GARDEN CONTEST
Due to the state’s current drought situation, the MRHOA Board of Directors is sorry to report that the Annual Mabury Ranch Garden Contest has been put on hiatus for 2015.

PRESIDENT’S MESSAGE
By Dick McFarlane

In the past several weeks our neighborhood has experienced several burglaries and attempted burglaries. These have ranged from mail stolen from unlocked mailboxes to attempts to break into parked autos. As a result, the Board has received requests from homeowners to increase security in the area, ranging from street gates to security cameras, to restricted parking permits.

Over the years the Board has investigated many of the suggestions and has rejected them for various reasons. Making Mabury Ranch a gated community may sound like a good solution, however once we gate the streets leading into our community, all the streets become private roads and the community is responsible to maintain them. Our dues would quadruple, at best. If we added guards to the gates, the dues would go even higher.

Another suggestion was to add security cameras to the entrance streets. While the cost of the cameras is quite nominal, the monitoring of them would be an administrative nightmare.

Neither of these actions would guarantee the security of our streets, as pedestrians have free access through the path along Mabury Avenue and the open access by the east and west greenbelts. Additionally, residents from two other associations, Creekside and Hidden Oaks, require access through Mabury to reach their homes. They would have to approve any change in access to Mabury’s streets.

It was also suggested that parking be limited to residents by permit only. While this has been done in a few neighborhoods in Orange and Villa Park, it has resulted in only marginal success. To implement such a program requires a minimum of 75% of residents in favor of the program and requires approval by the Traffic Commission as well as the City Council. Limited parking still won’t prevent transients from coming into the neighborhood, committing their crimes, and leaving before anyone can stop them.

http://www.cityoforange.org/depts/publicworks/traffic/safety/parking_permit.asp

The Board has requested increased police presence in our neighborhood. The best course of action however, is that residents be more vigilant. Be aware of unknown vehicles and strangers in the neighborhood. Replace open mailboxes and those that cannot be locked with lockable mailboxes and increase outdoor lighting around your residence. Do not leave valuables in cars parked outside and be sure that all doors, house and cars, are locked. Notify the Orange Police Department if any individuals or activities arouse suspicion. Residents can read on the Orange Police Department’s website http://www.cityoforange.org/depts/police/ contact information for the Orange Police Department.
STOP SIGNS & SAFETY REMINDER

The end of the current school year is fast approaching and there will be more daytime and evening activity in the neighborhood. Please watch your speed on our heavily used streets, such as Bryce, Crater Lake, Mabury and Waterton. Additionally, those stop signs on McKinley, Yellowstone and Orange Park are for everyone! Please don’t be the cause of a serious accident.

2015 HOT AUGUST NIGHT EVENT

Make sure you note your calendar for Saturday, August 1st for the 2015 Hot August Night Event. We’ve got music presented by “The Band Crossroads OC” and entertainment for the kids, food to buy and the “FREE” gift drawings for our Mabury residents. We’re also working on some new stuff.

Of course we’ve got the Classic Car display. In 2014 we had 17 great classics and we know that there are more hidden treasures in the garages of Mabury. So guys, you need to get those classic cars and motorcycles ready. You just might win a $50 Gas Gift Card!

We are looking for volunteers for the day of the event. We are also looking for financial sponsors. If you would like to help, please contact Margi Breunle at (714) 749-2572 or e-mail her at maburymessenger@gmail.com.

WATER RESTRICTIONS NOW IN EFFECT

Public Information Officer Paul Sitkoff from the City of Orange

The State of California is requiring Orange Water Users to reduce water usage by 28%.

In order to meet the State mandate, the City has adopted the following restrictions for all water users in the City:

• Landscape watering is prohibited between 9 a.m. and 5 p.m., and watering more than 10 minutes per station is also prohibited.
• Watering is prohibited ANY day other than Tuesday and Friday (April-October.)
• Watering is prohibited ANY day other than Tuesday (November-March.)
• Watering landscape areas during and within 48 hours of measurable rainfall is prohibited
• Washing of pavement is prohibited.
• Washing vehicles except with a hand-held bucket or hose with self-closing nozzle is prohibited.
• Drinking water served only by request in restaurants.

IMPORTANT ADDITIONAL INFORMATION FROM THE CITY

Please be aware that these measures alone will not meet the 28% mandated threshold. We are asking Orange water users to also reduce their overall outdoor irrigation by 50%, their indoor water usage by 25%, and conserve water wherever possible.

