



# THE TRAILS

Volume 3 Issue 6

Orange Park Community Association

June 2004

## Notes from the Security & Parking Committee

Here are some questions that are being asked throughout the community. I hope that these answers will help to explain.

Why do we have a decal program?

Originally, Patrol One Security suggested we implement a decal program to help them readily identify vehicles belonging in Broadmoor. Through the decal program, all unauthorized vehicles can be readily identified. Vehicles without decals are cited and the citations are turned over to Cardinal Property Management for further action. Guest's vehicles will be identified through a guest-parking permit issued by the resident. Cardinal provides all parking permits upon request. Effective July 1, 2003. Notice mailed to residents May 23, 2003.

Why are citations issued?

Citations are issued for parking on the streets or in parking lots without decals, parking on the wrong side of the street, parking after 2:00 AM., and abusing the 72-hour parking.

3. Why can't we park on the streets after 2:00 AM.?

If an emergency were to occur, it is difficult for a fire truck or an ambulance to get through if two vehicles are parked, one on each side of the street. Seconds matter in an emergency. Parking after 2:00 AM is for emergency access. Reference Rules, 4. Parking Rules – Broadmoor Only and 5. Parking Lots.

What about towing?

Towing is an option if vehicles have abused parking rules. The last time a vehicle was towed it had been abandoned in the Broadmoor overflow parking lot. Reference Rules, E. Street Rules, 4. Parking Rules

72 hour parking

Every resident with a parking decal can park in the overflow parking lots for 72 consecutive hours in a 30-day period. No storage is allowed in the overflow parking lots. The overflow parking lots are for the use of residents and their guests only for a period of 72 hours within a 30-day period. All vehicles must have a parking decal to park in either of these lots. Reference Rules, E. Street Rules, 5. Parking Lots, rev. 3-16-2000

6. Why does my garage door need to be closed?

Open garages are invitations for vandals and burglaries. Burglaries in Broadmoor have taken place during daylight and nighttime hours. Reference CC&Rs, Section 7, Article VIII.

7. Why do we have fishing tags?

Fishing is restricted to residents and their guests from 6:00 AM to 10:00 PM. Guests must be accompanied by residents at all times. Fishing tags must be worn at all times while fishing. Fishing is taking place by many non-residents. The fishing tags quickly identify residents. Non-residents are bumping the gate or following a resident in to gain access into Broadmoor. The gate has been damaged several times as a result causing costly repairs. Fishing tags are revised annually.

Most of these rules have been in effect for many years and are written in the CC&Rs and Rules. With the vandalism and burglaries that are taking place, it is

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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 – Saddle Hill 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's Forum

Jim Lembcke advised he would not install the holiday decorations next year. Mr. Lembcke advised that the Association's decorations were stored in the storage area and he would discuss the decorating with whoever volunteered to take over the task. An article was to be placed in the newsletter requesting volunteers and the Recreation Committee and the Garden Club were to solicit volunteers. The Board thanked Mr. Lembcke for taking care of the decorating for all the past years.

A homeowner from Saddle Hill Ranch asked about the yellow pole that was hit located just beyond the monument sign. The Board advised the insurance carrier for the tow truck company that hit the monument sign was to pay the Association for replacement of the sign.

A meeting presented by the Irvine Company to discuss transportation and traffic was scheduled to be held on June 9, 2004, 6:30 P.M. at the Chapman Hills Elementary School. The Board encouraged all homeowners present to attend the Meeting.

Kent Brown, Chair of the Lakes Committee, advised one proposal had been received to repair/replace the dock and repair the shoring and he was expecting another proposal.

A homeowner asked why the "Roller Coaster" trail was closed. The Board advised that Orange Park Acres was repairing the trail. A request was made for an update on the issue regarding the livestock that was being walked through the community. The Board advised that the issue had been resolved. An update on the fence surrounding the lake pump was also provided - the fence has been temporarily repaired and the replacement was included in the Master

Plan.

An owner stated that there were many teenagers living in the community and asked if there could be recreation activities set up for the teenagers. The Board referred the owner to Karen Ashford, the Chair of the Recreation Committee.

