

Turtle Rock Glen Community Association May 2022 Newsletter

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 – Richard Haas
Treasurer – Dennis Leibel
Member at Large – Billy Berger



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, April 27 at 7PM

May Meeting Cancelled

Wednesday, June 22 at 7PM

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 of \$100 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.

Are Your HOA Dues Up to Date?

If you have signed up for automatic payments, please make sure that you have changed your payment to the Master Association from Keystone to OPTIMUM. Assessments are due on the 1st and must be received by the 30th to avoid a late charge of \$10.00. If you have any questions about billing, please call the **Billing Department at 714-508-9070 option 1** or email **billing@optimumpm.com**.

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.optimumpm.com
2. Click Sign Up
3. Click "I don't have a portal key..."
4. Enter your information – no Account Number needed
5. Click Create

Department Contacts

Optimum Professional Property Management, Inc.

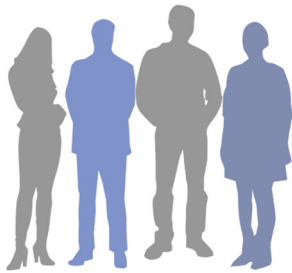
230 Commerce, Suite 250
Irvine, CA 92602

Website: www.optimumpm.com

Office: (714) 508-9070

Fax: (714) 665-3000

Office Hours: 8:00AM to 5:00PM
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, CMCA
(714) 508-9070, Ext. 237

E-mail: jnewkirk@optimumpm.com

Annual Election Results

On March 23, 2022 Turtle Rock Glen held 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). Each member had one vote to cast for their individual Association representative (Garden Homes, Townhomes, or Patio Homes); 142 members submitted ballots (quorum was 124.)

The following candidates were elected: Patio Homes: Dennis Leibel, Garden Homes: Billy Berger, Townhomes: Kiran Dubhashi.

Approved was Revenue Ruling IRS 70-604: any surplus of funds, if any, at the budget year end will be applied to next year's budget.

2022 Board Goals

The Board approved the following goals for 2022:

1. Build back reserves and operating accounts
2. Patio Homes mailbox and mailbox post maintenance enforcement
3. Focus on reserve study components for repair and replacements

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).

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.