



# THE TRAILS

Volume II Issue 4

Orange Park Community Association

April/May 2002

Ron Galasso is the organizer for "Solutions For Managing Stress For Our Horses, Pets, & Family", a free community event happening on Saturday, May 18th, 10AM to 2PM at the OPA/Sully Miller Arena.

In addition to the benefits of the event itself, OPA and the greater community will also benefit from funds generated by the event. A caterer will be on hand to provide lunch and BBQ fare for the visiting crowd. After the first \$100, 10% of all food proceeds will be donated to the OPA trails. We will be supporting the Orange Fire Fighters by donating all proceeds from the numerous raffle items generously donated.

We will have a bake sale to help generate more funds for OPA. Proceeds would be split 50/50 between 4-H and OPA trails. This is the area where you can help. We hope that everyone could donate a bake good item (store-bought/homemade, preferred). Bake goods should be dropped off at 20241 Amapola, no later than Friday evening, May 17th. With your help, we will make this event both fun and profitable for OPA.

Please contact him with any questions you might have at (714) 403-3361 or email him at dgalasso@sbcglobal.net

It is with profound sadness that we report the passing of the editor of our newsletter, Kevin Pedersen. He lost a battle with cancer and died on Saturday, May 4, 2002.



Kevin was responsible for designing the layout that we currently use for this newsletter. His tireless efforts and the countless hours that he gave to this community will be missed.

**OPCA Board Meetings**  
**2nd Thursday**  
**of Every Month**

Fellowship Hall  
 Salem Lutheran Church  
 6500 East. Santiago Canyon  
 Road

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

Inside this issue...	
Board Meeting News and Committee Highlights	Page 2
Message From The President	Page 2
Activity Calendar	Page 3
Classified Ads	Page 4
Notices and Reminders	Page 4
Board Contacts and Important Telephone Numbers	Page 4
Service Telephone Numbers	Page 4

*In the past couple of months there have been several incidents of crime here in Broadmoor Park and Saddlehill Ranch. There has been an increase in graffiti. Someone has driven on the greenbelts. And recently a resident has his SUV stolen from his driveway. We urge you to keep your eyes open and to report any suspicious activity to our security patrol or directly to the Orange Police.*

Visit the Broadmoor Park – Saddlehill Ranch website for the latest news of our neighborhood and the OPA community.

**www.broadmoor-saddlehill.org**



## Orange Park Community Association Business & News

### Board Meeting News and Committee Highlights

The Minutes of the March 14, 2002 Regular Meeting of the Board of Directors were approved as written. The February 2002 Financial Statements for both the Association and the Stables were accepted as prepared.

#### Finance:

Approval of the 2002 Reserve Study for both the Association and the Stables was tabled to the April 2002 Meeting, as the Finance Chair was not in attendance. Cardinal was directed to advise the Chair that the Board understood the change in his schedule causing a conflict. However, the Board asked that his last duty as the Chair of the Finance Committee be in person or a written report on the Reserve Studies by May 1, 2002.

The Board reviewed and signed the 2001 Tax Returns. The 2001 Audit prepared by Daniel J. Leonard, CPA, was accepted as prepared.

The Board reviewed the request from Patrol One for a rate increase. Cardinal was directed to advise Patrol One that the Board made budget decisions on an annual basis and do not feel a rate increase was warranted. Cardinal was directed to obtain three proposals for patrol service.

#### Master Planning:

Approval of a proposal to replace the streetlights was tabled to the May 2002 Meeting. The Board feels that the replacement streetlight design is in keeping with the overall master plan.

Some feel that the gates and monument signs should be a priority. The Board advised they were working on the monument signs. It was suggested that the Board solicit volunteers to paint the monument signs.

The Board was presented with possible installation locations for four trash containers with the attached doggie walk bags and the City Ordinance sign. After a brief discussion, a Motion was duly made, seconded and unanimously carried, to have four trash containers with the doggie walk

bags and City ordinance sign installed, at a total cost of \$389.00 per unit, contingent on Board approval of the design. Jo Myers was to provide pictures of the design to the Board.

There was a brief discussion on the proposals for the repair/replacement of the stairs behind 7705 Appaloosa Trail. Cardinal was directed to request a revised bid from John Michael Gutierrez, to include the painting of the handrails with industrial grade custom color enamel paint. Allen Prather was to obtain a bid from Paragon Roofing. Cardinal was directed to obtain an additional bid from the contractor that installed the trash enclosure at the stables.

#### Board Liaisons:

Landscape Committee – Jo Myers  
Tennis Court/Pool/Tot Lot Committee – Allen Prather  
Community Action Task Force – Jim Dickinson  
Finance/Insurance/Risk Management – Jim Dickinson  
Hearing Committee – David Letourneau

Common Area Maintenance/Upkeep Committee was divided into the Landscape Committee and the Tennis Court/Pool/Tot Lot Committee.