There was a lengthy discussion regarding the signed petitions and letters from owners and from Patrol 1 regarding the Board's decision to contract patrol services with another company. After the lengthy discussion, the Board advised all present that the Board felt they had made the best business decision for the community and was moving forward with their unanimous decision previously made to change patrol companies.

There was discussion regarding the required vehicle registration and the parking decal list. It was asked why copies of vehicles registrations were requested and if it was legal to request that information. Cardinal

and the Security Parking committee were directed to investigate this issue.

The signed petition regarding towing of vehicles was referred to the Security/Parking Committee for review. The Committee was to report to the Board at the July 2004 Meeting.

#### Minutes and Financials

On Motion duly made, seconded and unanimously carried, the Minutes of the May 6, 2004 Regular Meeting of the Board of Directors were approved as written.

Ed Brislin requested a copy of the Minutes for the Special Meeting held to approve the budget and contracts for the stable renovation project. Mr. Brislin asked that a statement that the stable renovation was funded out of the stable budget, not the association budget, be published in the newsletter.

On Motion duly made, seconded and unanimously carried, the May 2004

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### Message From The President

Hello neighbors!

This month I would like to discuss two topics of interest to many of you: stable renovation and security. Both of these issues have been discussed in detail at past board meetings. Since many of you are unable to attend, I would like to use this forum to explain the Board's recent decisions.

**Stable Renovation** – As you are reading this, most of the work has been completed on budget for the stable renovation. As you know, the stables have been in need of rehabilitation or replacement having reached the end of their useful life some time ago. During the past few years, there was much debate as to how the Board should address this issue including the scope of the project and how it should be financed. During this time stable licensees and homeowners made several suggestions ranging from keeping the stables "as-is" with minor improvements for drainage and footing to razing the existing structure in favor of a completely new facility with greatly expanded capacity. In 2002, a task force was created bringing together representatives from the stables and the community at large. That task force submitted a plan to the Board that underwent several reviews and final approval. Some of the major points in the plan include:

- Addition of four new stalls
- Realignment of hay storage
- A new barn façade
- Relocation of the turnout area
- Improved drainage and footing

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Financial Statements for both the Association and the Stables were accepted as prepared.

The Board reviewed the proposals from Association Reserves and Reserve Data Analysis to perform the 2005 Reserve Studies for both the Association and the Stables. On Motion duly made, seconded and unanimously carried, the Board approved the proposals from Association Reserves to perform the Level II Update without a site inspection for both the Association, at a total cost of \$540.00, and the Stables, at a total cost of \$400.00.

#### **Architectural Committee**

The Board reviewed the May 20, 2004 Architectural Committee Meeting Minutes and the current architectural log. No action required. Ed Brislin asked if the list of items from the Committee that needed to be addressed had been addressed. The Board advised Mr. Brislin that Cardinal had met with the Committee and had resolved the issues. JW Norris advised the architectural forms and guidelines had been fine-tuned and were posted on the website.

#### **Arena & Trails Committee**

Jo Myers presented a proposal from Accurate Asphalt to grade and reestablish arena size and shape. On Motion duly made, seconded and unanimously carried, the Board approved the proposal from Accurate Asphalt at a total cost of \$4,464.15. Ms. Myers advised the Board she had obtained a proposal from Accurate Asphalt for the arena footing.

#### **Landscape Committee**

Cliff Nelson, Chair of the Landscape Committee, reported there were a few areas of turf at the stables to be maintained and the maintenance of those areas would be included in the current landscape maintenance contract for the common areas. The Landscape Committee had identified forty areas where bushes/shrubs were needed and thirty-five areas where trees were needed. In addition, the Committee was to obtain a proposal to have the tree stumps ground out. Additionally, there were sprinkler heads that needed to be removed and the Committee approved planting of shrubs and trees

in the stable area. The Board thanked the Landscape Committee and the Garden Club for their efforts and hard work on the front gate.

