



ONE FORD ROAD

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

2017 ELECTION RESULTS

The Adjourned Annual Meeting of the One Ford Road Community Association was held on January 24, 2017 at the community Clubhouse. Four candidates were running for two open positions.

Ballots were tabulated as follows:

- **F. Rene Alvarez, Jr. 112 votes**
- **Viggo Boserup 69 votes**
- **Steve Maguin 99 votes**
- **Ross Sarracino 84 votes**

The following candidates were therefore elected to serve a 2 year term:

- **F. Rene Alvarez, Jr.**
- **Steve Maguin**

Dean Morrow, Christine Daily and Max Ko are in the middle of their two year terms and will continue to serve on the Board.

Following the election, the board held its Organizational Meeting and seated the Directors as follows:

- **F. Rene Alvarez, Jr. - President**
- **Steve Maguin - Vice President**
- **Christine Daily - Secretary**
- **Dean Morrow - Treasurer/Assistant Secretary**
- **Max Ko - Member at Large**



We are grateful to Viggo Boserup who served on the Board as the Secretary for the past two years. He has been instrumental with the Fitness Center and its equipment upgrades, community technology upgrades such as the addition of WiFi, landscape, architecture, the Tot Lot and much more.

J. Michael Lanni who served our community for many years as President and Treasurer retired. We extend a heartfelt thank you to Mr. Lanni and his wife, Peggy as we appreciate the variety of efforts they both put forth with OFR over the years.

Thank you to all the Members that participated in the election.

March 2017 REMINDERS

SAFE ROADWAYS CAMPAIGN/SECURITY ENHANCEMENT PILOT PROGRAM – UPDATE

Additional security services were implemented in January 2017 as outlined in the 2016 OFR Security Update recently distributed by mail. The OFR Community Association is seeking an improvement in Safety & Traffic compliance because of its importance to the health and safety of our Residents and Guests. Speeding and running stop signs puts our community at risk.

The Securitas Patrol Officers are assisting with processing commercial vehicle entry at the Bison gate, documenting speeding and/or stop sign violations, conducting community tours to monitor traffic safety, parking practices, construction, and other activity. The goal is to increase safety in the community and assist with other security-related matters.

Also, as communicated in the 2016 Security Update, notifications are being distributed to visitors in order to remind them of our vehicle safety rules and regulations and encourage compliance. Please tell your guests and service providers of our vehicle safety improvement program. Repeat violators could be denied access to OFR in the future.

The following is a summary of violations observed on the seven 4 hour weekday shifts from January 2 through January 31:

- Overall number of violations: 258
- Number of violations by multiple offenders: 135
- Violations by contractors with more than one violation: 27
- Violations by service providers with more than one violation: 4
- Violations by guests with more than one violation: 14
- Violations by residents with more than one violation: 89
- Violations included running stop signs, speeding (sometimes reported as excessive), illegal parking and unacceptable actions by service providers.

We are in the process of sending notifications to those with violations advising them that additional violations will result in being called to a hearing. This pilot program was implemented on a temporary basis for the 1st quarter of 2017. Should you have any questions or concerns, please feel free to contact Renee Barger at rbarger@keystonepacific.com.

March 2017 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 promptly.
- Wednesday, March 22nd - Board Meeting @ 5PM
Location: Community Clubhouse

LANDSCAPE COMMITTEE UPDATE

Praise to the Bemus crew for alerting us to tree issues during this wet and windy season. Several large pine trees were removed prior to falling, due to their diligen

The Landscape Committee is proposing the installation of new trees at the tot lot area, to be installed prior to refurbishing the playground surfaces.

The Sycamore trees throughout the community are diseased. Some have been removed, and appropriate replacement species are being considered.

Sod throughout the community has been recently aerated and overseeded. The rain will assist in germination.

The Fireplace Lawn area has benefited from adding roses in the "white rose" planters, but projected improvements include installation of new trees and Boxwood hedges to replace aging landscape features.

BOARD OF DIRECTORS:

President: F. Rene Alvarez, Jr.
Vice-President: Steve Maguin
Treasurer/Assistant Secretary: Dean Morrow
Secretary: Christine Daily
Member-at-Large: Max Ko

NEXT BOARD MEETING:

Wednesday, March 22, 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. 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:

Larissa Rounsaville
 Phone: 949-838-3293
lrousaville@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.



