



# THE TRAILS

Volume I Issue 8

Orange Park Community Association

November 2001

## Meet the Candidates: OPCA Nominees for Board

### J.W. Norris

My name is J W Norris and I am running for re- to the Board of Directors for the Orange Park Community Association here in Broadmoor Park and Saddlehill Ranch. I am a member of the Board of Directors having taken over the seat vacated by Larry Goeck year I served a President of this association.

During the past couple of years the Board has combined mmittees, notably the Security and the Good Neighbor Parking committees. We have implemented a handful of short term task forces dealing with Master Planning [what the associations assets will look like in the years to come and how to upgrade what we have in the near term], Community Action [what the impact of Santiago Hills Phase II, FieldStone, and increased traffic levels will be and how that will affect us], Stable Renovation/Expansion [to determine the best way to renovate the stable area and mitigate neighborhood concerns], and Water Usage [to study ways that we can optimize our water usage]. There are a lot of things that still need to be completed here at Broadmoor Park and Saddlehill Ranch and I hope that I can see these projects to their comple-

My background is firmly rooted in sales and manage- ment. I own my own business [along with two others] and specialize in the sale of street lighting and traffic signal hroughout the state of California. Planning, dedication, and follow-through are some of my strengths. I firmly believe that we can increase our enjoyment of the lifestyle that we have become accustomed to here in Broadmoor Park & Saddlehill Ranch and will insure that this happens.

### Larry Carlson

My wife, Joan, and I have been married 27 years. We have 3 beautiful daughters: Mary, Beth and Debbie. I have worked for Boeing for 26 years and for Ford Aero- space for 3 years. My interests include computers, pho- tography, woodworking and horseback riding. I was on the Board of Directors of Orange Coast Christian Fellow- ship for 10 years. In Broadmoor, I served on several committees and for the past two years as a member of the Board of Directors.

I would like to see the friendly safe and cooperative at- mosphere that exists in Broadmoor maintained and en-

I would like to encourage community participation.

As a member of the OPCA Board of Directors for the past I have diligently prepared for and attended the association meetings and performed the duties of a direc- tor. I would like to continue to serve the community as a member of the Board of Directors. I have tried to repre- sent all of the members of the association.

I would like to apply my systems engineering and team leader training to making balanced decisions based on considering all aspects of the issues.

### Jo M. Myers

I have lived in Broadmoor for almost five years, serving on several volunteer projects and getting to know my neigh- bors. Previously, I spent ten years in nearby Cowan Heights, so I'm intimately aware of local issues and oppor-

My career and educational background is in business/ marketing sales management. Short and long term planning al responsibility are major strengths I gained from my tenure forecasting and directing multi million dollar

I am grateful to live in our community, one of the best I've seen in terms of environment, neighborliness, security, and al opportunity "quality of life".

My desire to serve on the board of directors, stems from my belief that individual participat

- a. Maintaining and upgrading our open space areas.
- b. Ensuring the enforcement of codes and standards. Enhancing property values for all of us.

I am interested in hearing from anyone with questions or comments regarding my positions or interests in any areas of concern within the community of Broadmoor Homes.

### David Letourneau

My name is David Letourneau, and I respectfully submit my name for consideration as a candidate to the Board of Directors for the Orange Park Community Association. Lisa, my wife and I have resided in Broadmoor Park since 1987. We expanded our presence in the community with the addition of our two boys, Alexander age 11 and Chris- topher age 10 when they were born in the early 90's. I work as a real estate sales agent and load officer with Castle

Currently, and during the past four years I have served as a board member. Throughout this time I have worked to try e a sense of community and neighborliness in our association, as ah example, the creation of the hospitality and recreation committee; resulting in music venues, pan- cake breakfast, campout and other events that has allowed many of us meet and enjoy one another. Also during this to eliminate unpopular controversy, such as the method of towing cars that were accidentally left out on the street over night. There are other issues that have yet to be resolved; the stables expansion and renovation, traffic safety and master planning to

If relected, I will continue to advance a user- atmosphere, one of inclusion that encourages discourse membership participation. Your vote will allow me to assist in moving Broadmoor forward from a great place to eatest places to live.