#### **Master Planning Task Force**

JW Norris, Chair of the Master Planning Task Force, reported they had received sixty responses on the questionnaire delivered to the membership. Mr. Norris and the Task Force were reviewing information from the consultant regarding the design proposals to develop a full set of design plans to be presented to the Board. Mr. Norris advised the Board the Task Force estimated completed design plans would be presented to the Board no later than the August 2004 Meeting.

#### **Pool & Tot Lot**

The Board reviewed the proposal from Game Time for the purchase of a tot swing. On Motion duly made, seconded and unanimously carried, the Board approved the proposal from Game Time for the purchase of the tot swing. The Board reviewed the proposal from Bell Construction to prepare the site and pour the footings and to install the tot swing equipment. On Motion duly made, seconded and unanimously carried, the Board approved the proposal from Bell Construction as submitted.

#### **Recreation & Hospitality Committee**

The Recreation Committee reminded those present of the upcoming camp out and pancake breakfast.

#### **Security & Parking Committee**

Rita Frederick, Security/Parking Committee Chair, read her written report. The report was to be attached to the Minutes. Ms. Frederick also reported that the damaged drain openings that posed an immediate safety concerns were repaired by Allen Prather. It was reported a grate for the large drain might be needed. Allen Prather was to inspect the drain and provide a solution to the issue. It was reported the drainage ditches were full of debris and trash. The Board advised the ditches were cleaned out in November of 2003 and the landscaper would be advised of the need to clean them out again. Ms. Frederick distributed a request from the Security Parking Committee for the installation of "No Parking

## 2004 BROADMOOR PARK & SADDLE HILL RANCH ACTIVITY CALENDAR

Sunday July 18<sup>th</sup> @  
5:30PM—Singer Casey  
Simpson

Sunday August 15<sup>th</sup> @  
5:30PM—The AlleyCats

In September—The Orange  
Symphonic Band

Signs" on the Broadmoor Trail curb between Twinleaf and upper Broadmoor Trail. The Board discussed the issue and Jo Myers volunteered to paint the curbs and stencil "No Parking" on them. Ms. Frederick provided copies of the current post orders to the Board for their review and information.

#### **Stable Committee**

Hank Cousine, Chair of the Stables Committee, reported he was working on getting all the stalls licensed. It was reported the landscaper for the stables had been terminated, as his services were no longer required.

#### **Stable Renovation Task Force**

Ed Brislin distributed a budget/financial report for the stables renovation project. Roger Roberts, Stables Renovation Committee Chair, reported on the status of the stable renovation project. The renovations were going according to schedule with the final grading, and leveling, which the Board approved earlier in the Meeting, and the turnout.

***The next Regular Board Meeting is scheduled for Thursday, July 1, 2004.***



## 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.*

### 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:

Roll top disk - Oak wood (36"w/45"h/24'd) - light walnut finish - \$120.00. Computer desk w/draws, key board pullout (48"w/59"h/20"d) - light

walnut finish - \$65.00. Printer/Fax Stand (26" w/29.5"h/24"d) w/slide out shelf - light walnut finish -\$35.00. 6' Sofa Sleeper - SW fabric design (blue/white/gray/coral) \$130.00. Everything in excellent condition. Contact Bob @ (714)227-1230.

### 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. Caall Tom Markey for a free estimate—714-501-8408 or email at [tmarkey@pacbell.net](mailto:tmarkey@pacbell.net).

## 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>	714-744-7380
<b>Orange Fire</b>	714-288-2500
<b>Poison Control</b>	800-876-4766
<b>Anaheim Hills Patrol</b>	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 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

*(President's Message...continued from page 2)*

It was important to both stable licensees and board members that this project would be paid for by the present and future licensees themselves. However, the current budget for reserves could not pay in total for the modest objectives of this plan. As a result, the Board made two decisions that affect the general association:

1. Approval of a short-term intra-association transfer from the association's general reserve to the renovation fund. This transfer or "loan" would be paid back within a year by the licensees;
2. An agreement that the association would assume the cost of re-landscaping and maintaining the landscaped area surrounding the stables. The Board believed that this was an appropriate use of the association's funds to ensure that the renovated stables would blend in with the association's common grounds, protecting the privacy of both homeowners and stable licensees.

