



# THE TRAILS

Volume 3 Issue 3

Orange Park Community Association

March 2004

## Master Planning Task Force Open Meeting

There will be a meeting of the Master Planning Task Force on Tuesday, March 30, 2004. The meeting will take place in the sanctuary of Salem Lutheran Church, located at 6500 East Santiago Road, Orange, CA 92869. The meeting will start at 7:00 PM. Everyone is welcome to attend.

A master plan allows the community to step back and take a serious look at all of its major assets. It gives us the opportunity to consider how we want our community to look several years into the future. This master plan will develop a representative theme for promoting an overall view of living environment within the immediate community and will consider the influence of neighboring communities.

The design renovation requirements include safety, security, aesthetics and maintenance. Design issues to be addressed include [but are not limited to] entry statements, recreational areas, overall landscaping, mail boxes, and general site issues.

Cathcart/Begin will present a series of solutions meeting the requirements presented to them by this task force. This meeting is held to generate a general discussion and community feedback on the best direction for our community to take.

The task force has put in countless hours and needs your support. Please attend and let's be positive on the direction that our association needs to take. We value your input, your feedback and your ideas. Let's work together to make this association the best place to live and raise a family.

**See you there.**



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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

#### Homeowner Forum

An owner on Twinleaf Trail inquired about violations in the Association. The owner was informed to submit observed violations in writing to Cardinal, and they would be reviewed and the appropriate actions taken.

An owner asked why when trees are removed the stumps are left. The issue was submitted to the Landscape Committee.

#### Minutes & Financials

On Motion duly made, seconded and unanimously carried, the Minutes of the February 5, 2004 Regular Meeting of the Board of Directors were approved as corrected. On Motion duly made, seconded and unanimously carried, the January 2004 Financial Statements for both the Association and the Stables were accepted as prepared. Cardinal is requested to make changes to the line item descriptions in future financial statements as discussed. The Board reviewed the draft of the 2003 audit. On Motion duly made, seconded, and unanimously carried, the Board approved the draft. Cardinal was to notify Robert A. Owens, and mail the final audit to the membership once received. The Board reviewed and signed the 2003 tax returns.

#### Arena & Trails Committee

The Arena & Trails Committee reported the sprinklers in the arena area did not work effectively. They also stated that they had received a bid to repair the arena footing, and is waiting for an additional proposal to be submitted. The Directors authorized Cardinal to pay the invoice for the grading of the arena and the trails.

The horse trail fencing was discussed. Allen Prather was to remove the broken rails on the trails. The Board also reported the Association was responsible for the fencing along

Newport Boulevard and Chapman Avenue, and that it was to be included in the master plan.

#### Community Action Task Force

The Community Action Task Force reported the Committee is working on arranging a meeting with the college to discuss the improvements planned for the college and the impact of the Irvine Company's proposed developments.

#### Lakes Committee

The Lakes Committee requested Cardinal issue a work order to Water Systems to fill in the holes around the lake footing.

#### Landscape Committee

The Directors reviewed the Tru-

Green LandCare proposal, dated February 23, 2004, for spraying the broadleaf weeds on the turf areas throughout the property. On Motion duly made, seconded, and unanimously carried, the Board approved Option 1 on the proposal, at a cost of \$1,750.00.

#### Maintenance Committee

On Motion duly made, seconded, and unanimously carried, the Board authorized Sims Janitorial to clean the 26 streetlights, twice a year, per their February 18, 2004 proposal, at a cost of \$260.00 per visit. Cardinal was to inform the contractor, and state the Directors wanted the cleanings to take place in May and November each year. As there was no

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## Message From The President

This month at a well-attended Board meeting, homeowners and the Board heard differing viewpoints and concerns regarding two very important initiatives undertaken by the Board: 1) the Stables renovation which includes the addition of 4 stalls and 2) the hiring of a professional landscape architectural firm to draft a comprehensive redevelopment plan for Broadmoor and Saddlehill. Both issues have produced much debate, which has been healthy as well as rumor, which has not.

The Board has always decided its courses of action in public monthly meetings. In addition to these meetings, the Board has held an open forum on Stables renovation as well as provided homeowners via these newsletters and mailings valuable information as to what is going on with regard to these issues. Many of you have attended past meetings which have helped to shape the Board's decisions. I can tell you that as President this Board can only act if it serves the interests of all present homeowners and serves the anticipated needs of future homeowners. It is my firm belief that the courses of action the Board has taken on these two issues will serve to better the quality of life here in Broadmoor and Saddlehill for the next 25 years.

Towards the end of this month, the Board and the Master Planning Task Force will host a homeowner forum with the landscape architect firm, Cathcart-Begin Associates. At this forum the firm will present some preliminary concepts for redevelopment. This will be the opportunity for interested homeowners to receive more information on the Board's plans for the future as well as provide your input on how this redevelopment can best reflect the particular personality of Broadmoor and Saddlehill. The exact date and time will be published shortly so please keep an eye out and attend this important event.

