



# THE TRAILS

Volume I Issue 2

Orange Park Community Association

April 2001

## Chili Cook-Off Hot! Hot! Hot!



Broadmoor and Saddlehill residents enjoyed a wonderful weather and some delectable home chili recipes at this year's Chili Cook Off at the lakes.

### BROADMOOR PARK 2001 ACTIVITY CALENDAR

**May 4-5 – “Camp Out At The Lakes”**  
Bring Your Tents & Sleeping Bags! \$15 per Family

**May 5 – Wake Up! For Our Pancake Breakfast!**  
Adults \$3 Kids \$2 (per child)

*JUNE 3 – RHYTHM 'N BLUES CONCERT*  
*4:30-6:30PM*

**July 14 – Pot Luck Bar-B-Que**  
**2pm – Remember BYOBBQ!**

**July 29th – Country Music Jamboree**  
Time to be determined



It seems that the Chapman gate of Broadmoor Park has seen its toughest battle so far... and lost. OPCA Board members now considering new design and security system for Chapman Avenue entrance. (More info inside on page 2)

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**OPCA Board Meetings**  
**1st Thursday**  
**of Every Month**

Fellowship Hall  
Salem Lutheran Church  
6500 East Santiago Canyon

*Open Session Begins at 7:00 p.m.*



Visit Our Web Site – <http://www.broadmoor-saddlehill.org>



## Orange Park Community Association Business & News

### HOMEOWNERS FORUM

Stable expansion is a pressing concern and the Board agrees to place stable expansion on the agenda for the May meeting. By annexing common area next to the existing stables it may be possible to increase the number of stalls that can be provided. The present stables need to be refurbished and expansion then can become a part of this effort.

### **New Neighbors!!**

We welcome back to Broadmoor Park the Leonard Aviss family at 7710 Apaloosa Trail. They are interested in establishing a referral service for our community. They wish to compile lists of vendors and services for home maintenance and the like. If you have any suggestions please contact them at 288-9933. We also hope to put this information on the website.

### BOARD MEETING HIGHLIGHTS

Minutes and Financials for February were reviewed and approved.

### COMMITTEE REPORTS

#### • **Architectural**

Garbage cans can become a problem now that they are so large and cumbersome.

The Board is asking the Architectural committee to look into the problem, perhaps for new guidelines on having a side-yard shed to house the green monsters. Look for more on this subject later.

#### • **Pool**

Spring is here, really, and its time to heat the pool.

This has now happened and the pool at 75 degrees awaits your first plunge of the year. It was just in time for the spring vacation!

#### • **Security**

In a recent aggression against the Chapman exit gate, the gate lost. This as the Board contemplates our ingressesions and egressions and wonders if the gates might remain open during daylight hours. Our entry gates do little to prevent entry, only to control excess traffic; they provide a false sense of security. Visitors know only to wait for and follow an incoming resident to gain access to our enclave.

Leaving the gates open during daylight hours does present problems though. They serve to slow down incoming traffic and as a protection for the horse traffic on the nearby trails. The Security/Parking Committee will consider these matters.

Also to be considered at the Chapman gate is the use of sliding instead of

swinging gates. A member of the Architectural Committee has developed a plan that is feasible.

#### • **Community Action**

Results are in for a recent Homeowner's survey regarding a proposed Community Center. Of the ballots received 14 were in favor and 68 were against the proposed center. Knowing that 75% of the residents must support the proposal for its approval, the Board deemed the project unrealizable. The Task Force was thanked for its efforts and the completion of its study. The Board now will consider other needs such as plans for rebuilding the Tot/Lot to meet existing regulations.

In another action The Board decided to disband the Rules Committee and require each Committee to formulate its own regulations.



## Message From The President

Well, spring is finally here. The pool heater has been turned on – and just in time for the local schools Spring Break. It looks like our pool furniture survived the first season and the winter with out any problem. I hope that we can get two summers out of the umbrellas before they must be replaced. Security still finds a chair or two outside the fence, but nothing serious.

Those of you who use the Chapman gate on a regular basis will have noticed that the gate was hit and severely damaged on Friday afternoon, April 6, 2001. Through the efforts of some of your alert neighbors, one of who witnessed the event, we have been in contact with the young man who hit the gate. We have chosen not to file a police report at this time. The young man and his parents have promised to make full restitution for the damage – and that is the most important thing. I am sure that the young man will learn something from this experience, and not have a police record to show for it. So, as the gate is unusable, the entrance gate has been locked open until repairs can be done.

