

May 2021

TURTLE ROCK GLEN

www.turtlerockglenhoa.org



ANNUAL ELECTION: QUORUM REACHED!

On April 15, 2021 the Turtle Rock Glen Community Association held its Annual Election via Zoom. Sharon Cooper and Richard Haas were elected to serve a two-year term (2021-2023) as At-Large members. Also serving on the TRG Board are Roger Freier (Garden Homes), Scott Perley (Patio Homes), and Kiran Dubhashi (Town Homes) with terms expiring in 2022.

A big thank-you to Catherine Zhou for her service on the TRG Board! And a warm welcome to our new board member, Richard Haas!

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.

GO PAPERLESS

Get email notifications and stay informed via email:

Now is a good time to set up to go paperless and get email notifications. Please log into www.kppm.com and sign up to receive eblast notifications from the Association as well as go paperless on billing and mail-outs!

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. Bettie Blauser 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.



President: Kiran Dubhashi
Vice-President: Sharon Cooper
Treasurer: Scott Perley
Secretary: Roger Freier
Member-at-Large: Richard Haas

NEXT BOARD MEETING GENERAL SESSION:

Wednesday, May 26, 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

COMMON AREA ISSUES AND POOL KEY PURCHASES:

Bettie Blauser
Phone: 949-377-1518
bblauser@keystonepacific.com

**BILLING QUESTIONS/ ADDRESS
CHANGES/ WEBSITE LOGIN:** Phone:
949-833-2600
customer care@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

May 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

May 26th 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 5th. 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, May 4th 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 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. If you see graffiti, call the Irvine Graffiti Hot-Line at 949-724-7196. Irvine has a "Zero Tolerance" policy on graffiti and will quickly dispatch maintenance to eradicate it.