

# TRABUCO HIGHLANDS COMMUNITY NEWS JUNE - JULY 2022



## BOARD MEETING HIGHLIGHTS

Actions taken at recent Board meetings involved investments review, minutes and financials review, landscape maintenance and fuel modification statuses, pool deck renovation status, rules review, legal matters, compliance and delinquency reviews. Thank you!



## POOL RENOVATION COMPLETION POOL GRAND RE-OPENING EVENT SATURDAY, JUNE 4TH



*All THCA members are welcome to attend a Pool Grand Re-Opening event*

*Saturday, June 4th, 11 a.m. – 2 p.m., Pool Area and Parking Lot*

*\*Refreshments and advertising provided by The Glazer Team & The Schnieders Group*

**THANK YOU!** to all members for your patience in awaiting the completion of the pool renovation! A few last minute leaks in non-pressurized lines caused the unanticipated delay at the end of the renovation. It has been a long process, but the Board of Directors is happy with the results and now all can enjoy a beautiful, like-new pool area. The high maintenance concrete deck was replaced with low maintenance concrete pavers. The pool, spa and wader were retiled and replastered and coping replaced. All low walls around the pool were resurfaced with stacked stone to avoid extensive stucco repairs as well as new wall caps installed.

**New Umbrellas: Please note:** Umbrellas were added to the pool area some years ago as a courtesy to members, and are not a required part of the community infrastructure. Due to their popularity, they have been replaced during this renovation with a commercial grade umbrella, as the previous residential style umbrellas did not hold up to frequent use. The commercial style umbrella is made of heavy duty canvas with aluminum frames, so are a bit more difficult to open. An adult must open and close these umbrellas. The Association will have the umbrellas opened in early the mornings of the summer season, and closed at night. These umbrellas should not be moved from their pre-determined spots. Thank you for your assistance and attention to this matter!

## BOARD MEETING SCHEDULE CHANGES

The Trabuco Highland Board of Directors has changed their meeting date schedule to the second Wednesday of the month, with Homeowner Forum at 5:00 p.m. The meetings are now held in-person, at the Trabuco Canyon Water District meeting room, 32003 Dove Canyon Drive, Trabuco Canyon, CA 92679. Thank you!

**Reminder for Park & Sportsfield Use:** The park facilities are used on a first-come basis for a member's use for family-related fun. Large gatherings require prior approval and associated fees. Uses that include jumpers or related party items require certificates of insurance issued prior to the event. Field use by organized sports, teams practice etc. are not allowed without prior approval by the association. Unauthorized team play has been observed utilizing the field, and the associated member is subject to compliance actions. Thank you for your cooperation!

**Reminder for Dog Walkers:** Thank you to all members who observe the leash law and pick up after their dogs while walking within the community! The sportsfield is not a dog park, and dogs off leash are not permitted. If you observe a loose dog on the sportsfield, please report it to Mission Viejo Animal Services at (949)470-3045. The City of RSM provides beautiful, nearby dog park located at Canada Vista Park, 24328 Antonio Parkway. Thank you!

**Reminder for 4th of July:** Please remember that Trabuco Highlands and the City of Rancho Santa Margarita are "Fireworks Free" - fireworks are not allowed in our community or city. Thank you!



### Your Board of Directors

Mike Safranski, President

Robert Reese, Vice President

Lana Steiner, Secretary

Rich Krieg, Treasurer

Jack Songer, Member at Large

*Thank you to all Board members for your time and commitment to our community!*

## COMMUNITY REMINDERS...

**Street Parking, Basketball Hoops/Safety:** With many more homeowners working from home, there are many vehicles parked on streets throughout the community. As a reminder, please park your vehicles in your garage and on your driveway, before parking in the street. Garages must be utilized for parking over storage or other uses. Also, basketball hoops should be removed from the streets and placed on your own lot, and taken down and stored away when not used routinely. Please assist by keeping the streets free for safe driving and fewer obstructions. Thank you!

**Pet Clean Up & Leash Law Reminders:** Please obey the leash laws and keep your dog on a leash while walking throughout the community, as well as in the park area and on the sportsfield. There are continued reports of dogs off leash approaching walkers, children etc. Members are responsible for damages or issues caused by their pets, and for obeying the leash requirement. Please pick up after your pet as a courtesy to others! Thank you!