**EQUESTRIAN REMINDER:**

- If you use the Broadmoor Park arena please be sure to lock the gate when you leave.

- Please remember to wait 24 hours after it has rained before you ride on the trails or in the arena. The horses hooves can cause a lot of damage to the sur- faces we've been trying so hard

**Come Join The Fun!**

**Christmas Caroling through the streets of Broadmoor!!**

**December 21st, 7pm**

**Meet at Santiago/Upper Gate**

**Even if you can't sing just come and have fun!!**

**Volunteers Needed -**

**Committee sign up sheets will be available at the Annual Meeting on December 6th.**

**Slurry sealing of Broadmoor Park streets Rescheduled - November 26th and 28th.**



## Orange Park Community Association Business & News

### Homeowner's Forum

It has been reported that owners were abusing the rules regarding the parking of RVs, boats, trailers, etc. in excess of seven-two hours in the community parking lot. Cardinal was directed to advise Patrol One to enforce the rules regarding this issue. The Security Committee has been asked to insure that the current rules regarding sign posting is in compliance with

A homeowner requested that the trees and bushes that were removed behind her be replaced. The Board advised that the Garden club and the Board were looking into different types of trees to be replaced program.

### BOARD MEETING HIGHLIGHTS

On Motions duly made, seconded and unanimously carried:

-Minutes of the October 4

Meeting of the Board of Directors were approved as corrected.

-September 2001 Financial Statements Association and the Stables were accepted as prepared. Cardinal was to account 6368 on the Stables Financial

-2000 Audit was approved as prepared.

-The 2002 Budgets for the Association and Stables were approved as presented by Klaus Mager, the Financial Commit-

-Approval of the 2002 Reserve Study for both the Association and the Stables was tabled to the December 2001 Mtg.

-The proposal from Daniel J. Leonard to prepare the 2001 Audit and Tax Returns

The Meeting was opened up to all questions regarding the stable renovation/expansion project. The Board provided a written response to the October 15, 2001 dependence from the owners that live on Calico Trail. The Board advised the owners that it had an obligation to renovate the stables to maintain the value of

the asset. The Board will also be exploring the traffic issues and noise levels.

The meeting for the **Community Action**

reported that a petition was currently being circulated regarding the

On Motion duly made, seconded and unanimously carried, Robert Caldwell, Stan Baker, and Barbara May were appointed to serve on the **m-**

Jim Dickinson reported that the **Nomi-** was to meet November 6, 2001 and would forward the nominees to Cardinal to be placed on the

### **Master Planning Task Force**

that they will evaluate proposals from five landscape architectural and design firms to develop the Master Plan and budget. The successful proposal will be presented at the annual meeting in December 2001 and the Board of Directors

hopes to be able to begin with the element of the streetlights and street signs and with the upgrade to the entrances [including the entrance at Saddlehill Ranch] within the first quarter of

The Board reviewed the landscape extra spreadsheet prepared by Cardinal. Cardinal was directed to call TruGreen LandCare to advise that the Board felt that the proposed increases were too high and to propose an increase for the extras of one-half the amount of the increase proposed by TruGreen LandCare.

Cardinal was directed to call Ben's Asphalt to request they post directional signs prior to the scheduled asphalt slurry seal. With the recent rain the slurry sealing of our streets in Broadmoor Park has been rescheduled for November 26th and

- **Arena & Trails Committee**

COMMITTEE REPORTS CONTINUED ON PAGE 4



## Message From The President

As we get ready for another Annual Meeting of the Orange Park Community Association, let us reflect on what we have been able to do this year. We have a new format for the Trail newsletter. We had a pancake breakfast season here at Broadmoor Park was without peer. The Garden Club has grown to be a spectacular success.

