

July 2015

ONE FORD ROAD

www.MYOFR.com

Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

Happy Summer OFR

May all the One Ford Road Residents enjoy a wonderful summer season here in our community. There are many ways to enjoy yourself without even leaving our community. If action is your thing: try golf, swimming, croquet, volleyball, badminton, basketball, bike riding or jogging. Or for leisure lovers, take a relaxing stroll to the Serenity Garden and enjoy walking the Labyrinth containing the poem Success followed by a stop by the Rose Garden where you can actually stop and smell the roses. Whatever way you decide to spend your time in One Ford Road, we hope you have a terrific summer!

Ford Pool Deck Stone Replacement, Replaster & AED

The stone at the Ford Pool had deteriorated to a point that it needed to be replaced. The work had been planned for over the winter but receipt of the Italian stone was delayed in transit and at the port. Once the product was received by Walker Zanger, we immediately commenced the project. Given the drought and water restrictions, there was some additional pressure against delaying the project until over winter. The entire project was slated to take 3 weeks but once the stone was being demoed, we learned that there was an unexpected subfloor of concrete that needed attention and set the project back about two additional weeks. If you have happened to stop by the Ford Pool, you will have noticed the progress and how lovely the new stone looks. The final stages will be to replaster and fill the pool. Every effort is being made to get this project completed as soon as possible. Fortunately, we have wonderful weather well into fall and will have ample opportunity to enjoy the newly refurbished area. An Automated External Defibrillator (AED) has been approved for the Ford Pool and will be installed. The OFR Board of Directors thanks Dean Morrow for volunteering his time and talents to this restoration project.

Dealing with Newport's Drought Temporary Conservation Measures

- ◆ No landscape watering is allowed between 9am - 5pm.
- ◆ Watering lawns and landscaping is limited to 2 days per week from April - Oct. and 1 day per week from Nov. - March.
- ◆ No customer's water use should exceed 75% of their base amount.
- ◆ Water leaks must be repaired within 24 hours.
- ◆ Ornamental lakes, ponds or fountains can be refilled no more than once every other week .
- ◆ Swimming pools/spas can only be filled or refilled 3" per week.

BOARD OF DIRECTORS:

President/Treasurer: Harold Fox
Vice-President: Christine Daily
Secretary: Viggo Boserup
Member-at-Large: Michael Galardo
Member-at-Large: Mike Lanni

NEXT BOARD MEETING:

Wednesday, August 12th, 2015
5:30 PM @ Community Clubhouse
49 Old Course Dr.
Newport Beach, CA 92660

The final agenda will be posted at the community clubhouse and fitness center bulletin boards. You may also obtain a copy of the agenda by contacting management at 949-838-3235.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Renee Barger, CMCA
Phone: 949-838-3235
rbarger@keystonepacific.com
Emergency After Hours: 949-833-2600
Fax: 949-833-0919

COMMON AREA ISSUES:

Rashana Hogue
Phone: 949-838-3293
rhogue@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer@keystonepacific.com

ARCHITECTURAL DESK:

architectural@keystonepacific.com

POOL FOBS/TRANSPONDERS:

Please visit the community clubhouse on Thursdays from 4-7pm. Rashana will be able to assist you.

GUARD HOUSES:

Ford Gate: (949) 717-5179
2 Southern Hills Dr.

Bison Gate: (949) 720-4930
1 Country Club Dr.

July 2015 REMINDERS

- ◆ **Street Sweeping Day - 1st & 3rd Wednesdays**
Please remove your vehicles from the streets on these days to allow for a complete sweep.
- ◆ **Trash Pick-Up Day - Fridays**
Please remove trash cans from the common areas after this day. Do not dispose of trash in the common area receptacles.
- ◆ **Back to School Campout & Movie – Date TBD; Volunteer Needed.**
- ◆ **Fall Swim Team – TBD**

COMMITTEE UPDATES

Architectural Committee: Geoff Joynt, Chair

Plan reviews continue as needed.

Landscape Committee: Mel Cecil, Chair

Monthly landscape walks continue.

Facilities Committee: Phil Talleur, Chair

Facility enhancements continue as needed.

Security Committee: Leslie Baker and Lauri Preedge, CoChairs

Seeking volunteers to assist our community. Contact Leslie Baker leslie.baker@outlook.com.

Fitness Center Committee: Ross Sarracino, Chair

Regular maintenance continues. New equipment on order.

Adult Social Committee: Karen Lamie and Frania Black, Co-Chairs

Planning of upcoming adult social events.

Save the Date: Friday, September 4th—Concert on the Lawn.