*(Continued from page 2)*

response to proposal requests for the Saddle Hill Ranch Monument sign, the issue is tabled to the April Meeting.

**Master Planning Task Force**

There was a lengthy discussion regarding the costs to hire Cathcart/Begin to develop the overall design for the Association’s master plan and how and why those costs are charged to reserves. The Board reiterated what they had previously stated regarding this issue. JW Norris representing the Master Planning Task Force reported a Meeting was to be scheduled for the end of March with Cathcart/Begin and that the meeting would be open to the entire Association. The Task Force values the input of the membership and looks forward to their feedback.

**Pool & Tot Lot**

The issue of toddler swings is tabled to the April Meeting.

**Recreation & Hospitality Committee**

The Recreation/Hospitality Committee reported there would be fewer concerts, a total of two this year, and the Easter egg hunt is scheduled for Sunday, April 4, 2004, at the arena end of Twinleaf Trail.

**Security & Parking Committee**

Rita Frederick, Security/Parking Committee Chair, read her written report. The report was to be attached

to the Minutes. Gate codes and system data entry, key control and Patrol One were discussed. The Committee’s request for lighting was to be a part of the master plan. The issue of speed indicators is tabled to the April Meeting.

**Stables Renovation Task Force**

The written report from the Stables Renovation Task Force was submitted by Roger Roberts and is attached to the Minutes. There was a lengthy discussion regarding the pros and cons in completing the renovations to include an additional four stalls. The project will be broken into four phases. Phase one will be to remove the corrals. Phase two will be the removal of manure and pouring of concrete. Phase three will be the installation of the corral gate panels, divider panels and divider walls as well as the reinstallation of feeders and tack lockers. Phase four will conclude with the installation of the end gables and exterior walls for the tack areas. Mr. Roberts reported that the renovations including the additional stalls could be completed in fourteen days and could begin in sixty days after approval was received and a down payment was paid to the contractor. Correspondence from a homeowner on Appaloosa Trail was submitted to the Finance Committee for their review, and is tabled to the April Meeting to allow time for the Committee’s review and response.

There were no reports from the following committees:

- Architectural Committee
- Finance/Insurance/Risk Management Committee
- Hearing Committee
- Homeowner Compliance Committee
- Newsletter Committee
- Nominating Committee
- Rules Committee
- Stables Committee

**Old Business**

Reaffirming of the Committee Chairs and Members was tabled to the April 2004 Meeting. Volunteers are still needed. Several committees are understaffed. If you are interested in volunteering to work on a committee or task force, please drop a note to Cardinal Property Management Company. They will put you in touch with the committee chair.

**New Business**

The Directors reviewed the February 25, 2004 correspondence from Orange Park Acres, requesting access to the “roller coaster” trail to make repairs, and stating they would be responsible for the repairs for any damage caused to the common areas. On Motion duly made, seconded, and unanimously carried, the Board agreed to grant access as requested.

***The next Regular Board Meeting is scheduled for Thursday, April 1, 2004 at 7:00 PM.***

**W H I L E W E A R E S L E E P I N G !**

Here are a few of the events that have been happening in Broadmoor in the last few weeks:

- Lower parking lot chain, and post attachment broken by vehicle driving through. The area at the lower parking lot is an easement, not a thoroughfare.
- Fence railings and post near the lake removed and thrown into lake.
- Gatherings in parking lots and dock area, leaving trash.
- Rental trucks parking illegally overnight in lower parking lot.
- Vehicle abandoned in lower parking lot.
- Teens gathering at lake and pool areas after 10 p.m. Remember, all of our facilities closed at 10:00 PM.
- Several cars [5] have had hubcaps stolen. The vehicles were parked in their driveways.

Whenever there is vandalism, it is very costly to repair, and we are the ones to pay. If you notice any of these events, or anything out of the ordinary, notify the **Orange Police Department**, Patrol-One (only if they are on duty) or Cardinal Property Management.

**2004  
BROADMOOR PARK  
SADDLE HILL RANCH  
ACTIVITY CALENDAR**

**Sunday April 4<sup>th</sup> @ 2PM—Egg Hunt**  
**Friday June 4<sup>th</sup>—Campout**  
**Saturday June 5<sup>th</sup> @ 7AM—Pancake  
Breakfast**  
**Sunday July 18<sup>th</sup>—Singer Casey Simpson**

Watch this space for more 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 children, no drugs, no large pets. References and

deposit required. Leanne Johnson 714-628-0068 or [horserider37@earthlink.net](mailto:horserider37@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:

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

Orange Park Community Association  
 Broadmoor Park and Saddle Hill Ranch

## SPRING EGG HUNT

Egg Hunt, Games, and Piñata

Sunday April 4, 2004 2 PM

7506 Twinleaf Trail by the horse arena

Please RSVP to Karen at 633-5873 by April 2<sup>nd</sup> so we know how many kids to plan for.

## 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>Patrol One Security</b>	714-541-0999
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

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

**—714-739-7736—**