



# THE TRAILS

Volume 3 Issue 1

Orange Park Community Association

January 2004



Hook, line & sinker ... \$2.99  
Vet bill to extract hook ... \$1,035.34  
Home for the weekend ... Priceless

There was a time that it didn't bother me that outsiders would come in and fish our two lakes. They never seemed to cause a problem and for the most part were polite. Many of us tended to look the other way when our rules were not being enforced, even our security company. I am as guilty as the next one for not confronting someone that I knew didn't live here and was fishing. But my views have changed.

A couple of Sundays ago, our dog Anvil and my wife were walking around the east side of the lower lake. As Anvil likes to do, he was sniffing and always on the prowl for a snack that someone may have dropped. Well, he found something attached to a fishing line on the ground. My wife was able to pull the line and a sinker out of his mouth, but couldn't see anything else. I looked when they got back to the house and couldn't see anything either.

For the next several day we watched him closely. He was eating well [as his 40 pound frame will attest to], but had the occasional cough. On Saturday we took him to our vet.

The vet took x-rays and did find a fishing hook. It was too far down the throat for him to see or to take out. So, \$268.00 later we were off to a critical care vet. They were able to extract the hook orthoscopically without surgery. Surgery could have easily added \$1,000.00 to \$2,000.00 to the days total.

What is the point of this article. Is it to point the finger at someone? Is it to get everyone fired-up and chase all of the outsiders that fish at our lakes away? Is it to ban fishing altogether, or require barb-less hooks?

No! I can not even say that the hook, line & sinker weren't dropped by a resident or by mistake.

I am saying that we need to be more observant. This is our community. It is to try to alert the homeowners and residents that we need to be consistent in the enforcement of the rules and CC&Rs of the association.

We need to be conscience that our actions have a consequence. We need to pick up after ourselves. And sometimes we need to pick up after others.

So, when you see trash in the common areas, take an extra moment and pick it up. If you see someone that you know does not live here fishing—and are so inclined—remind them that the lakes are for the residents only.



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## 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

All present rose for the Pledge of Allegiance.

#### Homeowner Forum

JW Norris advised the Board that this last year was the last time Jim Lembcke would be in charge of the holiday decorations and the Board would need to reassign this task for the 2004 holiday season. An article was to be placed in the next newsletter regarding this issue. Cardinal was directed to send a letter to Mr. Lembcke thanking him for his years of service.

Cardinal was directed to send a letter to David Letourneau thanking him for his years of service as a Board Member and his dedication to the Association.

It was suggested that the Board table the consultant's fee for Cathcart/Begin and put the matter to a vote of the membership, as the owner stated a master plan had already been designed. It was also suggested the Board did not have the authority to approve the expense for Cathcart/Begin. There was discussion regarding the differences between the developer's master plan and what the current master plan consisted of, which was revamping the Association's assets. The Board advised they felt that the approval of the expense was within their authority and restated, as previously stated, the hiring of an architect to draft an overall plan to revamp the assets while keeping the scheme of the Association the same throughout the community was money well spent. The Board felt The Orange Park the overall design would save the Association money in the long run by giving the current Board and future Boards a guideline to follow. The Board agreed the first priority was the entrances and the gates.

#### Minutes and Financials

On Motion duly made, seconded and unanimously carried, the Minutes of the December 4, 2003 Regular Meeting of the Board of Directors and the December 4, 2003 Organizational Meeting were approved as written. The Board reviewed the December 4, 2003 Annual Meeting Minutes. No action was required at this time.

On Motion duly made, seconded and unanimously carried, the November 2003 Financial Statements for both the Association and the Stables were accepted as

prepared.

