

October 2021

TURTLE ROCK GLEN

WEBSITE: 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.

Committees:

Budget/Financial

Hank Adler
James Kim
Kiran Dubhashi

Architectural

Vicki Weissler
Steve Coons
Martin Cooper
Scott Perley
Elizabeth McNulty

Election / Communication/Events

Sharon Cooper
June Luo
Mary Clark

Facilities

Bonnie Dehdashtian
Marcy Sargenti
Marcia Novegrad
Rich Haas
Kiran Dubhashi

Landscape

John Boslet
Rich Wilkes
Kiran Dubhashi

Cheryl Blodgett
Rich Haas

Upcoming Election:

In March 2022 the Turtle Rock Glen Community Association will hold its Annual Election to choose three Directors, one each to represent the Garden Homes, Townhomes, and Patio Homes to serve a two-year term (2022-2024). In late November an "Application for Candidacy" will be available on the website and by mail to all Members; the deadline will be December 28, 2021.

Dealing with the Drought:

Since our state is in the middle of an ongoing drought, there are certain steps you can take to help conserve water and save money. See the Irvine Ranch Water District (IRWD) website to view the various rebates and incentives for water-efficient equipment such as high-efficiency toilets and clothes washers.

PATIO HOMES: Inspect your sprinkler systems for leaks. Consider replacing grassy lawns with drought-resistant plants. Check into IRWD rebates. Please be sure to submit plans to the HOA for architectural approval.



President: Kiran Dubhashi

Vice-President: Sharon Cooper

Treasurer: Scott Perley

Secretary:

Member-at-Large: Richard Haas

NEXT BOARD MEETINGS

GENERAL SESSION:

Wednesday, October 27, 2021

Wednesday, December 8, 2021

7:00 p.m. at Turtle Rock Community Center

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:

Griffin Blau

Phone: 949-381-3670

gblau@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
30211 Avenida De Las Banderas, Suite 120
Rancho Santa Margarita CA, 92688

October 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.

General Session
October 27th at 7:00 PM
at the Turtle Rock
Community Center

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. We are in the process of finalizing our budget for FYE 2022.

- * The next board meeting will be Tuesday, October 5th, at 2 PM at the pool.

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

- * **MAILBOXES:** Mailboxes and posts must be maintained in good condition and repair by the individual homeowner. Please take a good look at your mailbox post. Does the post need to be cleaned and painted and aligned? Does the mailbox need replacement? We intend to conduct an inspection of all mailboxes in the future.
- * **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.
- * **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.



**Turtle Rock Glen Community Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or email the completed form to forms@keystonepacific.com no later than November 30th.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

- | | | |
|--|-----|----|
| 5. Is your property developed, but vacant (please check one)?: | Yes | No |
| 6. Is your property undeveloped land? | Yes | No |

Please return this form to:
Turtle Rock Glen Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606