For water saving tips that can also save money, as well as rebates available to both residents and businesses, please visit http://www.ocwatersmart.com/.
For a full list of the new restrictions, visit: 
http://www.cityoforange.org/depts/publicworks/water_services/default.asp

IN CASE YOU DON’T RECEIVE THE MABURY WATCH E-MAILS

Following is a copy of the e-mail “Stolen Mail Update” which was sent out to Mabury residents on March 23, 2015.

We’ve received a couple of e-mails with questions and notification of a recent mail theft situation in response to the “Stolen Mail Alert” message that was sent out yesterday.

I spoke with our mail carrier this morning and let him know what was going on in the area (Waterton & Yosemite Avenues) over the weekend. He said that people don’t normally contact the post office. So, please if you suspect that your mail has been tampered with or stolen, contact the Orange Main Post Office (714) 997-1889. Also contact the Orange Police Department - Dispatch (714) 744-7444 to let them know. The more people that call, the better. For more information about mail theft see the website https://postalinspectors.uspis.gov/

In another message - a resident on Mammoth Circle wrote that about two weeks ago they had outgoing mail taken from their mailbox. One envelope taken, had a check and so the resident contacted their bank and put a “stop payment” on the check. It was recently found out that the “darling thief” had washed the check, changing the information including the check number and it had been used at Staples. The resident is working with their bank to solve the issue and filing a police report.

It is suggested that when writing checks you use a gel pen or permanent marker instead of a normal ball-point pen and of course a pencil. The uni-ball® 207™ Retractable

Gel-Ink Pen, Medium Point - features uni Super Ink™, specially-formulated to become trapped in paper, helping prevent criminal check washing and other document alteration. You can find these pens at a Staples or Office Depot.

Another resident asked about approved mailboxes. I checked with Mark Harrison, Accell Property Mgt. and verified that MRHOA doesn’t have a list of approved mailboxes. If you are looking at a standard “locking post-mount mailbox” as shown on the Home Depot website there shouldn’t be any issue. There is also a “Locking Mailbox Insert” that will fit most existing standard medium size mailboxes. If you are thinking of constructing a permanent brick/stucco structure for your mail slot/box, then you are required to submit an Architectural Review Application. The application can be found on the MRHOA website at - 

Locking Mailbox -

Locking Mailbox Insert -

California Mailboxes – Orange -
http://www.mailboxesresidential.com/index.htm

Again, please keep your eyes and ears open to what is going on when you are out in the community and don’t forget to carry your cell phones when out on a walk! If you see something suspicious – a vehicle or person – and if a safe opportunity presents itself, take a picture. Of course, report any suspicious activity by calling the Orange Police...
Department at (714) 744-7444 or 9-1-1 for any in progress crime or emergency.

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Please make sure that you receive updates on Neighborhood Watch issues for our community. Send a confirming e-mail to verify that you are on the mailing list: maburywatch@gmail.com

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**FUR-KID SAFETY**
Hi! My name’s Blackie. I’m a little over twelve years old, ¾ Tibetan Spaniel and ¼ Heinz57; and a rescue pup.

Because of my past life experiences I’ve been asked to share some important information with all of you. Over the years I’ve been bitten by a Pit Bull, attacked by a coyote in my own backyard and bitten by a rattlesnake, also in my own backyard.

Regarding dog attacks, please remember that there is a leash law in Orange County (OCO 4-1-45). You must keep your dog leashed anytime your dog is off your property. Your dog must be on a leash no longer then six (6) feet in length and in the care of a competent adult.

As mentioned in recent Mabury Watch e-mails there have been several sightings of multiple coyotes in the community. Just two weeks ago, Luci one of our fur-kids was attacked in her backyard. Luci’s only 15 lbs. and was very fortunate that her “human” scared off the coyote. She is recuperating at home. This is another reason to keep the fur-kids on that leash when out walking!

If coyotes aren’t scary enough there’s the rattlesnakes! Its spring, so it’s time for the rattlesnakes to venture out, especially with the warmer weather we’ve been having. When out walking please be aware of the surrounding area. Always watch where you put your hands and feet and where your fur-kid is poking his/her head. One of the most common causes for dog rattlesnake bites is dogs off leash on walks or trails.