But not all that happened here was positive. We struggled with damage to the entry gate at Chapman Avenue, along with a rash of repairs due to its age. We had to remove over 100 of our red gum eucalyptus tree due to damage caused by the lerp psyllid. And we may lose more trees next year. And now another lerp has been discovered and is attacking another variety of our eucalyptus. And without a volunteers several projects did not move near as fast as they should have gone. But we hope to have the street lights and entry

Finally, please try to attend the Annual Meeting. We will have a presentation from the Master Planning Task Force. But even if you cannot attend, vote for three of the candidates in this year's election or mail in your proxies so that we can have

*J.W. Norris*  
President





## Classifieds and Services

The Trails provides ongoing notices of services available in our community. These notices will continue to be posted raw; no fee is involved. If you wish to place an ad, please contact Cardinal Property Management.

### Massage in your own home

For a relaxing and healthful hour long massage in your home, call Patty Schnell [714-835- licensed masseuse, for an appoi provide local [Broadmoor] references on request -12 years experience.

### B

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

### Maid Service

My cleaning lady is looking for more work in Broadmoor. She is very honest, -working and pleasant. Call Mary Ann Bris-

### “COMMITTEE REPORTS” Continued FROM PAGE 2

The Arena/Trails Committee had requested proposals for an arena overall tune- o- posal would be approximately \$1,500.00 to \$2,500.00. A reminder to the arena users - PLEASE LOCK THE GATE WHEN FINISHED USING THE ARENA. The Committee Chair for both the Arena/Trails Committee and the Sub-Cross Stable Renovation/Expansion Committee has resigned and the Board of Directors is looking for replacement.

Recently there was meeting within Orange Park Acres to discuss saf The discussion involved vehicular traffic as well as other issues and the recent accident involving a horse drawn vehicle. It was suggested that the Board reviews and considers adopt- ing the same rules regarding safety on the trails as the OPA Board adopts, thereby insuring

- Security

Review of the post orders, the October 24, 2001 correspondence from Patrol One, and the September 19, 2001 Committee Meeting Minutes, was tabled to the December Meeting.

### “QUESTIONS ANSWERED” Continued FROM PAGE 3

Reserve funds are for long-term upkeep, maintenance, and replacement. The issues raised on question #8 are annual budget items.

9. The expansion plan would include the annexation of community property, the triangle to the west of the present stable, used by other homeowners. Is the Board empowered to annex community property without the vote of homeowners?

This question assumes a finalized plan. While that has been discussed, the lat plan does not annex any portion of the triangle for the stable renovation. The board has consid- ered the possibility of moving the turnout to the triangle to reduce dust on Calico, but has not point. If any portion of the triangle 5, quoted above, authorizes such use.

10. What do the CC&Rs require as a response to the people on the "waiting list" for stables? How many on the wait list are seeking second stalls?

No requirement in the CC&Rs. However, the board recognizes that for many, two stalls is a reasonable request. Horse ownership often involves a husband and wife who wish to ride to- Viewing the stables as one horse per household is not a realistic position.



- street lighting and the entrances to both Broad- moor Park and Saddlehill Ranch - there will be no further formal ac- tion on the stables proposal until at least February 2002.

## 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**  
**(714) 779-1300**  
**Fax (714) 779-3400**  
**1290 North Hancock St. Suite**  
**103**  
**Anaheim, CA 92807**

### SERVICES/EMERGENCIES

<b>Orange Police</b>	744-7444
<b>Orange Fire</b>	288-2500
<b>Patrol One Security</b>	541-0999
<b>Animal Control (Strays)</b>	935-6848
<b>Animal Control (Bark)</b>	834-6942
<b>So Cal Edison</b>	1-800-684-8123
<b>So Cal Gas Co.</b>	1-800-427-2200
<b>Orange City Hall</b>	744-5500
<b>City Water Department</b>	288-2475
<b>Waste Management</b>	685-5108
<b>Pacific Bell</b>	1-888-884-2375
<b>Time Warner Comm.</b>	898-3800

### About this Newsletter...

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

It is delivered exclusively to the membership of the Association.

**24 Hr. Emergency/After Hours Services Call:**  
**—714-739-7736—**