Which brings us to several decisions. The Master Planning Task Force has been analyzing the needs of the community and is putting together a master plan involving the gates and the entrance monuments & signage, the street lights, and other association assets and their need for upgrading – putting Broadmoor Park into the twenty first century and still keeping the rural atmosphere that we all enjoy. The Board of Directors has asked the Task Force to accelerate the gates themselves. They have a plan that would rework the Chapman entrance and allow the swinging gates to be replaced with a sliding gate system. This seems to be a less damage prone system. More on this as plans develop. I am sure that we will hear good things in the May BOD meeting and their full report is expected in June.

J.W. Norris  
President

*Special Feature*

# Santiago Hills Phase II: The History Behind The Inevitable

O.K., we've heard all the arguments about why it shouldn't exist but it looks like we may be on the road to having some new neighbors. So, have you ever wondered just what is going into Santiago Hills Phase II right in our own beautiful backyard? Well, here's the history and current plan for your eventual new neighbors up the road at Santiago Hills Phase II.

## The History of the Plan

In 1989, the East Orange General Plan envisioned the 494 acres west of the Eastern Transportation Corridor and east of Jamboree Road - now known as Santiago Hills Phase II - as a town center and commercial business hub. The plan included 1.7 million square feet of commercial office space, 1,850 homes and only 56 acres of open space. The traffic study for the plan projected 97,128 daily trips in addition to the extension of Canyon View and Fort Road. Additionally, there was no designation for a future school site. This plan created great economic benefits for Orange, but was not conducive to the eastern portion of the city's suburban nature.

## Submitted Plan - April 2000

The plan submitted to the city in April 2000 included 1,886 homes, 220,000 square feet of commercial development and 134 acres of parks and open space. A new traffic study projected 32,703 average daily vehicle trips. An eight-acre site for a new elementary school also was included in the plan. This plan had far fewer impacts than the 1989 General Plan: the number of residential units was comparable to the original plan, commercial space was reduced by 87 percent, projected traffic was reduced by 66 percent and open space was increased by 139 percent. This plan was much more respectful of the character of East Orange.

## Plan Modified - August 2000

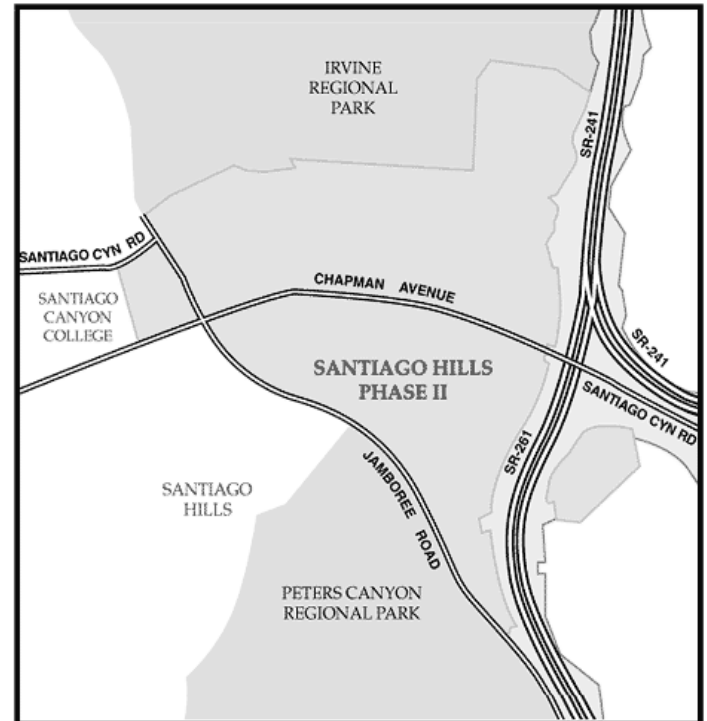
The Irvine Company decided to scale the project down even further and submitted modifications also show more low-density areas, a reduction in apartments from 520 to 380, and a two-story height restriction in areas closest to Jamboree Road and the nearby regional parks. In addition, The Irvine Company increased the school site from eight to 10 acres, and agreed to pay the city approximately \$2.8 to \$3 million in fees for the completion of Rock Creek Park in lieu of constructing a community park.

## Environmental Impact Report

In 1989, an Environmental Impact Report (EIR) was approved by the Orange City Council during the planning process for the East Orange General Plan. Now, as part of the zoning process underway, new studies were conducted in areas such as traffic, air quality and geology. The results of these studies were reflected in the Supplemental EIR (SEIR), which was available for public comment May 31 - July 14, 2000.

On October 10, 2000 the modified plan for Santiago Hills Phase II was approved by the Orange City Council in a 4-0 vote, with one abstention. The decision came after the City of Orange Planning Commission had unanimously recommended approval of the project in September. The action included certification of the project's Supplemental Environmental Impact Report and making the necessary General Plan amendments and zoning changes. The action also included 68 mitigation measures that identify the standards that the project must satisfy.

