



THE TRAILS

Volume 3 Issue 11

Orange Park Community Association

November 2004

Santiago Hills II and East Orange Planned Communities



The draft Environmental Impact Report (EIR) for The Irvine Company proposed project for the East Orange Study Area is available for review and comment by the public. Comments on the EIR will be accepted by the City until December 6, 2004. For more information on this important topic, visit the East Orange site [http://www.cityoforange.org/depts/commdev/planning/advanced/santiago_hills_ii_east_orange.asp].

The East Orange Study Area is currently an unincorporated portion of land under the jurisdiction of the County of Orange. The SHIIPC is generally located east of Peters Canyon Regional Park, Jamboree Road and the existing Santiago Hills Phase I development, west of Eastern Transportation Corridor (SR241/261), and south of Irvine Regional Park. The EOPC is generally located east of SR241/261, southwest of Irvine Ranch Land Reserve (IRLR), and north of the Nature Reserve of Orange County (NROC), north and south of Santiago Canyon Road.

The review period for the SHIIPC EOPC draft EIR will end on December 6, 2004.

Comments can be mailed to the City of Orange or sent via e-mail at opceir@cityoforange.org.

After the public review period for the EIR has elapsed and comments have been considered, a response to each comment will be prepared. In accordance with local ordinances, public hearings will be held by both the City's Planning Commission and City Council. They will consider certification of the EIR and approval of the project and Tentative Tract Maps. Public notice will be provided in accordance with the City's Zoning Code and will also be announced on this web page. The public is encouraged to attend the hearings and to provide input on the project. At this time, no definitive hearing dates have been set for this project. It is generally anticipated that public hearings may begin in the first part of 2005. The public is encouraged to monitor this web site for any updates on the project or changes in schedule.



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Know who your elected officials are:

Mayor:
Mark A. Murphy
Email: MayorMurphy@MarkAMurphy.com

Our currently & newly elected council persons are:
Carolyn Cavecche, Steven F. Ambriz, Jon Dumitru, & Teresa "TITA" Smith
They do not have individual email addresses posted on the City site - just this one - CityCouncil@cityoforange.org

The Council's phone is (714) 744-2211 and their fax is (714) 744-5147. The Mayor's phone is (714) 744-2200.

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

Board Meeting News and Committee Highlights

Minutes and Financials

On Motion duly made, seconded and unanimously carried, the Minutes of the October 7, 2004 Regular Meeting of the Board of Directors were approved as corrected. On Motion duly made, seconded and unanimously carried, the September 2004 Financial Statements for both the Association and the Stables were accepted as prepared. On Motion duly made, seconded and unanimously carried, the Board approved the proposed 2005 budgets for both the Association and the Stables with noted changes. There was no increase in the assessments for the Association and no increase of the license fee for the Stables.

A Motion was duly made by Ed Brislin to impose a special assessment of \$10.40 per owner per month for the Broadmoor owners and \$6.28 per owner per month for the Saddle Hill Ranch owners to fund the Master Plan. The Motion died for lack of a second. There was discussion regarding the funding of reserves and the Master Plan. The Board felt the Motion made by Mr. Brislin was premature, as there were no concrete figures to base a special assessment.

Architectural Committee

On Motion duly made, seconded and unanimously carried, the Board approved the

Architectural Committee Operating Procedures as submitted.

Community Action Task Force

The Board reviewed the information sent to all owners regarding the EIR document.

Lakes Committee

There was no report from the Lakes Committee this month. Allen Prather volunteered to follow up with Water Systems Maintenance, Inc. regarding their request for a conceptual drawing of the new dock.

Landscape Committee

Cliff Nelson, Landscape Committee Chair, reported there were twenty-four trees planted in the last month, that the rains had been good for the landscape without too much damage, that there were fifteen tree stumps that had been removed at a cost of \$150.00 each, trees have been donated by owners within the community, and that the current policy regarding tree removal was only dead, dying or hazardous trees were to be removed. Mr. Nelson also reported the current pest control company was doing a good job and that rodent activity had decreased.

JW Norris and Hank Cousine volunteered to work on obtaining an aerial picture of the Association taken twenty years ago indicating where trees had been.

Nominating Committee

It was reported there were two candidates for two available positions on the Board, Jane Conti and Jim Dickinson. Cardinal will send extra proxies to Jo Myers, as the Board would be canvassing the neighborhood to ensure a quorum was met for the Annual Meeting.

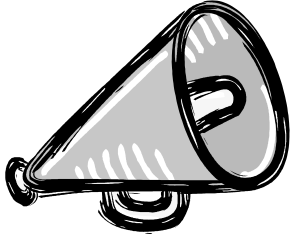
Master Planning Task Force

JW Norris reported for the Master Planning Task Force that a Meeting with Cathcart/Begin was scheduled to be held on or about November 18, 2004. There was general discussion regarding the time it was taking for Cathcart/Begin to provide a design and all of the delays.

Recreation & Hospitality Committee

Doris Doherty reported the Recreation/Hospitality Committee had done a great job with the Association's concerts and special events. Ms. Doherty advised the holiday decorations/lights had been purchased at a significant savings to the Association. Ms. Doherty further advised the Hospitality Committee had been re-activated with the members obtaining brochures, pamphlets and small gifts for new owners. Mr. Dickinson advised Ms. Doherty he could provide the Committee with a copy of the Association's brochure for distribution to new owners.

