

August 2016

ONE

FORD
www.MYOFR.com

ROAD

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

LANDSCAPE COMMITTEE UPDATE

Taking care of our landscape continues to be a challenge due to the drought and mandated watering restrictions. The summer months are upon us, and heat stress causes grass to turn brown. At this time, we are not replacing, or overseeding, damaged grass areas, since we are not allowed to water new installations sufficiently.

Bemus monitors sprinkler malfunctions and makes adjustments and repairs, if necessary. We appreciate your understanding as we deal with the challenges of the ongoing drought restrictions.

Here is helpful information regarding tree health and pests:

“Water doesn't just keep trees green, it also helps them fight off invaders. Trees, like the Canary Island Pine, resin to keep bugs from eating into their bark, but without sufficient water they are unable to pump out as much resin. Most trees, in fact, become very susceptible to boring insects if they become water stressed and the list of tree pests is growing and thriving due to the lack of rainfall. As they grow in numbers, they will begin to attack more and more trees sometimes even harming drought-tolerant trees. Our Eucalyptus, Pines, and Sycamores are the most affected at this time; we need to be proactive with our watering approach to get water down in the root zone.”

PLAYGROUND RENOVATION MEETING

At the July 2016 meeting, the Board of Directors voted to proceed with planning for a project to renovate the playground. The Committee Chair would like to gather input on Saturday, September 10, 2016 to discuss ideas for the future of the playground. Join the conversation at 9:30 a.m. at the Tot Lot. Those who have volunteered to the committee and residents are encouraged to attend.

Would you like to offer input or lend your expertise for our upcoming playground renovation? Volunteer for the Playground Renovation Committee! Let us know you're interested by emailing Christine_Daily@yahoo.com.

BOARD OF DIRECTORS:

President: Dean Morrow
Vice-President: Christine Daily
Treasurer: Mike Lanni
Secretary: Viggo Boserup
Member-at-Large/Assistant Treasurer: Max Ko

NEXT BOARD MEETING:

Wednesday, August 17, 2016
5:00 PM @ Community Clubhouse
49 Old Course Dr.
Newport Beach, CA 92660

The final agenda will be posted at the bulletin boards located at the fitness center, clubhouse and both community pools as well as the Association's website at www.myofr.com. You may also obtain a copy of the agenda by contacting management at 949-838-3235.

IMPORTANT NUMBERS:

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

COMMON AREA ISSUES:

Sherry Ros
Phone: 949-838-3293
sros@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

KEY FOBS/TRANSPONDERS:

Please visit the community clubhouse on Thursdays from 4-7pm. The onsite Associate will be able to assist you. Please note, cash payments are no longer accepted; checks only.

GUARD HOUSES:

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

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

August 2016 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 - 1st & 3rd Wednesdays
- Trash Pick-Up Day - Fridays
Please remove trash cans from the common areas after this day.
- Wednesday, August 17th - Board Meeting @ 5:00 PM
Location: Community Clubhouse
Homeowner Forum begins at approximately 6:00 PM

COMMITTEE UPDATES

Architectural Committee:

Plan reviews continue as needed.

Landscape Committee: Julie Blumberg, Chair

Monthly landscape walks continue.

Facilities/Janitorial/Maintenance Committee: Phil Talleur, Chair

Facility enhancements continue.

Safety & Security Committee: Leslie Baker and Lauri Preedge, Co-Chairs

Discussions with local police department and Securitas continue.

Fitness Center Committee: Ross Sarracino, Chair

Regular maintenance continues. Please don't forget to place your suggestions in the Suggestion Box located in the fitness center.

Adult Social Committee: Melinda Mason and Susan Spruth, Co-Chairs

Planning of upcoming adult social events.

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

Maintenance continues as needed.

Family Social Committee: Movie on the Lawn (Honey, I Shrank the Kids) – Thursday, August 4th

*Popcorn will be provided

CERT Committee: Lauri Preedge & David Davidson, Co-Chairs

Volunteers needed. Meetings 1st Tues. at 6pm at clubhouse.

One Ford Road Book Club

Monday, September 12th at 7:00 PM

Amsterdam

By Ian McEwan

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

Please note, this month the date has changed to the 2nd Monday due to the Holiday.



CLUBHOUSE RENTAL INFORMATION

To reserve the Clubhouse or Fireplace Lawn, please submit the Reservation Request along with a Deposit in order to secure your reservation. If the Deposit is not received, the event is not confirmed and subject to cancellation should another member request the common area.

