

Board of Directors

The Board of Directors consists of five elected homeowners who volunteer to represent the community interests. All share an equal vote for matters affecting the Association and its 334 residents.

President – Kiran Dubhashi
Vice President – Sharon Cooper
Secretary – Vacant
Treasurer – Scott Perley
Member at Large – Richard Haas



Board Meetings

Board Meetings are held monthly on the fourth Wednesday at the Turtle Rock Community Center.

1 Sunnyhill Drive, Irvine, CA

All homeowners are encouraged to attend the monthly Board Meetings to share their comments, compliments, or concerns.

An agenda for the scheduled Board Meeting is posted at the bulletin boards at the pool at least four (4) days prior to the scheduled meeting and in accordance with California Civil Code.

Upcoming Meetings

Wednesday, January 26 at 7PM
Wednesday, February 23 at 7PM

Annual Membership and Election
Wednesday, March 23 at 7:30PM

Turtle Rock Glen

Community Association

February 2022 Newsletter

Overview

The Turtle Rock Glen Master Association consists of 334 properties (142 Garden Homes, 50 Townhomes, and 142 single family Patio Homes) 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 Optimum for common areas (a pool, spa, a wader pool, three tennis courts, two playgrounds, a playing field, and extensive landscaping.) The Garden Homes and Townhomes sub-associations each have their own maintenance associations and pay a separate maintenance fee to Optimum to cover landscape, roofs, building exteriors, and private streets.

Homeowner Portal

Homeowners are encouraged to register for access to their homeowner portal through Optimum Professional Property Management. Registering for access allows homeowners to view their association account, make payments, sign up for electronic communications, and access association documents, such as CC&R's, Architectural Procedures, and Rules and Policies.

To register for access to your owner portal, follow these steps:

1. Go to portal.optimumppm.com
2. Click Login
3. Click Sign-Up
4. Enter Your Information

The Association also distributes community notices via E-blast to owners to inform them of upcoming projects, events and other community updates.

Department Contacts

Optimum Professional Property Management, Inc.

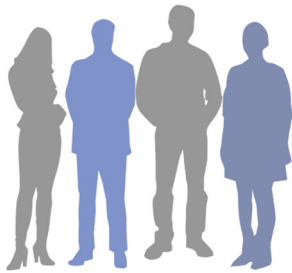
230 Commerce, Suite 250
Irvine, CA 92602

Website: www.optimumpm.com

Office: (714) 508-9070

Fax: (714) 665-3000

Office Hours: 8:00 a.m. to 5:00 p.m.
Mon-Fri



Architectural Applications:

Tanya Jones-Ficarola,
(714) 508-9070, Ext. 247

E-mail: tjones-ficarola@optimumpm.com

Assessment Billing/Collections:

(714) 508-9070, Ext. 1

E-mail: billing@optimumpm.com

Escrow Department:

(714) 508-9070, Ext. 2

E-mail: escrow@optimumpm.com

Maintenance Department

(714) 508-9070, Ext. 3

E-mail:

maintenance@optimumpm.com

Community Association Manager:

Jacki Newkirk, CMA, Ext. 237

E-mail: jnewkirk@optimumpm.com

Upcoming Annual Election

On March 23, 2022 Turtle Rock Glen 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). The Election Ballot will be mailed out to each Member in mid-February. It will include complete instructions for voting and delivery of the ballots to the Inspector of Elections. Each member will have one vote to cast for their individual Association representative (Garden Homes, Townhomes, or Patio Homes). A quorum of 124 is required to validate the election, so PLEASE VOTE!

Association Dues Increase

The Turtle Rock Glen Board of Directors has approved an increase in Master Association dues for the upcoming fiscal year effective 02/01/22. The Budget increases assessments by \$15.25 per month from \$84.75 to \$100.00. The increase is warranted due to higher utility costs, tree care, reserve funding, and inflation pressures. Utility costs for the current year will be approximately \$15,000 more, nearly 25%, than the budgeted amount. The current budget adjusts for the increase in these costs.

In the current year, the Association experienced an increase in costs of tree maintenance, and the new budget adjusts for this increased level of tree care and related expenses going forward.

Effective 02/01/22 the Patio Homes dues have been increased by \$1.50 per month from \$21.00 to \$22.50.

The Board has the fiduciary responsibility to care for the infrastructure of our properties, with equal if not greater importance to maintain the beauty and uniqueness of the common areas to enhance property values.

Common Areas by Key Entry

The pool and spa are heated year-round. The gas barbecues are working. The tennis courts are cleaned every Thursday around noon. The janitorial company services the common areas Monday, Wednesday, and Friday mornings. Please check the Lost and Found box for items. Do not lend your key to non-residents.

To replace a lost key, please contact the Maintenance Department for information about the replacement procedure (\$100 fee is required).