

December 2016



O N E F O R D R O A D

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

## **ANNUAL HOLIDAY & SNOW SOIREE!**



OFR enjoyed its quintessential favorite community event, our neighborhood Annual Holiday & Snow Soiree Sunday, December 11. A blast of arctic air arrived in Newport with snow flurries, sledding and holiday music; Santa & Mrs. Claus met with the children and took copious Wish List notes and photos; Vitaly served gelatos, cocoas, espresso drinks and Italian cookies; Plum's catered our luncheon; cookie decorating and the photo booth were entertaining activities between sledding runs. The Marines, Toys for Tots, joined us in the festivities. Please support Toys for Tots & Second Harvest ---collection bins are located at the Fitness Center. OFR thanks Event Chair, Christine Daily and Larissa Rounsaville from Keystone Pacific as well as the many teen Community Service Helpers that assisted in creating this memorable event. Happy Holidays!

## **VENDORS AND VOLUNTEERS APPRECIATION LUNCHEON**

In this holiday season, One Ford Road honored its Vendors and Volunteers with a Mexican style lunch in the Clubhouse on December 12th. All key vendors were invited as well as all community volunteers. The purpose was to personally thank those who maintain and care for our community. Representatives from Keystone Pacific, Bemus, Securitas, Commercial Aquatic Services, California Gate, Urban Environmental, as well as many of our volunteers/committee members from facilities, architectural, safety, and landscape were in attendance. Conversation and smiles flowed freely and it was a beautiful afternoon and all the attendees commented on how nice it was to get together in this forum.



# December 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.

# December 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:** The next Family Social TBD. Stay Tuned for Details!

## Holiday Decorations

We hope everyone has enjoyed the Holiday season! As a reminder, Holiday decorations may be displayed thirty (30) days prior to the holiday and must be removed within fifteen (15) days following the holiday.

## One Ford Road Book Club

**Monday, January 2nd at 6:30 PM  
at the Clubhouse!**



*The Trespasser*

By Tana French

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

## MEXICAN TRAIN GAME NIGHT

**Tuesday, January 10th 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 Larissa Rounsaville for reservations at (949) 838-3293 or [lrounsaville@keystonepacific.com](mailto:lrounsaville@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.

## December 2016 REMINDERS

- Keystone Pacific Closed in Observance of the Holiday Season -
  - \* Christmas Eve - Friday, December 23rd
  - \* Christmas Day - Monday, December 26th
  - \* New Year's Day - Monday, January 2nd

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:

**Wednesday, January 18, 2017**

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

[lrounsaville@keystonepacific.com](mailto:lrounsaville@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.