

November 2016



ONE FORD ROAD

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

## **TOP 5 WAYS OFR HELPS RING IN THE HOLIDAYS**

*Tis the season for holiday festivities, parties, and decorations—a time of the year that is cherished by many. As we celebrate Thanksgiving this year, please stop and think of the little things, friends, and opportunities that have been granted in life. And, think of the people who do so much for you and mean so much to you. Then, express that gratitude! That is truly “Thanksgiving Made Easy!”*

*Here are the Top 5 ways OFR helps us celebrate!*

### **1. OFR SNOW DAY**

*Our annual Snow Day is being planned by community volunteers along with Management. Complete details will be announced soon.*

### **2. OFR ADORNED WITH HOLIDAY SPARKLE**

*Preparations for our festive holiday common area displays are being planned by our Landscape Committee of volunteers. The stringing of the lights of the iconic One Ford Road coral trees has commenced by Nico Window Washing in order to be illuminated for the holiday season.*

### **3. LIGHTING OF THE MENORAH**

*Hanukkah 2016 begins in the evening of Saturday, December 24 and ends in the evening of Sunday, January 1. We are seeking families that have an interest in volunteering to light the menorah nightly. Please contact OFR Resident/Volunteer Inna Alterman to volunteer -- [Innaalterman@mac.com](mailto:Innaalterman@mac.com) or 702-400-7116. Thank you Mrs. Alterman for coordination of volunteers.*

### **4. OFR HOLIDAY HOME DECORATING CONTEST**

*We will once again hold our Annual Holiday Home Decorating Contest. Winners will be determined by popular vote using online polling services via Next-door as well as by email. For the first four varieties mentioned, the prize will be a \$50 Fashion Island Gift Card! Categories include:*

- Best Traditional*
- Hanukkah Home*
- Children's Choice*
- Over the Top Lights and Displays*
- The Most Festive Street - The prize is mention and community newsletter and bragging rights!*



### **5. PARTY IN THE CLUBHOUSE or at the COZY FIREPLACE LAWN**

*If you wish to plan a party at our Clubhouse, be aware that the calendar fills up quickly. Should you wish to hold an event, kindly reach out to management to secure your reservation. There is no fee to use the Clubhouse or Fireplace Lawn, but there is a security deposit and application required.*

### **6. BONUS POINTS!!! OFR ENJOYS THE MOST NEIGHBORHOOD AMENITIES IN ALL OF NEWPORT!**

*There is much to be grateful for this holiday season. Please be sure to stop and smell the roses along with your family. I look forward to seeing neighbors playing Thanksgiving Day football on the Front Lawn this year. Take time to create new family memories enjoying time together at the many amenities your OFR home community offers including the fitness center, putting greens, volleyball court, basketball court, rose garden, swimming pools, barbecues, croquet lawn and the beautiful One Ford Road fireplace and front lawn. You'll be grateful you did!*

# November 2016 REMINDERS

## LANDSCAPE COMMITTEE UPDATE

To: Our One Ford Road Neighbors  
From: The Landscape Committee

Thank goodness for some rain! Hopefully this pattern of lightly drenching rainfalls will continue through the winter months.

Despite the rain, One Ford Road, along with all of Newport Beach is still on a drought condition watering schedule. This means that starting Tuesday, November 1, we will be restricted to watering one day a week, for no more than fifteen minutes per station. Our day is Sunday. Watering is not permitted between the hours of 9 a.m. and 5 p.m. Watering is also not permitted within 48 hours after a substantial rain. The City of Newport Beach has a lot of information about maintaining your landscape during a drought on the city website at [Newportbeachca.gov](http://Newportbeachca.gov): water conservation.

When resetting your timers to one day a week, it is also a good time to complete an overview of your irrigation system. Look for leaks, sprinklers misdirected toward pavement, excessive runoff and the like.

This is also a good time to set your sprinklers to a "cycle soak" schedule. Each watering station in your irrigation system may currently be set for a different run time. To create a cycle soak schedule, divide those times by two and set up irrigation schedule programs A and B. Program A to run a complete cycle with the halved times. Program B to start one hour later to run a complete cycle also with the halved times. This method allows cycle A to wet the soil and cycle B to soak into the soil. The objective is to water more deeply and encourage strong root growth. Stronger roots will in the future help your landscape through periods of drought.

Once you have your sprinklers set, add some mulch. No, add lots of mulch to your entire landscape, lawn excluded. Two or more inches of organic mulch applied twice a year will go a long way toward retaining moisture in your landscape. It also improves soil texture, thereby allowing plants to send roots further into the soil for stability and health.