Finally Ms. Peyton’s “human” has asked that we remind everyone to be on the look-out for ticks. She recently removed 3 ticks from Peyton, even though she is given a tick medication. October and November is the normal tick season in California but the veterinarian said the hot dry weather brings them out along with the wild life that is spending more time closer to our homes. After they have been outside dogs and cats can carry ticks indoors – so check them over on a regular basis. To protect your pets, it is suggested you use a commercially available tick collar or consult your veterinarian about some of the latest pesticides registered for controlling ticks that infest dogs or cats.

One more item - This was a recent post on the Anaheim Hills Buzz Facebook page. A little tongue in cheek, but food for thought… The sign can be found on Amazon.

Please keep my buddies safe and legal! We have our own “Fur-Kids” photo album on the Mabury Ranch HOA Facebook page. If you have a photo that you’d like to have added to the album, please forward it on to maburymessenger@gmail.com.
LANDSCAPING REPORT
By Dan Lyding

As reported last fall, the Board of Directors is well aware of water conservation issues, our utility expenses (water and electrical), and upgrading our irrigation systems. The irrigation controllers and piping / sprinkler network both need upgrading. In view of mandated water conservation measures now in place, our priorities have changed somewhat.

We have recently installed approximately a dozen new irrigation controllers throughout all of Mabury Ranch. The new controller technology allows for “smarter” watering frequency and duration. Plus rain sensors will account for measurable rainfall, and override the system (temporarily shut it down) in the event of heavy rainfall. We can program the system for seasonal variations in watering as well. All this should help reduce wasteful watering and hopefully save our HOA some $$$$.

Next up: Our outdated irrigation system – built over 30 years ago – is outdated, and needs improvements. Improved delivery of the water and proper spacing / positioning of the sprinkler heads has started in some areas, but at this time, we have temporarily suspended piping, valve, and sprinkler head improvements - until we have a clear understanding of the latest State and City watering restrictions. We can water smarter now, but it is likely the “new rules” will have an influence on where and when sprinkler improvements will next be made. Gradually more improvements will proceed - targeting areas of high visibility and greatest need.

Tree Trimming: In mid-September, we will have V&E Tree Service working throughout the community. Target areas this fall will be Mt. McKinley, Yellowstone, and throughout the West Greenbelt - pruning many of the trees on the west side of the creek.

Santa Ana wind season will be back soon, and proper pruning will reduce damage to our trees and private property, and sharpen up the appearance of the community. Our major tree pruning is a once a year event (in early fall). We target areas of the community that have not been pruned in recent years and address homeowner requests for “common area” tree service.

Mabury Avenue Trail Improvements: We have had our landscape maintenance contractor (Westview Landscape) working the dirt trail along the sidewalk to remove large rocks, abandoned pipes, etc…. that have been a trip hazard. We have smoothed out the trail – for the safety of all users.

Homeowner input is always welcome. Your observations and suggestions are encouraged. Please submit them to Accell Property Management – attention Mark Harrison (949) 581-4988, ext. 229 or e-mail him at mark@accellpm.com.

OPINION SURVEY

In the near future you will be receiving an Opinion Survey regarding the Sand and Gravel Processing Plant on Santiago Canyon Road. When received please take a few minutes to complete the survey and return it to Accell Property Management. For your convenience, a self-addressed, stamped envelope will be provided. The MRHOA Board of Directors appreciates your time in completing the survey.
JUST A THOUGHT....

HAVE YOU CHECKED YOUR DRYER VENT LATELY??

A 2014 report from the U.S. Fire Administration estimates there are 2,900 clothes dryer fires every year, causing five deaths, 100 injuries and $35 million in property loss. Most manufacturers recommend that you should clean out the dryer vent at least once a year. Just like replacing the batteries in your smoke alarms, it’s also a good idea to schedule a recurring event or reminder on your calendar or phone to make sure the task gets done.

http://www.wikihow.com/Clean-a-Clothes-Dryer-Vent

AND FINALLY – SPEAKING OF THE HOLIDAYS!

The 2015 MRHOA Holiday Event is on the calendar for Tuesday, December 15th. Note your calendars.

MABURY RANCH COMMUNICATIONS

Facebook – www.facebook.com/MaburyRanchHOA

Neighborhood Watch – maburywatch@gmail.com

Mabury Ranch Website – http://www.myhoa.com/maburyranch/

Mabury Messenger – maburymessenger@gmail.com