Pool Committee: Richard Hamm and Rob Boyer, Co-Chairs

Ford Pool stonework & replaster underway .

Family Social Committee: Need volunteers.

CERT Committee: Patty Hemphill, Chair

Volunteers needed. Meetings 1st Tues. at clubhouse.

Wellness Committee: Nathanael Singer

A "Fun Run" is in the works to be organized for Labor Day Weekend. Details to follow.

MEXICAN TRAIN GAME NIGHT

Tuesday, August 11th at 7pm.

Please bring a beverage of choice & \$5.00.

Mexican Train Game Night is held on the second Tuesday of each month at the Clubhouse.

One Ford Road Book Club

Monday, August 3rd at 7:00 PM

War Brides

By Helen Byran

The Book Club meets on the first Monday of each month at the Clubhouse.

LANDSCAPE COMMITTEE UPDATES

The OFR landscape upgrade recently completed was the replacement of 686, 5 gallon Green Beauty boxwoods plants and 224, 1 gallon Star Jasmine plants in the Secret Garden and Upper Putting Green. The existing plant material was wooded, in poor condition and not acceptable. This work also included a major repair to the irrigation system. Included with this work was the replacement of the large broken pot by the Secret Garden door, fixing the leak in the fountain, replacement of the gate which had dry rot, between the Secret Garden and Upper Golf Course (in process), repainting the wooden fence and new varnish on the Secret Garden door.

The Lower Putting Green recently completed landscape upgrade included the replacement of 348, 5 gallon Green Beauty boxwoods and 48, 15 gallon Green Beauty Boxwoods. All of the fencing and gates were repainted. New ball cleaning equipment was replaced, including cups and flags. As a point of interest, last year the Landscape Committee was responsible for initiating and completing 80 projects replacing mostly plants, including some trees of existing plant material. Without this work there would be missing plants and dead trees in the landscape design throughout OFR. This replacement work was necessary in order to keep the OFR Garden at the expected level of quality for our community.

Tot Lot Equipment Parts Replacement

A few more parts are being replaced due to corrosion. The tot lot equipment has met its useful life expectancy and quotes are being sought for replacing the play structure and the badly stained poured in place flooring beneath it. The hardware in the structure is what is causing the stains on the rubber surface.

Bison Pool Filter Repairs & AED

The Bison Pool required an emergency service regarding the filtration and was closed for a day. An Automated External Defibrillator (AED) has been approved for the Ford Pool and will be installed.

Basketball Court

A proposal to refinish the basketball court surface has been approved and the work will be scheduled to start in September after school is back in session. It will take approximately one week to complete the project.

July 2015 REMINDERS

Swimmers – Notice of OFR Bison Pool Closures

Please note on your calendars the following Bison Pool closure dates:

Wed., Aug. 5 – Awards Banquet at OFR 3-6pm

Note: While the Flying Fish are Away, The Pool is Wide Open for Swim, Splash & Play!

Please note, that swim team practices do not take place the following days at OFR for AWAY Meets:

Thurs., July 23 - OFR at Bonita Canyon

Wed., July 29 - Swim League Finals YMCA

OFR Flying Fish Summer Swim Team

Mon – Thurs, 3-6pm; Last Session: Aug. 6th

OFR Independence Day Celebrations

Participants of all ages and sizes on their bikes, scooters and strollers, as well as a vintage car revue including the red cars driven by the Volner and Daily families participated in this year's parade. The In & Out Truck served up hamburgers to the hungry crowd and Vitaly Restaurant, located at the Camp, scooped up their incredible gelato. The DJ played a variety of lively music. The photo booth and face painter were popular entertainment.

The Nbfd was anticipated to lead the parade on the 4th but had a call out to an emergency. OFR appreciates OFR Resident Dan Stefano who stepped in and led the way. Thank you also to Teri Hardke with the *Armstrong Group*, *Coldwell Banker Previews International* for sharing patriotic cupcakes and Katie Machoskie with *Suterre Properties* for providing patriotic trinkets. Thank you to Board Member and volunteer, Michael Galardo, for making the arrangements for our community Independence Day event.

The day prior Americana Bike Decorating event was a hit with the community, some of whom were first timers having just moved into OFR with their small kiddos. Our appreciation goes to volunteers, Christine Daily & family, for coordinating the arrangements for the Bike Decorating event.