Deposits:

\$500.00 (25 or less guests)

\$1,000.00 (26+ guests)

Clean Up Fee:

\$55.00 (25 or less guests)

\$80.00 (26+ guests)

Guest lists are required to be provided to the gate and entered in DwellingLive 24 hours in advance of your event. 40+ guests requires an extra guard service fee of \$103.00. Please contact Sherry Ros for reservations at (949) 838-3293 or sros@keystonepacific.com

ARCHITECTURAL APPROVAL PROCESS

If you would like to make any architectural changes to the exterior of your home, you will need to submit an architectural application to the Association's Architectural Committee for review and approval PRIOR to commencing with any improvements to your home. Applications must be reviewed by the neighboring homeowners as part of the Neighbor Awareness component of the application. Signatures must be gained from homeowners; not tenants. If you need a copy of the architectural application or Architectural Guidelines, you may visit the Association's website at www.myofr.com. Please remember to submit the corresponding *review fee & deposit* along with your architectural application as outlined in the Association's Architectural Guidelines. All applications need to be submitted to Keystone Pacific Property Management's architectural department at architectural@keystonepacific.com. Also, many of you now have landscape plants and trees that have been in place for many years, and as a result have significantly overgrown and become unsightly. Please do your best to keep all plant material growth in reasonably sized proportion to your homes and yards.

If you plan to place a dumpster or port-o-potty in front of your home longer than four consecutive days, please contact Management for authorization. Lastly, please remind your construction crews to clean up the site following the work day and to be mindful of the construction hours.

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COYOTE CONTROL

At the July 2016 Board meeting, the Board of Directors voted to retain a nationwide company called Critter Control to trap coyotes on a temporary basis for up to two months due to the increased threat level we have experienced. Please be mindful of small children and pets. Review the City of Newport Beach Animal Control website on hazing techniques. We are working with animal control to set a date for a community event on the topic *Coyote Hazing Training*. It is very important that the coyotes do not feel welcome and fed in our community. The community is encouraged to refrain from allowing pets to roam in the common area (includes cats). The community pet rules prohibit this activity and coyotes are attracted to pets as a food source. Please be sure that your trash cans close as food waste can be an attractant as well. CC&R trash service will provide extra bins to any residents who make a request of them. Also, refrain from keeping pet food and water outdoors.

STREET SWEEPING

When residents fail to remove their vehicles from the streets, the street sweeping truck has to maneuver around a parked car which requires them to leave the curb 15 feet prior to the vehicle and another 15 feet to maneuver back to the curb, plus the length of the vehicle which prohibits the street sweeper to not sweep almost 40 feet of street. It is imperative to move your vehicles from the street on the **1st & 3rd Wednesdays from 8-12pm** so the sweeper can properly sweep the OFR streets. Thank you for your attention to this matter.

POOL

- ◆ Dogs are prohibited from entering the fenced area of the pool. We have received reports of pets being bathed at the pool and/or in the showers which is prohibited.
- ◆ Contaminants in the pool: We have had multiple instances that the pool needed to be shut down due to contaminants in the pool and/or on the pool deck. Please be sure that pool users toilet prior to swimming.
- ◆ Be water wise when using common area showers.
- ◆ When swim team is in session, the four lanes closest to the tot lot are reserved for team use. Please see a pool monitor and request assistance should you need it.
- ◆ All unclaimed items at the Lost & Found located at the Bison Aquatics Office will be donated to the Salvation Army following Labor Day.

VEHICLE VIOLATIONS

Please report to the gate attendant complaints regarding motor vehicles in the community:

- ◆ Obey 15 MPH Speed Limit
- ◆ Stop for Stop signs
- ◆ No parking in fire lanes or cul-de-sacs
- ◆ Do not block sidewalks
- ◆ All guests must check in with the gate attendant
- ◆ Please wear helmets for safety purposes while riding bikes, scooters, and other motor toys in the community.
- ◆ Please call guest/services into the Gate Attendants or use DwellingLive in advance in order to help streamline traffic through our gates and ease congestion.
- ◆ Cars should be parked in the homeowner's garage or driveway.
- ◆ For street parking, please park within 6 inches of the curb facing the direction of travel.
- ◆ Vehicles may not be parked on our streets longer than 24 hours or in a way that block sidewalks.

Violations will be issued according to the Association's Rules & Regulations.

COURTESY NOTICES

We value homeowner relationships and are writing to inform our Membership that the Association has recently received a spike in the number and type of CC&R and Rules & Regulations-related concerns reported. We wish to make Members aware of this to gain awareness and cooperation, but also to let you know that affected homeowners will receive notifications according to our policies. The complete Bylaws, CC&Rs, and Rules & Regulations may be obtained on our website at www.myofr.com. Please contact Management with any concerns at any time.

PETS

Please be a responsible pet owner. Each dwelling is limited to two domesticated animals. Dogs should be on leash and pet waste picked up immediately. The Association provides pet waste bags as a convenience, not as the exclusive supply for pet owners. Please purchase your own supply and use that of the Association on an as needed basis. Failure to clean up pet waste affects our community as a whole. It is unsightly and unsanitary. Please report barking dogs to the gate attendant for documentation and Newport Beach Animal Control.

