



THE TRAILS

Volume II Issue 8

Orange Park Community Association

August 2003



Message From The President

Recently an unsigned flyer titled "Be Aware" was sent out to members of the association via "midnight mail." I characterize this as a midnight mailer because of its anonymous author, the stealthy manner in which it was delivered and the inaccurate information that it contained.

The mailer makes a conspiratorial inference about the, "New Master Plan." The Master Plan committee of 8 people has been working on this matter and openly reporting on their progress at numerous associations meeting during the past 2-½ years. A report was recently sent out recapping the committee's findings.

This unknown author insinuates that a small number of people have imposed their special interest upon the membership, but has only succeeded in insulting the approximately 90 volunteers from the community who serve on the 17 committees that make up our association. This is hardly a small group of people. There are no select few who control this association.

As a board member my goal has been to disperse responsibilities to the various committees to avoid a monopoly of power and encourage diversity. Hopefully, this has created a fairness and impartiality for all.

The C.C. & R.'s are rules that we all agreed to abide by when we purchase our homes; rules that protect are property values. A violation comes from either the compliance committee or complaint sent to Cardinal, our property management company. Cardinal provides guidance to insure that the violations are correct. If a homeowner disagrees with a violation, an appeal can be made to the hearing

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One evening recently, while out walking and enjoying the open spaces here in Broadmoor, a resident witnessed a horrifying event. Another resident's small dog was attached by two large dogs that were being allowed to run free in the greenbelt area.

The fact that the larger dogs [or any dog for that matter] were allowed to run free is in violation of the CC&R's [Article VIII, Section 10] and the Rules of the Association [General Rule D] as well as the Municipal Code of the City of Orange [6.04.0402].

If you see any pet owner breaking these rules, please file a complaint with Cardinal Property Management in writing. Please identify the violator and sign the complaint.

OPCA Board Meetings 1st Thursday of Every Month



Salem Lutheran Church
6500 East. Santiago Canyon
Road

Open Session Begins at 7:00 p.m.

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

www.broadmoor-saddlehill.org



Orange Park Community Association Business & News

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committee and if dissatisfied can appeal the matter to the Board of Directors. There are potentially 15 people who could be involved in this process. This is another method insuring objectivity.

When an ambiguous issue concerning the C.C. & R's or rules arises the Board does attempt to work out fair and reasonable solutions. In some cases issues have been sent to committee to provide research and insight.

Many of the committees have work hard to clarify and improve the communication of the rules. An example is the excellent work done by the Architecture committee in the creation of new forms to standardize and streamline the homeowner request process. Another is the Security Committees superb work with the new fishing tags and parking decals.

In the spirit of neighborliness, the association has sponsored concerts in the park, campouts for kids and a pancake breakfast. Many have volunteered their time and energies to guarantee the success of these events.

The Board of Directors meeting is held the first Thursday of each month. All are welcome to attend. At the beginning of the meeting there is a homeowner forum, open to anyone who wish to discuss his or her concerns. We always welcome volunteers to work on various committees.

Many of us have worked hard to develop trust and build community. Contrary to the innuendo by "Be Aware," it is evident there is no secret society at work here in the Orange Park Community Association. I urge you to become involved and to BEWARE of anonymous inflammatory letters, particularly from "Be Aware."

David Letourneau

Board Meeting News and Committee Highlights

Homeowner's Forum

July

There was a very lengthy open discussion regarding the anonymous flyer that was delivered to the homes within the community regarding the Master Plan and other matters. Many of those present did not realize that the meeting was a regular Board of Directors meeting, but thought that this was a special meeting about the flyer.

A homeowner read a written statement regarding the stable renovation. The Board advised that no decisions had been made regarding the stable renovation and that a Meeting of the Stable Renovation Committee would be set.

Another homeowner brought up the subject of the fence erected that had encompassed common area. The Board advised those in attendance that the Board had made their final decision regarding this matter at the June Meeting and would not be addressing the issue again during the Meeting. The Board read the Minutes of the June Meeting regarding this issue.

It was reported that two large dogs were observed running loose within the Association and that the same two dogs had attacked a small dog. The

Board advised the owners present, that if an address could be obtained by the witnesses and reported in writing to Cardinal the appropriate letters could be sent to the offending parties. The Board further advised that articles were included in the newsletter on a regular basis.

August

A homeowner initiated a very lengthy discussion regarding the three-page letter mailed to the membership regarding the master plan. The homeowner voiced his opinions and concerns regarding the master plan. The Board advised this homeowner and all members that were present that there had been no decisions made by the Board regarding the master plan or the suggestion from the Master Planning Task Force to hire a consultant to develop a master plan according to the Association's needs.

The same homeowner reported the lights at the entrance were dirty and the lamp posts needed to be replaced. The Board advised that the janitorial service was to clean the lights and the replacement of the lights was included in the master plan.

A homeowner requested information regarding the replacement of the dock. The Board advised the homeowner that they had requested a second bid for the replacement of the dock and that most of the expense in the original bid was for the repair of the shoring.

A homeowner reported there was a lot of trash and debris in the lake. The Board advised that the lake maintenance contractor had been notified of the trash. There was general discussion regarding the reed cutting.

A homeowner asked why Board Meeting notices had not been posted at the gates. Jo Myers volunteered to post a Meeting notice on the gates the Tuesday before the

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Board Meeting and to take down the notices on Friday.

Minutes/Financials

On Motion duly made, seconded and unanimously carried, the Minutes of the June 5, 2003 Regular Meeting of the Board of Directors were approved as corrected. On Motion duly made, seconded and unanimously carried, the May 2003 Financial Statements for both the Association and the Stables were accepted as prepared.

