



# THE TRAILS

Volume III Issue 12

Orange Park Community Association

December 2003

## Annual Meeting and Elections Held

Please join me in welcoming the newly elected Board of Directors for the Orange Park Community Association. Jim Dickinson will serve as President. Jo Myers will continue as Vice President and Ed Brislin will serve as Treasurer. Allen Prather will continue as Secretary and Jane Conti as Member-at-Large.

The Security Committee is looking for your help.

They are working to develop an Emergency Action Plan. Rita Frederick is the Security/Parking Committee Chair.

Help is needed to continue the development the plan and to become involved in its implementation. She is also requested volunteers to be block captains for the Associations Emergency Action Plan.

If you have any ideas or wish to get involved in this worth-while endevore, please contact the committee, send a note to Cardinal [which will be forwarded to the committee], or come to the next Board of Directors meeting.

**GET INVOLVED!**



### Inside this issue...

Board Meeting News and Committee Highlights	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

### OPCA Board Meetings 1<sup>st</sup> Thursday of Every Month



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](http://www.broadmoor-saddlehill.org)



## Orange Park Community Association Business & News

### Board Meeting News and Committee Highlights

#### December Meeting

All present rose for the Pledge of Allegiance.

On Motion duly made, seconded and unanimously carried, the Minutes of the November 6, 2003 Regular Meeting of the Board of Directors were approved as written. On Motion duly made, seconded, and unanimously carried, the October 2003 Financial Statements for both the Association and the Stables were accepted as prepared.

There was no report from the Architectural Committee this month. A homeowner requested information on the original colors of her home. The Board advised the Architectural Committee was researching the documents to verify what the original colors were. The homeowner requested an answer at the February 2004 Board Meeting.

Jo Myers reported for the Arena/Trail Committee that the Committee was looking into why there was a low spot on the footing at one end of the arena. Ms. Myers instructed Cardinal to withhold payment for the grading of the arena and trails, as only the arena had been graded for the last few months.

There was no report from the Community Action Task Force this month.

David Letourneau reported for the Finance Committee that the Committee had met with Salomon Smith Barney regarding the Association's and the Stables' investment accounts. On Motion duly made, seconded, and unani-

mously carried, the Board agreed to close the investment accounts with Merrill Lynch and to reinvest the monies with Salomon Smith Barney in tiered accounts.

The Chair of the Hearing Committee, reported the Committee had met on November 25, 2003. They reported that the Hearing Committee worked in conjunction with the Architectural Committee and the Homeowner Compliance Committee in helping owners with compliance of the Associations governing documents. They stated that open communication between the Committees and the homeowners was the right tool to keep homeowners in compliance.

There was no report from the Homeowner Compliance Committee this month.

There was no report from the Lakes Committee this month. Several potholes in the lake shoring were reported. Allen Prather advised he would contact Water Systems, Inc. to repair the potholes.

There was no report from the Newsletter Committee this month. JW Norris, Newsletter Chair, advised that submission of articles and advertisements from homeowners were welcome. Page Three

Cliff Nelson, Landscape/Tot Lot Committee Chair, reported that someone had hit the Saddle Hill monument sign and he was working with Cardinal in obtaining the information on the driver so that the appropriate actions could be taken regarding repair/replacement of the sign. Mr. Nelson reported the tot lot playground equipment was scheduled to be delivered and installed by the end of December 2003.

Mr. Nelson advised that the iron bark eucalyptus trees were scheduled to be trimmed the end of December 2003. Mr. Nelson further advised that the greenbelts had been fertilized. Mr. Nelson requested that light and gate issues be referred to the Security/Parking Committee. On Motion duly made, seconded, and unanimously carried, the Board agreed that the light and the gate issues were to be directed to the Security/Parking Committee. There was discussion regarding the lights that were out at the Chapman entrance, Cardinal was directed to issue a work order to Three Phase Electric to inspect the lights and submit their findings and recommendations for Board review. It was suggested additional benches and one additional trash can be placed at the tot lot.

JW Norris, Master Planning Task Force Chair, reported for the Master Planning Task Force that the first meeting with Cathcart/Begin Associates was to be held in January 2004 and after that meeting, the Committee would have more to report. There was general discussion regarding the contract with Cathcart/Begin Associates and the overall master plan.

There was no report from the Nominating Committee. It was suggested that the Nominating Committee's scope of involvement with the Annual Election be expanded to include soliciting volunteers to canvas the neighborhood in an effort to obtain enough proxies for a quorum at the first calling of the Annual Meeting.

There was no report from the Pool Committee this month.

There was no report from the Recreation/Hospitality Committee this month.

*(Continued on page 3)*

(Continued from page 2)

Rita Frederick, Security/Parking Committee Chair, requested volunteers to be block captains for the Association's emergency plan and that the request be included in the next newsletter. There was general discussion regarding neighborhood watch and the emergency plan and what should be included in the plan.

The Meeting was adjourned at 8:00 p.m. to the Annual Meeting. The Meeting would be reconvened after the Annual Meeting was held.