SWIM TEAM BANQUET

The Flying Fish Swim Team Awards Banquet will be held on Thursday, August 11th from 3-6 PM. The Bison pool will be closed for use for the duration of the banquet to honor and recognize the participants hard work during the 2016 Summer Season!

UPCOMING PROJECTS

- ◆ The Board of Directors are currently replacing the bird-houses at the tot lot area with custom-made houses which will be replica of the One Ford Road model designs.
- ◆ The painting of the Bison & Ford pool restrooms have been approved and will commence following the Summer swim season.
- ◆ The purchase of two additional trash cans at both pools to accommodate pizza boxes will be installed shortly.
- ◆ A new state-of-the-art putting green sprayer has been purchased to allow for proper putting green maintenance.
- ◆ Repairs to the wood trellis and facility siding are being discussed.

PERSONAL TRAINERS/COACHES/ INSTRUCTORS

Prior to any Resident using a common area facility for sessions with personal trainers, coaches and/or instructors, it is required that the vendor complete an application and provide proof of insurance to Management. This is for the protection of our Association. Non-residents may not participate in such sessions in community common areas. Guests are permitted if accompanied by a Resident up to 4 times per month.

COMMUNICATION FORUMS

The Association utilizes the following communication forums to provide our membership with community updates:

- *Website - www.myofr.com— Please visit the website and create an account to access Association documents and updates.
- *Email Blasts— If you would like to receive community email blasts, please create an account through the Association's website or www.keystonepacific.com.
- * Community bulletin boards located at the fitness center, clubhouse and both pool areas.

Please note, NextDoor is a Community forum which is not managed by the Association or Keystone Pacific. If you have concerns, please contact Management directly.

MEXICAN TRAIN GAME NIGHT

Tuesday, August 9th 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.

WATER RESTRICTIONS

On July 12, 2016, the City Council reduced water restrictions to a Level 2.

- ◆ Watering is limited to 1 day/week from Nov 1– March 31
- ◆ Watering is limited to 3 days/week from April 1– October 31.

4TH OF JULY AMERICANA PARADE & PICNIC

One Ford Road had "A Wheel Good Time" at its 17th Annual Americana Parade & Picnic at the Front Lawn. Huge shout outs to event coordination volunteers, Michelle Stefano and Michael Galardo.

Michelle Stefano held the Bike Decorating Party on Sunday and it was a huge success. Many families joined together at the Patriotic Flag Adorned Fireplace Lawn to decorate and "pomp up" their rides. Thank you to the Landscape Committee for decorating our entrance.

Michael Galardo along with Management coordinated for the In and Out burger truck and festivities. Baker Party Rental assisted us with the tables and tablecloths. We enjoyed music, a photo booth and face painting. The Newport Beach Fire Department sent two trucks filled with firefighters to lead our parade. Following the firefighters were the Volners and other families in the car portion of the parade. Children and adults participated on all sorts of wheeled bicycles, Segways, tricycles and strollers!

After the parade, Lauri Preedge and Christine Daily served up lemonade, iced tea & American apple pies alongside Michael Lanni and Dean Morrow who sold meal tickets. Dave Davidson and his wife Connie recruited CERT Block Captains at their information booth. After the event, the Galardo family coordinated an efficient cleanup including trash removal.

We thank all the many volunteers for their service to our community. Thank you families for participating. We have heard countless remarks about what a tremendous experience the Fourth of July is for our "One Ford Road Family" and all the opportunities for enjoyment inside our gates from swimming pools, putting greens, volleyball courts, croquet... So many ways to enjoy the American dream.

2016 ONE FORD ROAD FRENCH WINE TASTING MARKS 40TH ANNIVERSARY OF THE 1976 PARIS TASTING

The 1976 Paris tasting, or Judgment of Paris as it became known, had a revolutionary effect, "like a vinous shot heard round the world." – Barbara Ensrud, Wall Street Journal

THE JUDGMENT OF ONE FORD ROAD

On August 22, 2016, a wine tasting took place at the OFR Clubhouse that changed our view of French wines forever just as the 1976 tasting in France of California wines did the reverse 40 years ago. The OFR tasting was the brainchild of Melinda Mason, One Ford Road's Adult Social Committee Co-Chair and Julie Blumberg. Having visited France earlier this year, they decided to introduce French wines and were curious to see how these newcomers would fare at OFR. Mason chose French wines that were first and other classified-growth red Bordeaux and white Burgundies. The Residents who attended as tasters had impeccable standards. The unthinkable happened. The participants were delighted by the French wines, décor, and culinary accoutrements. Comments were heard throughout the night, "...this is the best event we have had in a while...Oui! The French wines are delicious." Those who did not attend missed out on the "je ne sais quoi" of the social season.

Upcoming events are being planned by Adult Social Committee, Co-Chairs Melinda Mason and Susan Spruth. Please feel free to volunteer to assist and/or offer ideas to our committee.