March 2017 REMINDERS

COMMITTEE UPDATES

Architectural Committee:

Update to ARC procedures and paint/plant palettes are under way.

Landscape Committee:

Please use caution in the common areas and ensure your children and/or pets do not trample/destroy any newly installed landscape material. This can be very costly to the Association. This happened on Oak Tree adjacent to the Tot Lot.

Facilities/Janitorial/Maintenance Committee:

Tot Lot renovation, wood trellis, and mailbox & street sign post projects under way.

Safety, Security & CERT Committee:

Safe Roadway Campaign calming traffic.

Fitness Center Committee:

A new towel service provider, Mission Linen Supply, has been hired and you will notice an improvement in service. 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:

Bison Pool heater recently repaired. Repairs scheduled for Ford pool venting system,

Family Social Committee: Easter Event Date 4/2/17. Stay Tuned for Details!

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

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. 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.

One Ford Road Book Club Monday, March 6 at 6:30 PM at the Clubhouse!



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

MEXICAN TRAIN GAME NIGHT

Tuesday, March 14th 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.

NEWPORT BEACH BASEBALL ASSOCIATION'S OPENING DAY!

~PUBLIC WELCOME~

Come support your local
Newport Beach Baseball Association's
Opening Day

Saturday, March 11th
10:00 am - 2:00 pm
Bonita Canyon Sports Park

Carnival Activities, Tommy Burger & Kona Ice
Food Trucks

Activity Band \$10.00
Tommy Burger ticket \$5.00
(Includes Burger, Fries & drink)

Questions contact:
Shannon Nelson
714-309-6160

WATER POLO GOAL SAFETY

The Pool Committee would like to continue to provide the water polo goal as an amenity at the Bison pool for training opportunities for our water polo players. However, please keep in mind, the misuse and vandalism to the water polo goal will not be tolerated. If you intend to use the goal, please ensure you are handling the goal with care and returning it to its appropriate home on the pool deck. Leaving it in the pool can cause an entanglement hazard for other pool users. Thank you for your safe and responsible use of this amenity.

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.

ALLEYWAY LIGHTING

The alleyways are significantly dark during the evening hours. Please inspect your exterior lighting to ensure paint, landscape or any other items are not obstructing the sensors are your lights are working properly. A well lit community will deter criminals and any other suspicious activity as well as provide safety to our residents.

Tot Lot Renovations April 2017

By Christine Daily, Chair Tot Lot Committee

The Tot Lot Committee is pleased to announce the Board of Directors has approved the Playworld equipment design plan and proposal by Dave Bang & Associates. The design provides for an inclusive, safe, vibrant play environment and is expected to be complete by May 1, 2017. Installation is expected during as early as late March or during the month of April when components and parts are received. The playground will be closed for approximately 2-3 weeks during the renovation. The funds for such project will come from reserve accounts and there will be no assessment. The project came in at \$207,202.83 which is \$7,797.17 under the maximum limit approved by the Board. Please refer to the design plan included in this newsletter.

This project has been studied for the past 2 1/2 years, starting at the time that some of the play equipment on the 5-12 structure required replacing. When the repairs were done, Cox Contracting recommended a full replacement versus spot repairs. Certified Playground Inspectors performed an assessment. A community survey was performed which demonstrated support for renovation of the Tot Lot including the play equipment, poured in place rubber surface, improving shade features, adding dining tables, replacing the drinking fountain and adding trash cans.

The Committee conducted a vast number of HOA, apartment, school and city playground site inspections to determine which vendors to invite to the bidding process as well as view the type of materials and surfaces in current use. The Committee met with and received proposals from three of the leading commercial playground vendors including Landscape Structures, Miracle Equipment and Playworld. The initial bids ranged from \$190,000 to in excess of \$250,000. The community survey called for a need for shade, new drinking fountains, and dining tables. The committee is working with the Board of Directors towards these additions.

Board Member, Max Ko, recommended a plan to remove the equipment, powder coat it off site, and replace it along with some repairs to the rubber surface for an estimate of \$80,000. The Committee unanimously voted against such plan stating concerns with outdated equipment, changes in child safety regulations with playground equipment, and safety and liability issues.