On Motion duly made, seconded and unanimously carried, the Minutes of the July 15, 2003 Regular Meeting of the Board of Directors were approved as corrected. On Motion duly made, seconded and unanimously carried, the June 2003 Financial Statements for both the Association and the Stables were accepted as prepared.

Arena & Trails

August

Jo Myers, Board Liaison, reported she had contacted the Arena/Trails Committee Chair who reported several rails were down and that the rails were to be ordered and installed. It was reported the trail between Saddle Hill and Broadmoor needed to be graded. Ms. Myers was to contact the Committee Chair regarding the trail. Owners present asked who was responsible for the outer trails, the Board advised that Orange Park Acres was responsible for the maintenance of the trail bed and that the Association was responsible for the fencing. Ms. Myers was to contact OPA regarding the needed maintenance of the outer trails.

Community Action Task Force

July

Jim Dickinson, reported that the preliminary draft of the sound study was submitted to the City Council for acceptance and that it was not known if the City Council had accepted the sound study. Mr. Dickinson gave a brief overview of the sound study report. David Letourneau reported the bond to finance the purchase of Peltzer Farms by the college had passed giving the

college an alternative place to build the sports fields and install the large sports lights other than on Newport. Mr. Letourneau encouraged the owners present to become involved regarding the Irvine Development so that their voices were heard when concerns were presented to the City Council.

Homeowner Compliance

August

The Board reviewed the July 2003 Homeowner Compliance Committee report. No action was required. Cardinal was directed to advise the Committee the Board requested the Committee to evaluate all homes within the Association that were painted and were not in compliance of the Association's rules regarding painting.

Landscape

July

On Motion duly made, seconded and unanimously carried, the doggie walk station was to be moved from its present location behind 7930 Lakeview Trail to a location next to the trash container located closer to the lake.

August

The Board reviewed and accepted the resignation letter from Don Tooker as the Landscape/Tennis Court Committee Chair, and Pool Committee Chair. Cardinal was directed to send Mr. Tooker a thank you for years of service letter.

Master Planning Task Force

July

JW Norris, Master Planning Task Force Chair, distributed to the Board a letter the Task Force was requesting to be sent to all owners. On Motion duly made, seconded and unanimously carried, the letter to the owners from the Task Force was approved with the corrections noted.

Pool/Tot Lot

August

There was no report from the Tot Lot Committee this month. The Board reviewed the playground equipment proposals. Cardinal was directed to request, via telephone

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2002 BROADMOOR PARK SADDLEHILL RANCH ACTIVITY CALENDAR

September 29

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

Our thanks to Don

The Board of Directors at the last board meeting received and regretfully accepted the resignation of Don Tooker from the Landscape, Pool and Tennis Committees. Health problems have made it difficult for Don to continue with these committees.

Many of us may not realize the extent to which Don as a volunteer has served our community. The beautiful green belts we enjoy are the result of Don's dedication, knowledge and interaction with the board of directors, homeowners and contractors. He's been there to interface and coordinate work with contractors on various projects. The re-plastering of the pool, the replacement of irrigation equipment and pumps are a few examples of these coordinated efforts.

When the association started losing the Juniper Cypress trees, Don spent time researching to find a hardy replacement. As the Eucalyptus trees fell prey to the lerp psyllid infestation, Don expended an enormous effort to find a treatment or solution. Over the past nine years he has extended himself and approached his duties with an unselfish resolve.

Don, thank you, you have been a tremendous asset to our community. Your dedication is an example and inspiration to all. We wish you and your family the best. Our thoughts and prayers are with you.

David Letourneau



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.

HOUSE SITTING/PET SITTING:

Go on vacation without any worries. Long time Broadmoor resident. Contact Diane at 633-5254

Back to School Special!

25% Off ALL Hair Services
with Randi

Salon Avant Garde
13011 Newport Ave. #110
Tustin, CA 92780

714-832-8900 for Appointment
714-357-2992 Mobile

Expires 9/30/2003

*referrals will receive ½ off haircut
Randi Burks is a 9 year Broadmoor resident

Gate Etiquette

- Don't open the gate for someone that you do not know. • Remind your guests that they must use the telephone in the kiosk to dial your residence—you can't open the gate if they call from a cell phone.
- Report anyone that comes in the exit gate. Report them to Security, Patrol One, or to Cardinal. • Report anyone you see pushing open the entry gates. Report them to Security, Patrol One, or to Cardinal. • Report any vandalism. Report it to Security, Patrol One, or to Cardinal. • Report any operational problems to Cardinal.

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calls, separate proposals from Tru-Green LandCare, Premier Construction and Dave Bang Associates, Inc. for the relocation of the sprinklers and removal and disposal of the old playground equipment.

Recreation/Hospitality

August

The Recreation/Hospitality Committee reported on the upcoming events that were included in the monthly newsletter. The plaque for Darie Rhinehardt was to be dedicated at the next event. David Letourneau suggested that guidelines be set up to recognize volunteers and that recognition of volunteer and their achievements be included in the newsletter.

Security/Parking

August

The Board reviewed the radar monitoring reports provided by Patrol One. Cardinal was directed to attempt to identify the speed limit

violators and send violation letters to the appropriate parties.

Stable Renovation

August

The Stable Renovation Committee's presentation to the Association will be held on September 3, 2003 at 7:00 p.m. in a Special Meeting. A homeowner requested that a condensed version of the report he provided to the Stables Renovation Committee be published in the newsletter. The Board advised that the newsletter was not the correct forum for his report.

Orange Park Community Homeowners Association

Board of Directors

David Letourneau

President

Jo Myers

Vice President

Allen Prather

Secretary

Jim Dickinson

Treasurer

Jane Conti

Member-at-Large

Property Management

Theresa Estrada

Account Representative

Cardinal Property Management

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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—