



Ocean Ranch @ Bear Brand News



June 2009
Ocean Ranch @ Bear Brand
Homeowners Association

DIRECTORY

Merit Property Management

Christopher Harrington:

949-448-6132

Main Gate: 949-248-5793

Lower Gate: 949-248-1702

Quickpass: www.quickpass.us

Police Services: 949-770-6011

Animal Control: 949-470-3045

Community Development:

949-362-4360

Fire Services: 949-573-6000

Community Projects

The Board of Directors has been working with the engineering firm LaBelle-Marvin in developing a long-term plan for correcting and maintaining the roads within our community. This is our largest project yet, and will affect every homeowner. Phase I of the Pavement Improvement Plan has been done on Brownsbury Road, Leicester Ct., and Windham Lane, and included the removal of the asphalt and the aggregate base and a complete reconstruction of the roadways.

The engineering study found our roadways continue to deteriorate at an accelerated rate, as is also the case in many surrounding areas. The highly expansive claystone, and its shrink-swell capabilities, contributed to the current road conditions. Due to the scope of work, the Overall Pavement Improvement Project has been spread over three years.

This is one of the final projects of a long list which includes: the restoration of the front fountains, the installation of a code-compliant tot-lot, rebuilding of the wood pergolas, the new gate entry system, and a comprehensive inventory of community trees and their trimming and/or removal, painting of the guard houses, repaired pedestrian gates, new dog waste bag dispensers, refurbished pool furniture, new

sidewalk surface grates, landscape upgrades, mailbox repairs, new signage, and so on. It has been the goal of the Board of Directors to tackle aging maintenance issues by returning the community to "as built" condition. Rather than slurry seal, paint over, or provide minimal repairs, the community is at the age equipment has become dated, new codes considered, and some major repairs needed. Along with an attempt to fully fund our reserves for the future of the community, it has taken time and effort to cover these costs while doing everything so as not to increase assessments any more than absolutely necessary.



Roadway Repairs

Expansive Soil

Ocean Ranch was constructed on what is known as the Capistrano Formation, which has expansive soil. Expansive soils generally result from having high percentages of expansive clay minerals, such as montmorillonite. These fine-grained soils can undergo substantial increases and decreases in volume with an increase and decrease in water content, respectively. If not adequately addressed, expansive soils can cause extensive damage to structures and paving. Remedial earthwork or insitu treatment of expansive soils can reduce potential adverse impacts to structures and paving.

Surface saturation and subsequent absorption of 3 feet have been noted. This means that rainfall and irrigation, as well as proper drainage, play an important part in the stability of our soil. There is evidence that homeowner-induced geological impact can be caused by over-irrigation and poor site drainage. Over-irrigation is duration or too-frequent watering around home and slopes. This can be evidenced by:

1. Constant saturated conditions on building pad.
 2. Movement or lateral drift of hardscape (walls and slabs) located at the top-of-slope.
 3. Too many sprinkler heads.
 4. Growth of moss or fungus on footings, slabs or hardscape.
 5. Leaking sprinkler heads or waterlines.
 6. Concentrated vegetation on slopes.
- Improper site drainage:
1. Ponding of water next to home and hardscape.
 2. Poor flowline gradient or depressions in landscape surfaces.
 3. Sloping ground toward the house.
 4. Lack of roof gutters.
 5. Roof gutters that empty adjacent to foundations.
 6. Lack of drains behind retaining walls.
 7. Lack of weep holes in retaining walls.
 8. Lack of surface drain systems.

We must all do our part to help keep water from causing damage to our homes and to our community.

Water Regulations

Mandatory Level 2 H2O
Alert

Residential Irrigation:
Tuesday, Friday
Saturday or Sunday
Irrigation limited to
3 days @ week
Irrigation prohibited
10 am-5, for no more
than 15 minutes.

PLEASE CONSERVE!