(Continued on page 3)



The webmaster needs your help. We are trying to put together a pictorial history of Broadmoor Park & Saddle Hill Ranch to post on our website. Do you have any old photos of life here at Broadmoor/Saddle Hill? Color or B/W is fine—condition does not matter—anything can be scanned into the computer. Please call J W Norris if you would loan us any pictures [714-875-5100—Mobile]

(Continued from page 2)

Security & Parking Committee

Rita Frederick, Security/Parking Committee Chair, was present to discuss the patrol reports and parking issues. Ms. Frederick reported the Chapman gate was squeaking. Cardinal was requested to issue a work order to W.C. Friend to repair the Chapman gate. Cardinal was requested to obtain a proposal from Advanced Painting to re-paint the “No Parking On This Side of Street” on the curbs throughout the Association with the addition of painting the same

on Lakeview Trail on the north side of the street.

Stable Committee

Hank Cousine, reporting for the Stables Committee, reported the stables had weathered the recent rains with only minor drainage issues that were being addressed.

The next Regular Board Meeting and the Annual Meeting are scheduled to be held on Thursday, December 2, 2004.

An update from your Security & Parking Committee

Security incidents reported in October:

Parked vehicle had window broken by vandals.

Two adult males found loitering in stables. They escaped by jumping over rear fence.

A minor hiding in Broadmoor shot at resident minor with pellet pistol. The Orange Police Department responded to call but Anaheim Hills patrol and O.P.D were unable to locate anyone.

Water balloons thrown at vehicle.

Report ANY suspicious activity to the Orange Police
[714-744-7380]

President's Message

A word about trees.

Broadmoor Park is blessed with gorgeous common grounds that in today's building developments are becoming a rarity. It's what helps makes these homes a unique and attractive investment for homeowners. Half of your monthly fee goes towards the maintenance of these grounds including the lakes.

A special part of our landscape is the numerous trees that run throughout the development, most prominently being the eucalyptus. Unfortunately, the eucalyptus has become susceptible to a parasite which has killed many and which continues to threaten more. No known cure for this problem exists and we can only try to minimize its effects.

The Board acknowledges that in the past more trees have been removed than have been replaced and we have been working to make up those losses. We are currently obtaining records of where trees were located originally so that we can 'reforest' the more barren parts of the common grounds. We have also requested that stumps that in the past were left untreated be removed and/or ground down.

A few homeowners have expressed their displeasure at the thought of trees being planted that may change the view from their homes. While the Board is sensitive to those concerns we will be looking for opportunities to replace **missing** trees. At every opportunity we will try to replace “like for like” so that trees with similarities to missing ones will be used in their place. Unfortunately, because of its susceptibility to disease, the eucalyptus will not be among those used as a replacement.

Our goal will be that in years to come this development will continue to attract those homeowners seeking more than the cookie cutter solution offered by surrounding communities.



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.

For Sale:

Brand new, white, patterned vertical blinds from 3-Day Blinds to fit every window of a Plan 1, Broadmoor home. Purchased in September, installed in October, taken down immediately and kept in excellent condition since. Please feel free to call and make arrangements to see them in person. House located on Buttonbush Trail. Call [714] 299-0101

For Sale:

Living Air Air Purifier
 As heard on National Radio. Call Today for Information, or a Risk Free Trial! 1-800-325-0513

Remodeling & Construction Services:

Complete home improvement and remodeling services available from Broadmoor resident. 10% discount to Broadmoor and Saddle Hill residents. Call Tom Markey for a free estimate—714-501-8408 or email at tmarkey@pacbell.net

Odd Jobs Wanted:

Young, energetic son of Broadmoor resident seeks summer employment. Clean you stalls, watch your pet, willing to do almost anything. Call Dillon @ 288-1215

For Sale:

Dinette Set—white washed finish. 42" round with an extra 18" leaf. Four swivel chairs [tan vinyl on seats & back], with arms & casters. Very good condition. \$300.00 OBO
 Please call 714-516-1495

For Rent:

Plan #1, 3 bedroom, 2 bath house in Broadmoor. 2 car garage, Jacuzzi, atrium and view of the trails & creek. \$2500 per month including utilities. No pets. References, credit check and security deposit required. Call Leanne Johnson at 949-728-2519

Baby Sitter:

Broadmoor teenager available for weekend baby sitting. Loves kids. Contact Allie Dickinson at 714-628-9581

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

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J W Norris

SERVICES/EMERGENCIES

Orange Police	714-744-7380
Orange Fire	714-288-2500
Poison Control	800-876-4766
Anaheim Hills Patrol	714-524-5700
Animal Control (Strays)	714-935-6848
Animal Control (Bark)	714-834-6942
City Water Department	714-744-2233
Graffiti Hotline	714-744-7279
Orange City Hall	714-744-5500
Pacific Bell	800-310-2355
So Cal Edison	800-655-4555
So Cal Gas	800-427-2200
Time Warner Comm.	714-903-4000
Waste Management	714-637-3010

About this Newsletter...

The Trails is an unofficial publication distributed on behalf of the Orange Park Community Association Board of Directors. It is delivered exclusively to the membership of the Association

Reminder

Architectural & Landscape changes require approval from the Architectural Committee. Requests must be submitted on the appropriate forms. These forms are available from our website [www.broadmoor-saddlehill.org] where they can be downloaded and printed. These forms are also available from Cardinal Property Management [714] 779-1300.

Exterior Paint Color Schemes are available from Dunn Edwards, located at 13662 Newport Avenue in Tustin [714] 731-4113. They are also available from Cardinal Property Management.

Cutoff for newsletter submissions is the 10th of the month.

24 Hr. Emergency/After Hours Services Call:
—714-739-7736—