



THE TRAILS

Volume II Issue 10

Orange Park Community Association

October 2002



Be sure to Vote on November 5, 2002

The Rancho Santiago Community College District is asking voters to approve a \$337 million bond in November for building projects on the district's Orange and Santa Ana campuses.

If approved it would annually cost homeowners in the district that spans seven cities about \$33 per \$100,000 in assessed home value, according to district provided estimates.

District officials say the bond is necessary if the Orange campus is to expand for swelling

student populations, have a more comprehensive athletic department and replace portable classrooms with permanent buildings. There are only four permanent building on the Santiago Canyon College campus in Orange, with most classes being taught in 20-by-40-foot portable buildings.

"It's extremely important in terms of building the campus at Santiago Canyon. The bond money would allow us not only to repair and renovate the current four buildings we have, but it would allow us to build new buildings," said Santiago Canyon College President Juan A. Vazquez, "including a library, student center, performing arts center, math and science building."

School bonds require 55 percent approval to pass. The district got a 61 percent approval in a poll done by a private consultant in May.

sultant in May.

"If the bond doesn't pass than we will go on a very slow (construction) track, and will have to rely on state capital funds," Vazquez said. "We would have to get in line behind many hundred projects awaiting approval in Sacramento. It would

(Continued on page 3)

Inside this issue...

Board Meeting News and Committee Highlights	Page 2
Message From The President	Page 2
Classified Ads	Page 4
Notices and Reminders	Page 4
Board Contacts and Important Telephone Numbers	Page 4
Service Telephone Numbers	Page 4

What's going on with our new Street Name Signs?

By the time that you read this issue of the Trails temporary street name signs will be in place, albeit not the prettiest things. Several factors have contributed to this situation. First, the factory had problems with their casting operation. Then the paperwork slipped through the cracks and the signs were further delayed. Then, only half of the signs were delivered. Finally—the last straw—the shipment with the remaining street name signs was damaged by UPS.

We are trying to get the fix completed as quickly as possible and hope to be complete in the next few weeks.

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.

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

All present rose for the Pledge of Allegiance.

Homeowner Forum

A homeowner requested that the heater for the pool be turned on and remain on through the month of October. Cardinal was directed to contact the pool company and instruct them to turn the pool heater on and to leave it on through the month of October.

Owners present asked when the new street signs would be installed. JW Norris reported that the street signs were scheduled to be shipped on October 11, 2002 and would be installed upon arrival.

It was reported the drains within the Association were full of debris. This item was referred to the Landscape Committee for action.

The ad hoc Holiday Decoration Task Force requested an increase for the holiday lighting budget and expressed a desire to light several of the new light poles. An increase the holiday lighting budget was approved. They are also requesting volunteers to help with the holiday lighting project.

Board Highlights

The Minutes of the September 12, 2002 Regular Meeting of the Board of Directors were approved as corrected. The Financial Statements for both the Association and the Stables were accepted as prepared. The draft 2003 Budget for the Association with a \$5.00 per month assess-

ment increase for the Broadmoor Homes and a \$3.00 per month assessment increase for the Saddlehill Homes and as revised by the Board, was approved. The draft 2003 budget for the Stables was approved as prepared. The 2003 Reserve Study for the Association prepared by Association Reserves, Inc., was approved as prepared. The 2003 Reserve Study for the Stables, prepared by Association Reserves, Inc., was approved as revised.

Hospitality & Recreation Committee

The Hospitality and Recreation Committee advised the Board that there had been a lack of communication regarding the proposed annual community garage sale and dumpster days. The dumpsters were scheduled to be delivered on Saturday, October 19, 2002 at 8:00 a.m.; however, there was not enough time to set up the community garage sale. The Committee was

(Continued on page 3)



Message From The President

Recently I wrote of our family's experience with the loss of our van by fire. Since that experience, I am glad to see many homeowners replacing their roofs throughout our community. It's an expensive improvement and the rewards may not be readily enjoyed. However, you can go to sleep knowing that you have taken an important step towards keeping your belongings and those who share your home safe. Here are just a couple of quotes that are telling:

Cities should adopt more stringent requirements (Class A) for areas identified as High Hazard. Wood roof covering materials thus would not be allowed in areas designated as high hazard or greater . . . The last three major fire declarations (FEMA 739, 8215, and 872 in California) have shown that combustible roofing materials is one of the major reasons for loss of structures."

Hazard Mitigation Report
Oakland-Berkeley Hills
Oct. 22, 1991 by FEMA

Evidence from the recent series of fires and other major fire storms in the state leads us to conclude that a majority of structure fires in the high-risk fire zones are ignited by embers landing on combustible roofs. Even though some manufacturers have developed a Class A rated wood roof assembly through chemical and other treatments, we believe there is not enough evidence available on weatherability and endurance of these highly specialized materials to allow them to be successfully employed in high-risk fire zone areas with a long-term performance guarantee."

