



THE TRAILS

Volume II Issue 9

Orange Park Community Association

September 2003

2002

BROADMOOR PARK SADDLEHILL RANCH ACTIVITY CALENDAR

September 29

The Orange Symphonic Band

returns for the last concert of our season



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Board Meeting News and Committee Highlights

Financials & Minutes

On Motion duly made, seconded and unanimously carried, the Minutes of the August 7, 2003 Regular Meeting of the Board of Directors were approved as corrected. On Motion duly made, seconded and unanimously carried, the July 2003 Financial Statements for both the Association and the Stables were accepted as prepared.

On Motion duly made, seconded and unanimously carried, the proposal from Robert A. Owens to perform the 2003 Audit and prepare the 2003 Tax Returns was approved with the stipulation that the proposal included

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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

both the Association and the Stables audits and tax returns.

A Budget Committee Meeting is scheduled to be held on September 30, 2003

There was no report from the Finance/Insurance/Risk Management Committee this month.

Archetectural

On Motion duly made, seconded and unanimously carried, the revised exterior paint architectural request form was approved, as submitted by the Architectural Committee. There was discussion regarding the color schemes and neighboring, not adjoining, homes using the same color schemes. A majority of the Board requested the issue be referred back to the Architectural Committee.

Arena & Trails

Jo Myers, Board Liaison, reported she had contacted the Arena/Trails Committee Chair regarding the needed grading of the trail between Saddle Hill and Broadmoor, and was in-

formed that to date the work had not been completed. Ms. Myers will contact Jesse Fence to obtain a proposal to repair the split rail fencing.

Community Action

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

Hearing

The Hearing Committee reports there were nine Hearings scheduled with a majority of the owners now in compliance with the Association's Rules and Regulations.

Homeowner Compliance

The Board reviewed the July 2003 Homeowner Compliance Committee report. No action was required. Cardinal advised the Board that the Homeowner Compliance Committee was scheduled to evaluate all homes within the Association that were painted and were not in compliance with the Association's rules regarding painting during the September inspection.

Lakes

There was no report from the Lakes Committee this month. Cardinal was directed to obtain additional proposals for the dock replacement and re-shoring.

Landscape

Cliff Nelson, Landscape Committee Chair, reported that forty trees needed to be removed this year. Mr. Nelson reported he had two volunteers to turn water off in an emergency, i.e. flooding, stuck valves, etc.

On Motion duly made, seconded and unanimously carried, the proposals from Peterson's Tree Works to trim one tree at the Santiago gate and remove four trees in various locations were approved.

The Board reviewed the written report provided by the Landscape Committee Board Liaison. No action was required.

Master Planning

There was no report from the Master Planning Task Force this month.

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Newsletter

There was no report from the Newsletter Committee this month.

Pool & Tot Lot

The pool heater is due to be turned of on October 1st.

On Motion duly made, seconded and unanimously carried, the Board approved the proposed increase from Aquatrends Commercial Pool Services for the monthly pool service contract.

There was no report from the Tot Lot Committee this month. Cardinal was directed to send copies of the playground equipment and landscaping proposals for the tot lot to Cliff Nelson.

Recreation & Hospitality

Doris Doherty reported for the Recreation/Hospitality Committee. The Committee scheduled the Orange Symphonic for a concert to be held at the Association on September 28, 2003 at 5:00 p.m. Ms. Doherty advised the Board the plaque for Dari Rhi-

nehardt was to be dedicated during the concert. Ms. Doherty further reported recognition of other community volunteers was being discussed.

Security & Parking

The Board reviewed and accepted the written report from the Security/Parking Committee. The written report was to be attached to the Minutes.

On Motion duly made, seconded and unanimously carried, the Board approved the recommendation to charge new owners/renters an activation fee for programming their name and phone number in the directories. Cardinal was directed to revise the escrow forms to include the activation fee.

On Motion duly made, seconded and unanimously carried, the form provided by the Security/Parking Committee to be filled out and signed by real estate agents and contractors was approved as revised.

Stables

There was no report from

the Stables Committee this month.

Stable Renovation

On Motion duly made, seconded and unanimously carried, the Board approved, as corrected, the letter provided by Jim Dickinson regarding the Stable Renovation Committee's presentation to be mailed to the membership. The Special Meeting was to be held on September 25, 2003 at 7:00 p.m.

New Business

Cardinal was directed to obtain proposals to clean out the storm drains within the Association as a preventive maintenance project to be done annually.

The Board reviewed the printout for general ledger account #6365, gate repair. Cardinal was directed to issue a work order to W.C. Friend advising that the Chapman exit gate was starting to close on vehicles again.

On Motion duly made, seconded and unanimously carried, the Directors approved a donation



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

For Sale:

Piano—"Grand" - Upright style. Medium stain. Includes bench seat and sheet music. \$600.00 OBO Call 714-289-1535

Transcription Service:

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

For Sale:

Freezer, upright. Good working condition. \$200.00 Call 714-289-1535

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

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

(714) 779-1300

Fax (714) 779-3400

1290 North Hancock Street

Suite 103

Anaheim, CA 92807

Newsletter Editor

J W Norris

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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to the Salem Lutheran School and Church for providing meeting rooms for the Association.

The next Regular Board Meeting is scheduled to be held on Thursday October 2, 2003 at 7:00 p.m.

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—