billing and mail-outs!



**President:** Kiran Dubhashi  
**Vice-President:** Sharon Cooper  
**Treasurer:** Catherine Zhou  
**Secretary:** Roger Freier  
**Member-at-Large:** Scott Perley

## ANNUAL BOARD MEETING AND GENERAL SESSION:

**Wednesday, March 24, 2021**  
7:00 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 949-403-7405.*

## IMPORTANT NUMBERS:

### ASSOCIATION MANAGER

**Donna DePledge**  
Phone: 949-403-7405  
**Emergency After Hours: 949-833-2600**  
Fax: 949-377-3309  
[ddepledge@keystonepacific.com](mailto:ddepledge@keystonepacific.com)

### COMMON AREA ISSUES AND POOL KEY PURCHASES:

**Angelique Smith**  
Phone: 949-377-1518  
[asmith@keystonepacific.com](mailto:asmith@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

Managed by Keystone  
30211 Avenida De Las Banderas, Suite 120  
Rancho Santa Margarita CA, 92688

## March 2021 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.

Annual Meeting and General Session

March 24th at 7:00 PM

Via Zoom

### 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. For up-to-date information on vaccine distribution go to <https://occovid19.ochealthinfo.com>

**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.

### TOWNHOMES MAINTENANCE ASSOCIATION REMINDERS

- \* The Townhomes Maintenance Association's annual election was held on January 5<sup>th</sup>. This year's Board of Directors are: President: Alan Horowitz; Vice President: Margaret Wernecke; Secretary, Ken Johnson; Treasurer, Kiran Dubhashi; and Member at Large, Agnes Butler.
- \* The next board meeting will be Tuesday, March 2nd at 2 pm at the pool.



### 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](http://www.turtlerockglenhoa.org) by clicking on Documents and then Architectural Information.
- \* **OVERGROWN TREES ALERT:** "Trees must be maintained to avoid hanging over/above roofs/eaves and to avoid other encroachments. Branches must at all times be at least one (1) foot from any roof or dwelling of an adjoining property." Please take a look at trees next to your neighbors and trim as necessary.
- \* **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.