#### Grounds/Hearing:

The Board reviewed the correspondence a homeowner regarding portable basketball hoops. After a lengthy discussion regarding portable basketball hoops Cardinal was directed to advise the homeowner that letters were sent to owners in violation of the rules. It was reported that a portable basketball hoop was left permanently in the street on Eucalyptus Trail. Cardinal was directed to obtain the address during the next site inspection and send the appropriate letter.

The Board reviewed the March 26, 2002 site inspection report. No action was required.

#### Arena/Trains:

Co-Chairs reported that the Committee had

*(Continued on page 3)*



## Message From The President

**CITY COUNCIL PRESENTATION** – On Tuesday, April 23, 2002, I presented petitions signed by over 170 homeowners and residents of Broadmoor Park homes requesting the City Council, County of Orange, the Orange County Transportation Authority and the Irvine Company to include our safety and noise concerns in any further discussion of issues that impact the East Orange General Plan. I also spoke to the Council during their Public Comments session and aired our concerns regarding increased traffic and noise on Chapman, Newport and Rancho Santiago. Former Board member, Harvey Moore, and residents of Pheasant Run also spoke before the council and provided well-constructed, passionate arguments to encourage action on the part of the Council. Many thanks to those who circulated petitions over the past several months including Peri Tooker, Cliff Nelson and Allen Prather as well as those homeowners who attended the Council meeting. We will continue to keep you posted on developments in this area. We also hope to have a video of our presentation posted on the website soon.

**A LOSS TO THE BOARD** – I reluctantly received the resignation of

*(Continued on page 3)*

*(Message From The President continued from page 2)*

Harvey Moore from the Board. Harvey has served well the interests of our neighbors over the past few years. He has been a key figure in rallying support among homeowners for community action. We will miss his council and wish him well.

**COMMENTARY** – While recently walking the neighborhoods to gather signatures for our petition, I was impressed again by the pride most of my fellow homeowners show towards their property, including rental properties. Pride of ownership is an important factor in retaining value to our homes and the well-kept lawns and tasteful enhancements and improvements make a difference. However, there are a small number of homeowners who appear indifferent to the appearance of their homes. Cars parked on lawns, oil stains on driveways, and foot high weeds in the lawn, etc take their incremental toll on the overall look of our community. We do have a notice and fine assessment policy that will be utilized this year. However, fining each other is the last thing that we as neighbors want to do. Please take a moment to share your desire to keep our development attractive with your neighbor. You never know what a gentle prodding can do.

Chairman, Hank Cuisine. The Board reported that the Committee was to address the issue regarding the storage of horse trails in the stable parking.

Lakes:

There was no report from the Lakes Committee this month. A homeowner reported that there were two dead fish and debris in the lake. Cardinal was directed to advise the Committee Chair and Water Systems Inc. of the dead fish and debris in the lakes.

Landscape:

The Board reviewed and accepted the written report from the Common Area Maintenance/Upkeep Committee.

Architectural:

There was no report from the Architectural Committee this month. The Board directed the Architectural Committee to review the current guidelines and submit recommendations for revisions.

*(Continued from page 2)*

met a homeowner to discuss his request to use his cart in the arena. They reported that the Committee had obtained information from Triple Crown Arenas regarding to make up of the arena. Mr. Johnson of Triple Crown Arenas provided a letter stating that the arena was designed for horses only. After a lengthy discussion, a Motion duly made, seconded and unanimously carried, the ban on the use of carts in the arena was to remain in effect.

Security:

The Board reviewed the activity summary reports provided by Patrol One. The Board noted that a vehicle had been stolen recently. Homeowners present suggested placing an item in the newsletter regarding safety and the vehicle theft. The Board directed the Newsletter Committee to place this item in the next newsletter. Cardinal was directed to advise the Chair of the Security/Parking Committee that Board approval was not necessary to set up a Neighborhood Watch program and felt this program was a good idea. Cardinal was directed to provide Patrol One with a copy of the golf cart rule.

Hospitality:

The Chair reported that the Committee had

visited twenty new families since the Committee was formed in August of 2000. She explained that the Committee provided the new families with a welcome packet, which included general information about the area and other items of interest. She requested an updated list on Committees, Committee Members and Board Liaisons.

Community Action:

The Board reported the Community Action Task Force had attended the City council Meeting held three weeks ago. It was further reported that the City Council respects and acknowledges homeowners and had placed on the April 23<sup>rd</sup> agenda a request for a noise/sound study along the corridor. The Board reported that the Task Force had also met with the Irvine Company three months ago and that there was still hope that the community's concerns would be heard and acted on.

Stables:

The Board reported that the Stable Renovation Committee was meeting weekly. The Board stated that the current Committee appeared to be an equitable group and represented the entire community.