The Meeting was reconvened at 8:42 p.m.

Hank Cousine, Stables Committee Chair, reported there was no report from the Stables Committee this month.

Roger Roberts, Stable Renovation Committee Chair, reported that the final bids for the stables renovation/expansion would be available at the January 2004 Meeting.

The next Regular Board Meeting was scheduled to be held on Thursday, January 8, 2003 at 7:00 p.m., as the first Thursday was January 1, 2004, a legal holiday.

There being no further business, the Meeting was adjourned at 8:50 p.m. to the Organizational Meeting

### **Annual Meeting**

The Annual Meeting of the Membership of the Orange Park Community Association was held on Thursday, December 4, 2003 at the Salem Lutheran School in Room C5. David Letourneau called the Meeting to order at 8:00 p.m.

Theresa Estrada, Cardinal Property Management, Inc. certified that a quorum was present with one hundred and nineteen mem-

bers represented by proxy. Twenty-four members were present, all voting by proxy.

Greg Boswell and Pat Geis were appointed as Inspectors of Election.

On Motion duly made, the following candidates were nominated to fill the three vacant seats on the Board of Directors: Ed Brislin, Faith Grimm, Paul Hudson, Pam Mulvany, Jo Myers and Allen Prather. The nominations were seconded and carried.

The floor was opened for additional nominations. On Motion duly made, seconded, and unanimously carried, the nominations were closed.

The candidates were introduced and given the opportunity to give a brief presentation.

On Motion duly made, seconded, and unanimously carried, the Minutes of the January 9, 2003 Annual meeting were approved as written.

The proxies were tabulated. Theresa Estrada announced that Ed Brislin, Jo Myers and Allen Prather were each elected to serve a two-year term on the Board of Directors.

The resolution to use any surplus of operating funds at the end of the fiscal year 2003 to offset future Association expenses passed.

There being no further business, the Meeting was adjourned at 8:42 p.m. to the reconvened Regular Meeting of the Board of Directors.

### **Organizational Meeting**

The Organizational Meeting of the Board of Directors of the Orange Park Community Association was held on Thursday, De-

## 2004 BROADMOOR PARK SADDLEHILL RANCH ACTIVITY CALENDAR

Watch this space for future events!

Garden Club  
Watch for signs posted on the gates.



ember 4, 2003 at the Salem Lutheran School in Room C5. The Meeting was called to order at 8:50 p.m.

On Motion duly made, seconded, and unanimously carried, the following officers were elected: Jim Dickinson as President, Jo Myers as Vice President, Ed Brislin as Treasurer, Allen Prather as Secretary, and Jane Conti as Member-at-Large.

There being no further business, the Meeting was adjourned at 8:55 p.m.



## Classifieds and Services

Want to place an ad. E-mail your text based ad to  
[newsletter@broadmoor-saddlehill.org](mailto: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.*

### Baby Sitting:

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

### Transcription Service:

Fast, reliable, confidential, in Broadmoor. Call Karen at 714-337-7465

### House sitting & Pet sitting:

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

### For Sale:

ALBION English Saddle 17" dressage style, all-purpose saddle, model 900GP. This is a handcrafted, individually numbered, and hard to find saddle. I have used and enjoyed it in the arena and out on long trail rides. Wide tree, for your horse's comfort (Scandinavian birch wood & Swedish steel) and designed with a narrow twist for your comfort. The quality Swiss leather is black with a dark Havana brown insert at seat. The leather quality is so high that the saddle shows virtually no wear. Recessed stirrup bars for leg comfort. Extra ring fittings

were added to the cantle to attach trail gear. Stirrups, leathers, and saddle cover are included. \$1325. Contact Julie Maurer, [maurer@socal.rr.com](mailto:maurer@socal.rr.com), 771-2932.

### To Share:

3 bedroom house to share in Broadmoor. Bedroom with full bath available. Garage space, jacuzzi and view of the trails & creek. \$750 per month + 1/2 utilities. Quiet, clean responsible adult only. Riding privileges available to qualified rider. No children, no drugs, no large pets. References and deposit required. Leanne Johnson 714-628-0068 or [hors-erider37@earthlink.net](mailto:hors-erider37@earthlink.net)

### For Sale:

DINNING/ LIVING ROOM SETS 8' sofa, 6' love seat, 2 LARGE sofa chairs, ottoman. Clean, bright, neutral color \$700. 6' table, 6 chairs, upholstered seats, rich Colors \$400. COFFEE TABLE, END TABLE \$45ea. Contemporary styles, like new, just changing decor. 997-8345 -Worth seeing!

## Orange Park Community Homeowners Association

### Board of Directors

**Jim Dickinson**

*President*

**Jo Myers**

*Vice President*

**Allen Prather**

*Secretary*

**Ed Brislin**

*Treasurer*

**Jane Conti**

*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

<b>Orange Police</b>	714-744-7444
<b>Orange Fire</b>	714-288-2500
<b>Patrol One Security</b>	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—**