Thank you to the following Committee Members for dedicating your time and talents to help create a vibrant and exciting play area for One Ford Road members and guests: Stacie Brewster, Michelle Stefano, Stephanie Cancellieri, Lisa & Josh Matlaff, Kathy Harbour, and Viggo Boserup.

UPCOMING PROJECTS

WOOD TRELLIS REPAIRS & REPAINT

The Board of Directors has approved the revisions to the EmpireWorks Reconstruction & Painting proposal to conduct wood repairs and re-paint all of the wood trellises throughout the community, for a total cost of approximately \$320,000.00 at their February 27, 2017 Board Meeting. There is a 6-8 week lead time on material order and an estimated completion date prior to Summer. Further details and dates will be announced.

MAILBOX & STREET SIGN FOOTINGS

As you may have noticed, some of our mailboxes and street signs are leaning. The Board of Directors has approved a proposal by E-Dan Construction to repair thirty –five (35) footings to re-install the existing mailboxes and street sign posts so they are installed upright and level. Affected homeowners will be notified.

PROPOSED REVISIONS TO THE ARC GUIDELINES

The discussion continues regarding the proposed revisions to the Association's Architectural and Landscape Standards & procedures. Association's legal counsel, Kelly Richardson of Richardson Harman Ober, was in attendance at the February 27, 2017 Board meeting to further discuss the proposed revisions with the Board of Directors. Per California Civil Code, the proposed revisions will be sent to the membership for a 30 day comment period prior to adoption.

BISON & FORD POOL REPAIRS

The repairs to the Bison pool heater have been completed and a proposal has been approved regarding the replacement of the venting system in the pool pump room at the Ford Pool at the February meeting.

SURVEILLANCE CAMERAS UPDATE

We are pleased to report that surveillance cameras using state of the art digital technology have been installed in our community. The objective of this upgrade is to help assure the safety and security of our residents and guests. Cameras are a deterrent to vandalism, resulting in substantial savings in property losses and repair costs. High-resolution images are monitored by Securitas officers in both gatehouses. The signs at our entrance gates are being updated to advise the public of our video surveillance, a further deterrent to crime and vandalism.