The Stables Committee has a new

## 2002 BROADMOOR PARK SADDLEHILL RANCH ACTIVITY CALENDAR

**May 31, 6 PM- "Camp Out At The Lakes"**  
Bring Your Tents & Sleeping Bags!  
\$15 per Family

June 1, 7-10 AM  
**Wake Up for Our Annual  
Pancake Breakfast!**  
Adults \$3 Kids \$2

June 23, 5 PM  
"Streetwise"  
with McKenna Medley  
at the Lake!

July 21, 4:30-6:30 PM  
**Art Rodriguez/Blues Band  
at The Lake!**

August 18, 5 PM  
**OPEN WIDE**  
A rock band composed of 7 dentists

September 29  
**The Orange Symphonic Band**  
returns for the last concert of our season



## Classifieds and Services

Want to place an ad. E-mail your text based ad to  
*newsletter@broadmoor-saddlehill.org.*

The Trails provides ongoing notices of services available in our community. These notices will continue to be posted until withdrawn; no fee.

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

**Maid Service:** My cleaning lady is looking for more work in Broadmoor. She is very honest, hard-working and pleasant. Call Mary Ann - 771-6815

**Massage in your own home:** For a relaxing and healthful hour long massage in your home, call Patty Schnell [714-835-6435], a licensed masseuse, for an appointment. She can provide local [Broadmoor] references on request -12 years experience.

**Transcription Service:** "Say The Word" transcribing in Broadmoor. Fast and reliable. Call Karen 337-7465

**Baby Sitting:** Lisa Dickinson, 15, is available for babysitting. She is a sophomore at El Modena, has younger siblings and has been certified in CPR and First Aid. Please call 714-628-9581 or 714-292-0405 for appointments.

**For Sale:** 2 modern oriental carpets; a pastel green 9X12 floral pattern \$650; and a light blue 8'6" X 10'6" floral, \$500. Both excellent condition. 4 medium oak, padded kitchen dinnette chairs w/wheels @\$25 ea. Burgundy leather recliner, orig \$850, now \$300. Call Bob to see @ 997-5877 or at 7522 East Twinleaf Trail.

## Orange Park Community Homeowners Association

### Board of Directors

**Jim Dickinson**  
*President*

**Dave Letourneau**  
*Vice President*

**Allen Prather**  
*Secretary*

**Vacant**  
*Treasurer*

**Jo Myers**  
*Member-at-Large*

### Property Management

**Theresa Estrada**  
*Account Representative*  
**Cardinal Property Management**  
**(714) 779-1300**  
**Fax (714) 779-3400**  
**1290 North Hancock Street**  
**Suite 103**  
**Anaheim, CA 92807**

## Friendly Reminders and Notices, etc...

### DIGALERT

Recently we had an incident in our community that could have been catastrophic. While a construction crew was digging a hole to replace a fence post, a gas line was ruptured. You could not only hear the leak, but could smell the distinct odor of natural gas.

The Fire Department responded and they were in place in case of fire, along with the gas company to repair the broken line.

Even though it took quite a while to repair the leak, we were all lucky that nothing major happened.

In the event of any excavations or digging on your property, Underground Service Alert (Dig Alert) should be called. The phone number is **800-227-2600**. This is a service that will mark the area where the utilities are located. This service is provided by the utility companies and is at no cost to the property owner or contractors.

Please insist that all contractors doing any

projects on your property that requires digging to call Underground Services Alert. And it's the law [GOVERNMENT CODE SECTION 4216-4216.9].

This could not only save your being inconvenienced due to the loss one of your utilities for a while, but could save someone's life.

### Golf Cart Usage

Just a reminder to all residents that golf carts used on association streets must be driven by a licensed person. Under no circumstances are golf carts to be driven on walkways or any other portion of the common areas.

### Help Us Save On Electric Bills

Please contact Theresa Estrada at Cardinal Property Management (714) 779-1300 if you notice any association lights on during the day. Please remember to give the location of the light(s) in question.

## SERVICES/EMERGENCIES

Orange Police	714-744-7444
Orange Fire	714-288-2500
Patrol One Security	714-541-0999
Animal Control (Strays)	714-935-6848
Animal Control (Bark)	714-834-6942
So Cal Edison	800-684-8123
So Cal Gas	800-427-2200
Orange City Hall	714-744-5500
City Water Department	714-288-2475
Waste Management	714-685-5108
Pacific Bell	888-884-2375
Time Warner Comm.	714-898-3800

### About this Newsletter...

This Newsletter is a private publication distributed on behalf of the Orange Park Community Association Board of Directors. It is delivered exclusively to the membership of the Association

**24 Hr. Emergency/After Hours Services Call:**

—714-739-7736—