Plants and trees stressed by years of drought are very susceptible to insects and disease. We are seeing evidence of several weevil in the common areas which we are working with Bemus to control. Please work with your landscape services to monitor/treat insect and disease activity on your properties.

## Wunderbar OFR Oktoberfest

The OFR 2016 Oktoberfest was fun for every Frau and derr Man alike. Our Adult Social Committee created a festive fall event featuring fresh grilled bratwurst, a variety of German and other beers and wines from around the world, pretzels, music, and the fan favorite German Potato Salad Contest (a blind contest). Glückwünsche Susan Spruth for being our 2016 contest winner. Also, a special Thank you to Straub Distributers for their donations of hand crafted local beers.

Many people came throughout the night some even in Lederhosen and Dirndl. Many commented on how fun it was and that OFR should make it an annual tradition because of the festive atmosphere. Plus Fall does call for a celebration with some fun and treats. Oktoberfest fits the bill!

## November 2016 REMINDERS

- Keystone Pacific Closed in Observance of Thanksgiving - Thursday, November 24th & Friday, November 25th

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.

## NEW WEBSITE LAUNCH!

We are excited to announce our newly designed community website! Log onto the community website at [www.myofr.com](http://www.myofr.com) to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your account online
- Pay your HOA bill online
- View facility reservation availability

Should you have problems logging onto the community website, please call Customer Care at 949-833-2600.

## HomeWiseDocs.com

Keystone Pacific Property Management, Inc. is pleased to announce its transition to HomeWiseDocs.com, the next generation in document and data delivery for resale packages, resale demands, lender questionnaires and association documents.

HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate professionals, and homeowners from Keystone Pacific's managed communities.

Please see below for login information:

Online Chat at [www.homewisedocs.com](http://www.homewisedocs.com)

Help Desk: 866.925.5004 x 1

e-mail: [info@homewisedocs.com](mailto:info@homewisedocs.com)

Log on to [www.homewisedocs.com](http://www.homewisedocs.com) and select the Sign Up link to register. The many system enhancements geared toward an improved user experience include:

- Order by address or association name
- Email and SMS text completion notices for users
- Track orders online with confirmation and much more!

### 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:

**Monday, November 21, 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](http://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](mailto:rbarger@keystonepacific.com)

#### COMMON AREA ISSUES:

**Larissa Rounsaville**

Phone: 949-838-3293

[lrousaville@keystonepacific.com](mailto:lrousaville@keystonepacific.com)

#### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### ARCHITECTURAL DESK:

Phone: 949-838-3239

[architectural@keystonepacific.com](mailto: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.

# November 2016 REMINDERS

## 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 to use the fitness center 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](http://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](http://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.

## TOT LOT/BASKETBALL COURT

As a reminder, please refrain from using chalk on the newly surfaced basketball court and tot lot area. The chalk drawings can be unsightly to these beautiful facilities of One Ford Road.

## 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.

## 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.

# November 2016 REMINDERS

## COMMITTEE UPDATES

### **Architectural Committee:**

Plan reviews continue as needed.

### **Landscape Committee:**

Monthly landscape walks continue.

### **Facilities/Janitorial/Maintenance Committee:**

Facility enhancements continue.

### **Safety, Security & CERT Committee:**

Discussions with local police department and Securitas continue.

### **Fitness Center Committee:**

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

### **Adult Social Committee:**

The next Adult Social TBD. Stay tuned for Details!

### **Pool Committee:**

Maintenance continues as needed.

### **Family Social Committee:** Annual Snow Day & Holiday Soiree

Sunday, December 11th (1pm to 5pm). See flyer for more details!

## **2016 HALLOWEEN PARTY!**

A special thanks to Management and community volunteers for coordinating our "Spooktacular" Halloween event this year! Our Front Lawn was filled with our little trick or treaters parading in their costumes, dancing to the DJ's frightful tunes and enjoying our yummy tradition of TK Burger!

## One Ford Road Book Club

### Annual Holiday Book Exchange Party

**Monday, December 5th at 6:30 PM  
at the Clubhouse!**



Bring a treat to share, savory or sweet! Bring a wrapped book to exchange. A book you have enjoyed or think would be a good read. The book can be old or new, paperback or hardback.

## MEXICAN TRAIN GAME NIGHT

**Tuesday, December 13th 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.

## CLUBHOUSE RESERVATION 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 yard or 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](http://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](mailto: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.