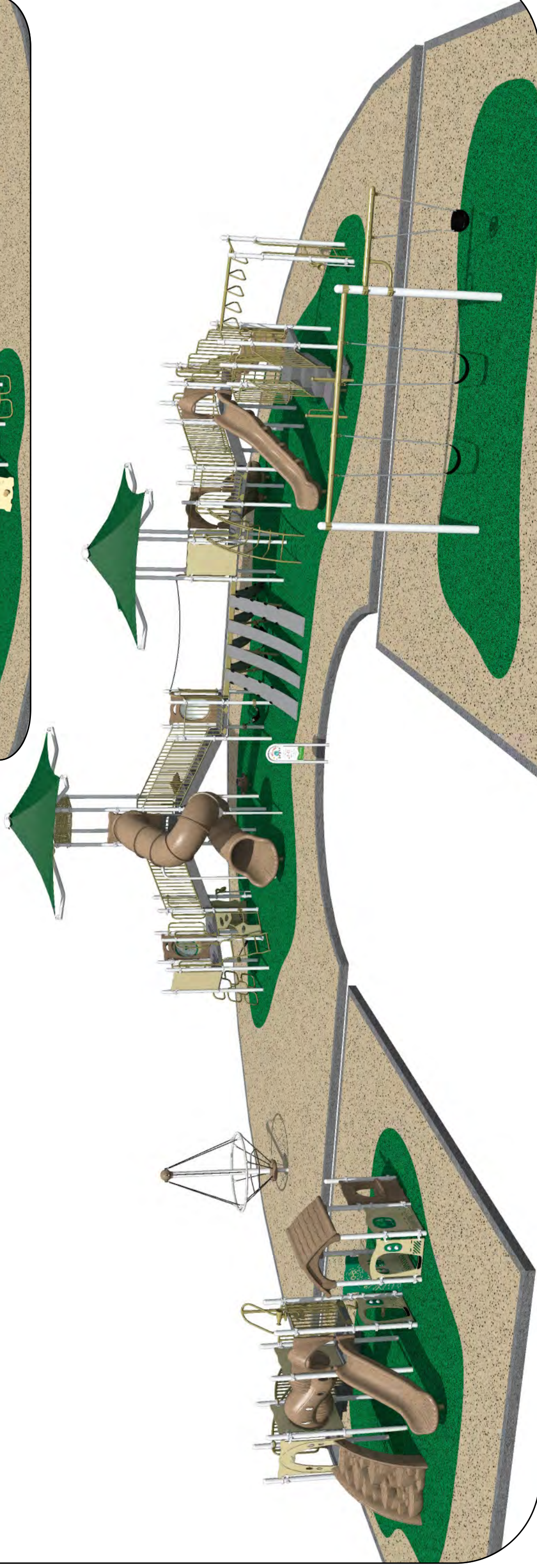
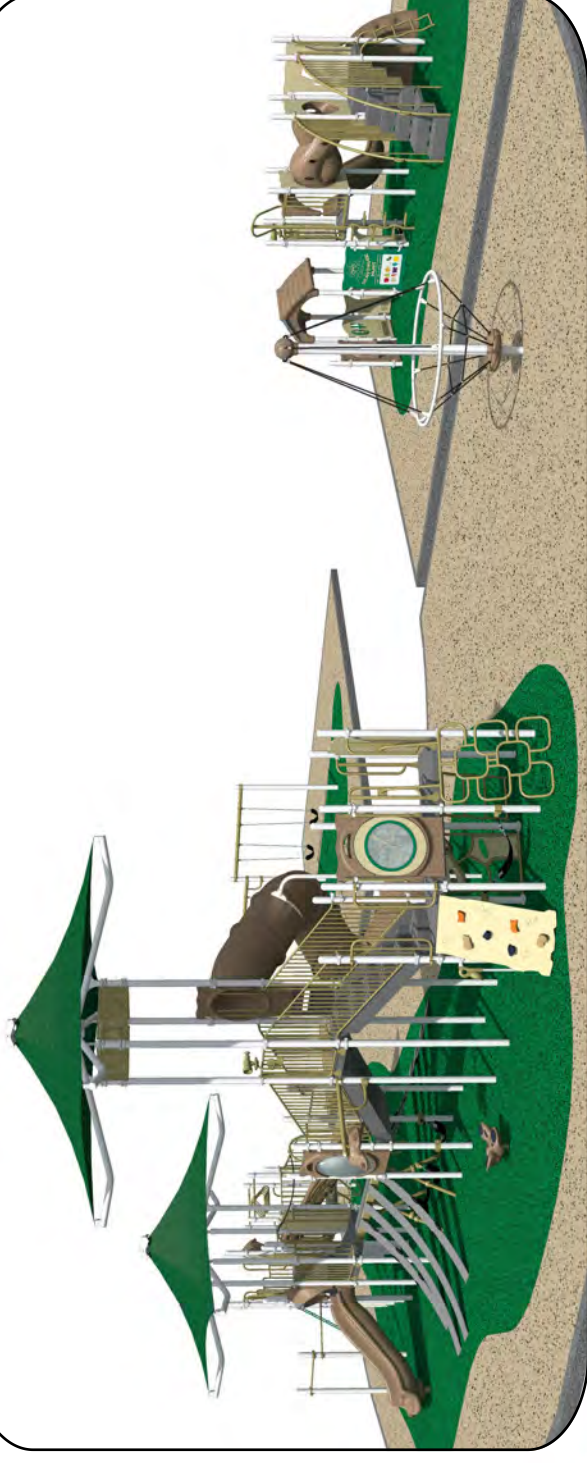
During the first few weeks following their installation, the cameras recorded otherwise-undetected incidents involving vandalism at the Ford pool and use of a BB gun in common areas. The video surveillance images enabled our gate attendants to immediately dispatch our patrol officer, stop the activities, and report it to the police.

While the cameras are demonstrable enhancements to both safety and security, they also facilitate the monitoring of non-residents as they enter OFR. The license plate readers at each guardhouse provide real time identification of all non-resident cars, increasing both the safety and efficiency of our guards.



Shown with:
Posts: White
Components: Sand
Rotomolded Plastics: Brownstone
Sheet Plastics 2: Beige
Sheet Plastics 2: Green
2-Color Plastics: Green/Beige
Decks: Gray
Shade Hats: Green

Drawing # C17017CHR6
February 27, 2017
Brittany Pulkrabek, Associate
Designed for children ages: 2-12



One Ford Road

OPTION A

Since 1979
dave bang
associates, inc.