



THE TRAILS

Volume III Issue 11

Orange Park Community Association

November 2003

ANNUAL MEETING

8:00 PM, Thursday December 4, 2003



Once again it is time for the Orange Park Community Association [Broadmoor Park & Saddle Hill Ranch] Annual Meeting and Election of Officers. If you have not attended the regular Board of Directors meeting, than this is your change to what it takes to keep this community running smoothly. If you are unable to attend you may delegate your vote by proxy, either to vote for the candidate(s) of your choice or to insure a quorum.

Voting is by secret ballot or by proxy [this means that you assign your voting rights to someone else]. If at least 50% of the membership is not present or represented by proxy, the election will not be held and will be postponed until January 2004.

This year we have six candidates running for three vacancies on the Board of Directors. They are Edward J.

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From your Security/Parking Committee

BROADMOOR NEEDS YOUR HELP. We are looking for volunteers in case of an emergency. With the recent fires, we all need to be prepared. The Security/Parking Committee will have sign-up sheets for any interested volunteers at the December meeting. Or, you may call Cardinal Property Management.

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 – 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.

Minutes & Financials:

On Motion duly made, seconded and unanimously carried, the Minutes of the October 2, 2003 Regular Meeting of the Board of Directors were approved as written. On Motion duly made, seconded and unanimously carried, the September 2003 Financial Statements for both the Association and the Stables were accepted as prepared.

On Motion duly made, seconded and unanimously carried, the revised 2004 Budget for the Stables was approved with a \$10.00 per month increase in the license fee. The cover letter was to indicate the reason for the increased license fee is due to increased operating costs. Cardinal was directed to mail the approved budget to all stable license agreement holders and the Stables Committee.

On Motion duly made, seconded and unanimously carried, the Board accepted the 2004 Reserve Study Updates, as prepared, for both the Association and the Stables.

Architectural Committee:

The Board reviewed and accepted the Architectural Committee's September 16, 2003 Meeting Minutes. The Board reviewed and denied the request from the Architectural Committee for Cardinal to approve architectural requests for owners requesting pre-approved materials and colors.

Arena & Trails Committee:

Jo Myers reported the wood fencing along the trails would cost \$9.80 per linear foot and there were 24,000 linear feet of wood fencing. Ms. Myers advised that additional proposals were being obtained with various materials and that she was verifying with the Orange Park Acres Association on who was responsible for the maintenance of the wood fencing along the horse trails.

Hearing Committee:

The Chair of the Hearing Committee reported the Committee had met on October 30, 2003. Two of the owners scheduled for Hearings had requested their Hearings be re-scheduled and one owner had complied.

Homeowner Compliance:

The Board reviewed the September site inspection report from the Homeowner Compliance Committee. No action was required.

Lakes:

There was no report from the Lakes Committee this month. Cardinal was directed to forward a copy of the proposal from Water Systems Inc. for the dock replacement and re-shoring to the Master Planning Task Force and request that the dock be included in the Master Plan, as the re-shoring was already included in the master plan.

Landscape:

The Landscape Committee Chair reported that thirty iron bark eucalyptus trees and several pine trees needed to be trimmed, on Motion duly made, seconded and unanimously carried, the Board authorized the tree trimming. Wind has damaged the fencing around the pump house shed, and propos-

als are being obtained.

Maintenance Committee:

Review of the proposals to clean out the storm drains was tabled to the December Meeting. Cardinal was directed to send copies of the proposal to Cliff Nelson. Cardinal was directed to ask Sims Janitorial what they would charge to clean the new streetlights on a regular basis. Cardinal was directed to issue a work order to replace the burnt out light on the left side of the Chapman entrance.

Master Planning Task Force:

A written report for the Master Planning Task Force was presented and will be attached to the Minutes. After discussion, a Motion was duly made, seconded and unanimously carried to approve the proposal from Cathcart/Begin Associates to prepare an architectural design of the master plan on an hourly basis, not to exceed \$28,000.00.

There was discussion regarding neighboring homes being painted the same colors, this for the third time – once before the Architectural Committee and once before the Board. After a lengthy discussion Cardinal was directed to forward the Architectural Committee's response regarding this issue and the letter from Cindy Brumits of Dunn Edwards Paint to the Master Planning Task Force and request their opinion.

Nominating Committee:

Jim Dickinson reported for the Nominating Committee. Mr. Dickinson announced that there were six candidates running for the three available seats on the Board this year.

Security/Parking Committee:

The Security/Parking Committee

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Chair requested that the Board direct Cardinal to send violation letters to the owners that had not filled out and returned their vehicle registration forms to obtain the required parking decals. Also requested was that the Board direct Cardinal to send a letter to Patrol One instructing them to cite vehicles that did not have a parking decal or a visitor pass displayed in accordance with the rules and to include on the daily reports the vehicle make, model, color and license number.

Stable Renovation/Expansion Task Force:

The Task Force Chair was present to discuss the plan for the stable renovation. After a lengthy discussion, a Motion was duly

made, seconded and carried to approve the renovation plan to include four new stalls with the Association paying for the landscaping renovation and to authorize the Stable Renovation Committee to proceed with obtaining bids, so that a financial plan could be developed and submitted to the Association's CPA and the Association's attorney for review.

The next Regular Board Meeting was scheduled to be held on Thursday, December 4, 2003 at 7:00 p.m. with the Annual Meeting to begin at 8:00 p.m.

There being no further business, the Meeting was adjourned at 10:18 p.m.

2002 BROADMOOR PARK SADDLEHILL RANCH ACTIVITY CALENDAR

Watch this space for future events!

Garden Club
Watch for signs posted on the gates.



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Breslin, Faith Grim, Paul Hutson, Pam Mulvany, Jo Myers, and Allan Prather. Jo Myers and Allen Prather are current Board of Director members and are seeking re-election.

Ed Breslin has been a resident of Broadmoor Park for 22 years. He has served on various committee and task forces during that time. He promises hands-on involvement in some of the projects that need accomplishment within our association.

Faith Grim see a lot of issues in the coming year and that we need a Board that can work together for the best interests of the community. She feels that her experiences will apply to her work on the Board of Directors.

Paul Hutson is this years representative from Saddle Hill Ranch, where he is in the process of renovation the property he has recently purchased. An avid horse enthusiast, his concerns are for the asthetics and maintaining property values.

Pam Mulvany has been a Broadmoor Park resident since 1991. She feels that her variety of backgrounds gives her the knowledge to understand the needs of the residents and the business sense to help make the decisions in the best interests of our OPCA community.

Jo Myers, currently the Board Vice President, has enjoyed the Broadmoor/Saddle Hill "quality of life" for almost seven years. She is committed to maintaining our open space, ensuring that the codes and standards of our association are enforced, and that we continue to enjoy enhanced property values. She is interested in seeing several projects to their conclusion.

Allen Prather, currently the Board Secretary, has been involved in many of the project within the association and feels that there is still more to be done. He is committed to seeing those projects through to their completion. He would like to continue as part of the Board of Directors.



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.

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, 771-2932.

To Share:

3 bedroom house to share in Broadmoor. Bedroom, study and 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 horserider37@earthlink.net

From the Security/Parking Committee

- ◆ Please note that if you plan to park in the parking lots or in the streets, your vehicle MUST have a parking decal, or a visitor pass. Citations will be issued to vehicles that do not have a decal or pass.
- ◆ The Chapman Exit gate is very slow in opening, so it is recommended that you approach the gate slowly, and stay back approximately 10 feet, so your vehicle will activate the sensors.

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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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—