**Mission Viejo Animal Services:** The City of Rancho Santa Margarita is contracted with the Mission Viejo Animal Services to provide animal-related services. MV Animal Services provides high-quality animal care and sheltering services. The MV Animal Service Center is a pro-humane facility where animals are cared for until they can be reunited with their owner or until they can be placed in a new, permanent home! Please visit their website at [www.cmvas.org](http://www.cmvas.org) or contact via phone at (949)470-3045 for a list of all services provided. Thank you!

**Slope Drainage Run-off Disclosure:** Homeowners living adjacent to the slopes, please check your personal exterior drains to ensure proper flow is allowed. Please remember that the run-off from the slopes shall be accepted as part of the personal maintenance to your lot. Thank you!

## HOME EXTERIOR MODIFICATIONS & PAINT PALETTE APPROVAL

**Please note:** All yard changes or re-designs to drought tolerant plant material, turf removal and replacement or the like, require prior architectural approval. When removing turf front yards, please note that replacement with large rock, bark or similar materials only, is not considered an acceptable replacement material. As a reminder, all exterior modifications to your residence also require prior architectural approval. Thank you!

**Paint Palette:** The Association's paint palette contains 22 paint schemes that replace all previous schemes. Interchanging between schemes of the stucco or trim colors is acceptable. Members may view this palette by logging onto [https://www.dunnedwards.com/colors/archive/color-ark\\_pro](https://www.dunnedwards.com/colors/archive/color-ark_pro). Hover over "Professional Resources" at right of screen; drop down to select "Community & Property Managers", select "Color-Ark Pro" (1st of 9 options listed underneath), type zip code OR Trabuco Canyon, CA and select search. The list of Associations will populate underneath, find Trabuco Highlands and select the "view details" button at the far right. The approved color schemes will appear on the screen. Thank you!

**Where to send architectural applications:** Complete architectural applications can be emailed to [www.architectural@keystonepacific.com](mailto:www.architectural@keystonepacific.com). The application fee, and large applications that contain larger blueprints, should be mailed or dropped off at the local Keystone Rancho Santa Margarita office, at the address noted below. Thank you!

## MANAGEMENT REMINDERS

**4th of July Holiday, Management closure:** Keystone offices will be closed on Monday, July 4th for Independence Day! Happy 4th!!

**Board Meetings & Posting Location:** The next Board of Directors meetings will be held on Wednesday, June 8th and Wednesday, July 13th, with Homeowner Forum held at 5:00 P.M. Meetings are held at the Trabuco Canyon Water District office, 32003 Dove Canyon Drive. The meeting agenda and important Association notices are posted on the bulletin board located in the pool parking lot. Thank you!

**Management Contacts: For Landscape, Maintenance, Architectural application and Pool Key needs, please contact:**

Morgan Sandberg, [msandberg@keystonepacific.com](mailto:msandberg@keystonepacific.com)

**For Account and Payment needs:** Accounting Department, [CustomerCare@keystonepacific.com](mailto:CustomerCare@keystonepacific.com)

**For All Other needs:** Diane Mellring, CMCA, Community Manager, [Dmellring@keystonepacific.com](mailto:Dmellring@keystonepacific.com)

**Management Emergency Service:** Keystone provides a 24/7 emergency service FOR PROPERTY THREATENING EMERGENCIES by calling [949-833-2600](tel:949-833-2600) and following the emergency paging instructions. Thank you!

**THCA Website, Association Forms:** Please visit the Association's website at [www.trabucohighlands.org](http://www.trabucohighlands.org) to view and print association architectural applications, to view the latest budget and assessment information, the community policies, governing documents and other Association information. Please use your password you created when registering for your Homeowner Portal on [www.KPPMconnection.com](http://www.KPPMconnection.com). Thank you!

*Trabuco Highlands Community Association  
c/o Keystone*

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

*(949) 833-2600 \*\*\* Fax: (949) 377-3309 \*\*\**

*<https://trabucohighlands.org/>*



# KEYSTONE

## Trabuco Highlands 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](mailto:forms@keystonepacific.com) no later than July 31st.

**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:**  
**Trabuco Highlands Community Association**  
**c/o Keystone Pacific Property Management, LLC**  
**16775 Von Karman Ave, Suite 100, Irvine, CA 92606**