The task force took on a very difficult assignment trying to devise a plan that would balance expansion needs with the vested interests of present licensees and neighbors, all on a limited budget. To their credit, I think they, along with the participation of licensees, have done an outstanding job.

**Security** – Many homeowners were upset by the recent decision of the Board to switch security companies. Especially bothersome to some was losing Cecilia who had maintained this post for Patrol One for some time. The Board made its decision with an eye towards obtaining improved service at a slightly lesser cost. The Board and its appointed Parking/Security committee believe that this change will allow greater flexibility in coverage and closer adherence to enforcing the association's rules. You will now see 7 days a week coverage that we were unable to obtain from Patrol One without greater cost to the association. We appreciate your patience as this new company, Anaheim Hills Patrol, works towards familiarizing itself with our property and neighbors.

*(Security & Parking...continued from page 1)*

now time to see that these rules enforced to help the community and reduce repair costs. I hope that this will help to explain what is taking place. Please feel free to contact any Board member or Security Committee member for further explanation. Attend the Board meetings to express your feelings. Become a committee member.

**24 Hr. Emergency/After Hours Services Call:**

**—714-739-7736—**

## A MESSAGE FROM THE ARCHITECTURAL COMMITTEE

The Architectural Committee applauds the many homeowners who have made significant and attractive improvements to their homes. The improvements not only add to the quality and appearance of their individual homes, but the community as a whole. That, along with a Master Plan that addresses general community issues and needs, will help preserve the wonderful community in which we live.

Reminder: Besides the paint boards at Dunn Edwards, we have the paint palette color schemes in Color Books which homeowners can borrow from the Architectural Committee. Call Cardinal for information about borrowing a book from the Architectural Committee.

The Architectural Committee wants to inform homeowners that the Architectural Request Forms and Guidelines were updated in May. **Please destroy copies of all previous request forms and guidelines, using only those that have the revised date of May 11, 2004.** For your convenience, you can obtain copies from the Broadmoor-Saddlehill website

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

or Cardinal. Our Webmaster, J.W. Norris, has updated the architectural section of the website and created PDF files that are easy to download and print. In addition, Cardinal can either send you copies by mail or e-mail the PDF file to you. We hope that these options will give you easy access to the forms that you need.

We have heard complaints about delays in approving architectural requests. The goal of the committee is to process requests as expeditiously as possible. Several factors cause delays: unclear or incomplete information, requests for new materials not previously approved, and inattention to timelines.

The committee recognizes that converting ideas into drawings is not always easy; and it does not expect professional drawings. However, the committee is not always able to understand certain aspects of the drawings and, thus, is unable to approve requests without more information. Other times the requested information (such as brochures, kind of material, colors, etc.)

is not provided. Incomplete or unclear information delays the process. The committee has to request the missing information and cannot act on the request until the following month.

Modern technology brings with it many new materials and many more options for homeowners. The committee attempts to keep abreast of new materials, but occasionally the committee must seek more information in order to assure quality and compatibility. However, the committee responds to the requesting homeowner as soon as possible.

Because the committee meets once a month, the third Thursday of each month, and **Cardinal needs to have the requests by the second Thursday of the month** in order to process the requests for the committee, homeowners are reminded to keep the timeline in mind when they make requests. If Cardinal does not receive the request by the deadline, it cannot be processed in time for the Architectural Committee meeting. If the request is missing information or is unclear, the committee cannot approve the request until the missing information has been provided or the request clarified. The committee has 30 days to respond from the time a **clear and complete request** is submitted.

Unfortunately, a few homeowners do not seem to understand that requests for architectural changes are required to be submitted and approved **before** any work is done; they risk fines or removal. Note that not all the architectural changes that you see in the community have been approved. Most homeowners are cooperative and a pleasure to work with; regrettably, a few prefer to by-pass association procedures and guidelines.

Please help us by following the procedures and providing complete information the first time around. That way we can serve you better—and faster. If you have questions or concerns or need help working through your requests, please feel free to contact Cardinal who will notify the chair of the committee. The committee is pleased to see homeowners creatively improve their homes—the whole community is enhanced from those endeavors.