#### Committee Liaisons

On Motion duly made, seconded and unanimously carried, the following Board Liaisons were approved:

Architectural Committee, Allen Prather  
 Arena/Trails Committee, Jo Myers  
 Community Action Task Force, Jim Dickinson  
 Finance/Insurance/Risk Management Committee, Ed Brislin  
 Homeowner Compliance Committee, Allen Prather  
 Hearing Committee, Jane Conti  
 Lakes Committee, Ed Brislin  
 Landscape/Tennis Court Committee, Jane Conti  
 Maintenance Committee, Allen Prather

Master Planning Task Force, Jim Dickinson  
 Newsletter Committee, Jim Dickinson  
 Nominating Committee, Allen Prather  
 Pool/Tot Lot Committee, Jane Conti  
 Hospitality/Recreation Committee, Jo Myers  
 Security/Parking Committee, Jane Conti  
 Stable Committee, Jo Myers  
 Stable Renovation Committee, Jo Myers

Reaffirming of the Committee Chairs and Members will be addressed in the February 2004 Meeting. The Board Liaisons were to update the Committee Chairs and Members as needed and forward the information to Cardinal.

There was no report from the Architect  
*(Continued on page 3)*



## Message From The President

As your President for this coming year, I would first like to offer my thanks to David Letourneau for his selfless service to this community as a Board member for the past six years, the last year spent as President of the HOA. Having served the prior year as President, I know the challenge of balancing the interests of the community as a whole with those individuals or groups with specific needs and interests. Under David's term, the Board has shepherded the Stable Renovation project and Master Plan as well as successfully launched the Hearing Committee. In achieving these objectives the process has, at times, rankled some homeowners. No one person will ever be fully satisfied with the tough decisions that the Board has made striving towards the goal of improving the quality of life in Broadmoor Park and Saddle Hill Ranch. It has been a long and involved process to get to the point where in 2004 we can expect to realize the benefits of some major long-term projects. Thank you, David.

Each month you see mention of the committees that do much of the work that makes this community run. We continue to be challenged by homeowner participation in these committees. They are a critical part of improving the quality of life here so I ask for your help in getting involved this year. Some committees meet monthly while others may only meet for a specific purpose. Here is a partial listing of committees where we have needs:

- Community Action Task Force – This group keeps track of outside activities that have an impact on our community's lifestyle and housing values. This includes new housing developments, Rancho Santiago College expansion plans and city services
- Finance/Insurance/Risk Management – This committee reviews the annual budget as well as the long-term reserve costs for renovation of the community's common assets such as the stables, lakes and greenbelts
- Homeowner Compliance – This committee is responsible for helping homeowners stay in compliance with the community's rules
- Rules – This committee will review the existing community's rules to ensure they comply with the CC&Rs as well as identify any necessary revisions to keep the rules current.
- Recreation/Hospitality – This committee will identify opportunities for community events as well as help organize those events. They also serve to introduce new homeowners to the community.
- Newsletter – This committee will help solicit items for publication in the monthly Trails newsletter.
- Nominating – This committee will meet at least annually to solicit homeowners for Board election as well as canvas the neighborhood for ballots.

Ultimately, the Board can only be as effective as the committees and their participating homeowners. It is the board and the committees along with our management company, Cardinal Property Management, which keep this community running. Please consider giving us at least a couple of hours a month to help make Broadmoor/Saddlehill one of the most desirable places to live in Orange County.

(Continued from page 2)

tural Committee this month.

There was no report for the Arena/Trail Committee this month.

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

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

There was no report from the Hearing Committee this month.

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

There was no report from the Lakes Committee this month.

#### Landscape/Tennis Court Committee

Jane Conti, Landscape/Tennis Court Committee Board Liaison, read the written report provided by Committee Chair Cliff Nelson. The report indicated the iron wood tree trimming had been approved. Additionally, the Saddle Hill Ranch monument sign was scheduled to be repaired on January 10, 2004 at a cost not to exceed \$600.00.

On Motion duly made, seconded and unanimously carried, the Board approved the proposal submitted by Peterson's Tree Works to trim two eucalyptus trees at 7536 Twinleaf Trail

#### Maintenance Committee

The Maintenance Committee is to be reinstated and an article placed in the newsletter requesting volunteers to serve on the Committee.

The Board reviewed the proposal submitted by Sims Janitorial to clean the streetlights. Cardinal was directed to advise Sims Janitorial the Board wanted a flat rate proposal to clean the twenty-eight interior streetlights two times per year.

