

July 2021

# TURTLE ROCK GLEN

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

## 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.

### **VOLUNTEER SIGN-UP** **WE NEED YOU!**

Please consider volunteering to serve on a committee for just a few hours each month. Our committees serve to make our community a better place, one that is attractive, desirable, and friendly for all of us. There are seven committees: Architectural, Budget, Communications, Community Events, Election, Facilities and Landscape, and Finance.

### **TO SIGN UP**

Go to TRG WEBSITE ([www.turtlerockglenhoa.org](http://www.turtlerockglenhoa.org)) and click on the Link, "Submit a Volunteer Interest Form Online" and indicate which committee you would have an interest in joining. Or you can email [ddepledge@keystonepacific.com](mailto:ddepledge@keystonepacific.com) with your committee request.

### **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](http://www.kppm.com) and sign up to receive eblast notifications from the Association as well as go paperless on billing and mail-outs!

### **Notes from Patio Homes Inspection:**

Lawn Care Reminder: Please make sure to mow your lawn, keep lawn free of weeds and watered on a regular basis. Many lawns also have bare spots where re-seeding or sodding will be needed. Keeping your grass looking good helps to keep the neighborhood looking good.

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



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

### **NEXT BOARD MEETING GENERAL SESSION:**

**Wednesday, July 28, 2021**  
2:45 p.m. at the pool

*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 949-403-7450.*

### **IMPORTANT NUMBERS:**

#### **ASSOCIATION MANAGER**

**Donna DePledge**  
Phone: 949-403-7450  
**Emergency After Hours:**  
**949-833-2600**  
Fax: 949-377-3309  
[ddepledge@keystonepacific.com](mailto:ddepledge@keystonepacific.com)

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

**Bettie Blauser**  
Phone: 949-377-1518  
[bblauser@keystonepacific.com](mailto:bblauser@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

## July 2021 REMINDERS

***The offices of Keystone Pacific will be closed on July 5<sup>th</sup> in observance of the 4<sup>th</sup> of July Holiday.***

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.

General Session  
July 28th at 2:45 PM  
at the pool

### TOWNHOMES MAINTENANCE ASSOCIATION

Our HOA is working with our landscaper diligently to manage our rising irrigation costs during the severe drought; we are in the process of determining how to make our irrigation system more efficient. We are consulting with professionals regarding the new statewide requirement for inspection of decks,

- \* The next board meeting will be Tuesday, July 6<sup>th</sup>, 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. 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.