Report to the Los Angeles County Board of Supervisors
by the Wild fire Safety Panel, Nov. 1993

Please consider taking out that equity loan or refinancing while our values are at their highest and interest rates at their lowest and using that money to make your home a safer place to live. And, don't forget, you need to have your roofing material approved in advance by the Architectural Committee.

(Continued from page 2)

to organize for the community garage sale/dumpster days to be held in the spring.

Homeowner Compliance Committee

The Board reviewed the written report from the Homeowner Compliance Committee and letters generated to owners regarding violations. The Homeowner Compliance Committee requested permission to place monthly hints, such as ways to remove oil stains on driveways, in the monthly newsletter.

Security & Parking Committee

The Security/Parking Committee Chair reported several complaints regarding Patrol One not following the post orders. The Chair provided a list of the rules that needed to be enforced by Patrol One on a regular basis. The Committee further advised the Board that the patrol officers' hours needed to be adjusted and Patrol One was directed to adjust the patrol officers' hours and received a re-

statement of the list of violations to be enforced as indicated on the Committee's report. It was reported that several of the blue fire hydrant indicators placed in the street had been missing since the slurry sealing was performed. Cardinal was directed to advise Ben's Asphalt that the blue fire hydrant indicators needed to be replaced.

Hearing Committee

Dave Letourneau, Hearing Committee Board Liaison, reported that the Committee had met on October 1, 2002 to discuss the Committee's responsibilities. The Committee was to start holding Hearings in November 2002.

Pool & Tot Lot Committee

Allen Prather reported that the Committee was researching new playground equipment.

Stable Committee

Reporting for the Stables Committee Chair, the Committee agreed with the CORE recommendations made by the Stables

Renovation Committee. After a lengthy discussion, the Board advised the committee that the Board needed three aspects to the recommendations from the Stables Renovation Committee. First, recommendations on patch and paint of the stables. Second, cosmetic renovations of the stables. The first two are the CORE recommendations already received. Third, a complete tear down and replacement of the stables. The Board further advised the committee that all three aspects were needed for the Board to make an informed decision regarding the stables. The Chairs of the Stables, Architectural, and Landscape Committees will need to make their recommendations and comments regarding the Stables Renovation Committee's presentation to the Board of Directors no later than October 31, 2002.

There being no further business, the Meeting was adjourned at 10:00 p.m.

(Continued from page 1)

take many, many years."

Unincorporated Orange resident Katffi Warren said many of her neighbors' have children past college age or don't have kids at all and would be paying for buildings they would never use. "I don't want to pay any more than I'm already paying, and I hate to say this because I will have a child in college in 12 years, but they need to raise their (tuition) rates," Warren said. "I won't vote for it."

Students pay \$11 per credit hour at the community colleges. The state heavily subsidizes the public colleges, funding them about \$4,675 per full-time equivalent student in compared to \$10,822 spent on California State University students and \$25,554 on University of California students, according to figures provided by the district.

Student population in the district has grown 60 percent since 1995 to 57,000 reg-

istered students. At just the Santiago Canyon campus the population has grown from 2,000 to 12,000 students in the last decade. District officials estimate there will be between 17,000 and 20,000 students using the campus by 2007. Santiago's Vice President of Student Services Bob Deegan said many students in the Orange area attended other schools in the past, such as Fullerton College. Since opening in 1985 the Orange campus has drawn more and more students.

Criminal justice student Shawn Wright, 21, has attended both Santa Ana and Santiago Canyon colleges and favors the bond, but he said the Santa Ana campus has a greater need.

"I feel like this campus (Santiago Canyon) is for the rich people and the other is for the ghetto. All the buildings are painted and it's not dirty," Wright said. "It's pretty good the way it is. It's just small.

Charles Adamson - Orange City News - September 5, 2002



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 for 2 issues at no cost.

Fore Sale

LIKE NEW Pair of 2" white wooden blinds. Ea. 58L x 47W. Perfect fit for front den, Plan 2. \$100 for the pair. Call 997-8345

Grand opening

Broadmoor residents, Donna and Al Aidekman bring "Curves of Orange Park" to the Pacific Ranch Center. Curves offers a "Quickfit Circuit" complete 30 minute workout for women. Please call or stop by. 714-771-7377

Housekeeping:

Reliable housekeeping and window washing by Mercedes. For appointment call Adam (714) 703-1799. Broadmoor References Available.

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.

Baby Sitting:

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

Orange Park Community Homeowners Association

Board of Directors

Jim Dickinson
President

Dave Letourneau
Vice President

Allen Prather
Secretary

Jane Conti
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

Newsletter Editor
J W Norris

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—

Dumpster Day was a smashing success.



Broadmoor Park & Saddlehill Ranch residents joined forces and filled two full sized dumpsters with great joy as we all participated in the first dumpster day that we have had in many years.