There was discussion regarding replacement of the lights at the Santiago entrance. Ed Brislin provided information he had obtained on possible replacement lights. After additional discussion, a Motion was made by Mr. Brislin to replace the lights at the Santiago entrance. The motion died for lack of a second. It was suggested that the two lights at the Santiago entrance. The Board agreed that Allen Prather and JW Norris would remove the lights. The entrance was to be monitored.

Cardinal was directed to follow up on the work order issued to Three Phase Electric to inspect the lights and submit their findings and recommendations for Board review.

The Board reviewed Mr. Nelson's recommendation regarding the proposals for storm drain cleaning. On Motion duly made, seconded and unanimously carried, the Board approved the proposal submitted by Proserv to clean out the storm drains.

#### Master Planning Task Force Chair

JW Norris, Master Planning Task Force Chair, reported for the Master Planning Task Force that the first workshop with Cathcart/Begin Associates was to be held the last week in January 2004 and after that workshop 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 Newsletter Committee this month.

There was no report from the Nominating Committee.

#### Pool/Tot Lot Committee

Jane Conti, Pool/Tot Lot Committee Board Liaison, read the written report provided by Committee Chair Cliff Nelson. The new tot lot playground equipment was scheduled to be installed starting January 12, 2004, with a day to a day and half completion time. The repair work to the landscaping and the installation of the wood border was to be completed after installation of the playground equipment. It was anticipated that the project would be completed no later than January 20, 2004.

#### Recreation/Hospitality Committee

There was no report from the Recreation/Hospitality Committee this month. The Board reviewed the proposal to develop a Children's Event Committee. After discussion, Cardinal was directed to forward the proposal to the Recreation/Hospitality Committee, as the Directors felt that organizing children's events should be a part of that Committee.

#### Rules Committee

The Rules Committee is to be reinstated and an article placed in the newsletter requesting volunteers to serve on the Committee.

#### Security/Parking Committee Chair

Rita Frederick, Security/Parking Committee Chair, requested volunteers to be block captains for the Association's emergency plan and that the request is 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 Board and Ms. Frederick agreed that the owners who had not submitted completed

vehicle registration forms to obtain parking decals were to be scheduled for Hearings.

Mr. Frederick reported that Patrol One was not citing and towing vehicles in accordance with the current post orders. Cardinal was directed to advise Mike Prince at Patrol One that the Board and Cardinal had been informed that the post orders for the Association established approximately one and half years ago were not being enforced. Cardinal was also directed to request in writing a response from Patrol One indicating what steps were taken by Patrol One to ensure compliance with the post orders.

There was no report from the Stables Committee this month.

#### Stables Renovation Task Force

It was reported for the Stables Renovation Task Force that proposals were coming in and the task force would present information at the February 2004 Board Meeting for review.

The Board reviewed the correspondence from a homeowner. Cardinal was directed to advise the owner the Stables Budget included a line item under income for horse trailer storage fees. However, at this time the Board had not approved the implementation of the fee; it was a proposed source of income to help off-set the expense of the stables renovation. Additionally, Cardinal was directed to advise the homeowner that when the horse trail storage fee was to be considered by the Board, the Stables Committee would be notified and all concerns would be addressed at that time. A motion was made by Ed Brislin to not charge a storage fee for horse trailers. The Motion died for lack of a second.

There being no further business the January meeting was adjourned.

## 2004 BROADMOOR PARK SADDLE HILL RANCH ACTIVITY CALENDAR

Watch this space for news  
of future events



## 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

### 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 chil-

dren, no drugs, no large pets. References and deposit required. Leanne Johnson 714-628-0068 or 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!

### For Sale:

Contemporary oak dining room table , extra leaf, 6 neutral color chairs, and matching china hutch with glass doors plus cabinets.\$800 or best offer. Leanne 714 628-0068

### From the Security/Parking Committee

- ◆ Do not open the entry gates for someone you donot know. Let's keep our community safe and secure.
- ◆ 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 sometimes 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. If it does not open, carefully back up and try to activate the sensor again.

## Orange Park Community Homeowners Association

### Board of Directors

**Jim Dickinson**

*President*

**Jo Myers**

*Vice President*

**Allen Prather**

*Secretary*

**Ed Breslin**

*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—**