Fitness Center

As you may know we have upgraded the gym and the equipment over the last couple of years. Many residents may be unfamiliar with the proper use of the new equipment. Jeff Cellini, a personal trainer, has been training OFR residents for many years at our gym and has agreed to donate his time to help residents with the proper use of the equipment. He will be available on Monday July 27th at 6:30PM and Tuesday July 28th at 9AM for all OFR residents. He is also willing to donate time in August if there is enough interest. You do not need to schedule a time. Just show up. An Automated External Defibrillator (AED) has been approved for the Fitness Center and will be installed. The Rotary Torso Machine has been replaced.

Concrete Repairs

Some of the sidewalks are raised and we have found grinding the raised surface to even it out to be a cost effective and successful solution. Should you note a raised sidewalk whether yours or not, kindly advise Keystone Pacific so that we may address it.

Birdhouses at Tot Lot

We are currently soliciting recommendations on repairs and possible replacement.

Cushion Cleaning

Express Valet was hired to clean the cushions in the common areas.

Frog Pond

The failing motor will be replaced at the Frog Pong.

Proposed OFR Clubhouse Renovation Survey

The President of our HOA, Harold Fox, suggested the Clubhouse was due for a refresher and asked Christine Daily to spearhead a Clubhouse Renovation Committee. We held a public forum meeting on June 22nd to obtain resident feedback and have also emailed a survey to the community. Thank you to the 127 survey participants who have participated thus far. Please participate by July 22, 2015 so we can close the survey and view the results in anticipation of our upcoming HOA meeting on Aug. 12th at 5:30 PM at the community clubhouse.

<https://www.surveymonkey.com/r/OFRCH>

Ken Bassman, an OFR Resident and principal with Bassman & Blaine has offered to create three potential concepts for the Clubhouse. We will keep you abreast of further developments.

July 2015 REMINDERS

Welcome to Our New Patrol Officer

We invite you to welcome Patrol Officer Fidel to the OFR Security Team serving the citizens of One Ford Road. Our Patrol Officers perform a wide variety of duties to promote public safety and security, prevent crime and enforce the rules of our community. Patrol officers perform a number of essential functions. For example, they patrol to prevent and detect crime; respond to calls for assistance; interact with the community to build cooperation and support; write reports and maintain records. If you need assistance, please contact the Gate Attendant and the Patrol Officer will be dispatched if on shift at the time. Should you witness a crime, please contact the Newport Beach Police Department.

Newport has generally low crime rates, but there have been an increasing number of high value home robberies and other crimes. Many crimes happen at dinner time or between 3:00-5:00am. Criminals have bypassed home security by entering from the second story. Burglars look for empty homes and check to see if you are home by knocking on the door. When a stranger knocks, acknowledge you are home without opening the door. If the person acts suspiciously, call the police and give a description. After calling the police, call our OFR Gate Attendant and tell them that you called the police. Also give a description of the person. The more eyes and detail we can provide, the better the results.

We have made some modifications to our patrols and have advised our gate attendants to be stringent with our guest access procedures. The gate attendant's role is to allow only authorized visitors into our community. Be prepared to provide your passwords and positive identification. Please remind your family and guests to be patient and cooperative with our gate attendants and to follow their instructions. All visitors whether arriving by vehicle, bicycle or as a pedestrian must check in with the gate attendants. The thief who broke into the cars told the police he loves to target gated communities and has done so quite easily.

The NBPB requests that all suspicious activity be reported to (949) 644-3717. Please add this number to your cell phone and address books. Also please sign up for Nixle www.Nixle.com to receive crime alerts, traffic advisories and community updates and www.Nextdoor.com for community alerts.

If you would like to volunteer with our Safety & Security Committee, please contact Leslie Baker - leslie.baker@outlook.com or Laurie Preedge - lpreedge@gmail.com.

Disaster Preparation for OFR

In Newport Beach, a city of 88,000 residents, there are 39 fire and rescue personnel on duty at any one time. In case of a disaster all city personnel need to report to their posts but many live a good distance away from town. The job of the 39 on duty, the "first responders", is to conduct a windshield survey according to a predetermined route. They are unable to respond to individual emergencies until that survey is completed and the command post determines priority of response. Based on national statistics, the minimum amount of time citizens will be expected to be on their own is 72 hours, while two weeks or longer is not uncommon.

The first meeting of the new One Ford Road Disaster Preparation Committee occurred on July 7th. Meetings will be held on the 1st Tuesday of each month from 6 – 7 p.m. Please join us.

While the committee is working to make preparations for a community wide disaster emergency response, we encourage each household to individually do the same. There are many tools available to help you plan through this process. The Red Cross website is a good place to start. Here is a link to that site: <http://www.redcross.org/prepare/location/home-family>.

The attached checklist is also a helpful beginning guideline for gathering materials and tools for your family to respond to a disaster. Don't forget your pets!