The Council's approval came after seven months of community outreach, which included 10 public workshops, five school district public meetings, numerous neighborhood meetings and community group presentations, mailings to area residents and web site updates. We would like to thank residents who participated in this outreach process, which was fundamental in shaping -- and reshaping the Santiago Hills Plan II plan. The result is a sensitive plan that is complimentary to the existing community.





## Classifieds and Services

The Trails provides ongoing notices of services available in our community including babysitting, computer help, tutoring, and the like. These notices will continue to be posted until withdrawn; no fee is involved. If you have a skill or service to offer the community or wish to place an ad, please contact the Trail's editor, Bill Way, at 997-2262.

### Baby Sitting

Megan Norris, in Broadmoor Park, offers baby sitting. Contact her at 771-1164.

**Box stall with run,** Available in Saddlehill, full care at \$275. (Negotiable/share chores) Broadmoor/Saddlehill residents preferred. Call 997-3125.

### Total Gym Pro Exercise System

Near New \$100 OBO – The machine strengthens and tones every major muscle group by using your own body weight as resistance. Instructional video & flip chart included. Machine is simple to use and folds flat. For picture & demo, check out this web site showing the similar Total Gym 1000. Call Julie Maurer, 771-2932

### IMPORTANT DATES TO REMEMBER

**May 4-5 – Camp Out At the Lakes!**

\$15 per family

**May 5 – Pancake Breakfast**

Adults \$3, Kids \$2

**June 3 – Rhythm 'n Blues Concert**

4:30-6:30pm

**July 14 – Pot Luck Bar-B-Que**

2pm – BYOBBQ

## Orange Park Community Homeowners Association

### Board of Directors

**J.W. Norris**

*President*

**Dave Letourneau**

*Vice President*

**Larry Carlson**

*Secretary*

**Harvey Moore**

*Treasurer*

**Jim Dickinson**

*Member-at-Large*

### Property Management

**Theresa Estrada**

*Account Representative*

**Cardinal Property Management, Inc.**

**(714) 779-1300**

**Fax (714) 779-3400**

**1290 North Hancock St. Suite 103**

**Anaheim, CA 92807**

### SERVICES/EMERGENCIES

**Orange Police** 744-7444

**Orange Fire** 288-2500

**Patrol One Security** 541-0999

Animal Control (Strays) 935-6848

Animal Control (Barking) 834-6942

So. Cal Edison 1-800-684-8123

So Cal Gas Company 1-800-427-2200

City of Orange City Hall 744-5500

City Water Department 288-2475

Waste Management 685-5108

Pacific Bell 1-888-884-2375

Time Warner Comm 898-3800

### About this Newsletter...

This Newsletter is a private publication distributed on behalf of the Orange Park Community HOA Board of Directors.

It is delivered exclusively to the membership of the Association.

### 24 Hr. Emergency/After Hours

**Services Call:**

**—714-739-7736—**

## April Is Earthquake Preparedness Month: Are You Ready?

Nothing can be done to prevent earthquakes from happening, plenty can be done to prepare for them. Here's a list of things to do before, during and after a quake.

### **BEFORE THE QUAKE**

- Know the safe spots in each room: against inside walls, under tables.
- Know the danger spots: hanging objects, and tall, unsecured furniture.
- Practice home earthquake drills. Physically place yourself in safe locations.
- Keep a listing of emergency numbers.
- Learn how to shut off gas, water and electricity (if lines are damaged).
- Keep breakables or heavy objects on bottom shelves.
- Secure heavy furniture that could topple, such as bookcases or wall units.
- Secure water heaters, heavy frames/mirrors and hanging plants.
- Maintain emergency food, water, a flashlight, a portable battery-operated radio, extra batteries, medicine, first aid kit and clothing.

### **DURING THE QUAKE**

- If indoors, stay there. Get under a desk or stand in a corner.
- If outdoors, get to an open area away from trees, buildings and power lines.
- If you are driving, pull over to the side of the road and stop. Avoid overpass and power lines. Stay inside until shaking is over.
- If you are in a crowded place, do not rush for the doors. Move away from display shelves containing objects that could fall.

### **AFTER THE QUAKE**

- Check for gas and water leaks, broken electrical wiring or sewage lines. If there is damage, turn utility off at the source.
- Check for cracks and damage, including roof, chimneys and foundation.
- Check your food and water supplies. Emergency water may be obtained from water heaters, melted ice cubes, toilet tanks, and canned vegetables.
- Turn on a portable radio for instructions and news reports.
- Do not use your vehicle unless there is an emergency.
- Be prepared for aftershocks and stay calm and lend a hand to others.