



# THE TRAILS

Volume 4 Issue 8

Orange Park Community Association

August 2005

## President's Message

The Board of Directors of this association is a representative group of individuals voted into office to serve this community's interests. As board members we attempt to balance the various interests and opinions expressed by homeowners while meeting the general objectives and responsibilities as outlined in the CC&Rs. As with any elective body there will be dissenting opinions within it but the Board acts on a majority basis after thought and debate have had their airing.

The decision to employ an outside consultant to help the Board develop its Master Plan was debated for months at Board meetings and voted upon unanimously nearly two years ago. Subsequent to that decision, the Board has had specific, open forums where homeowners' opinions were surveyed and resulting conceptual designs were presented. The Board, with the assistance of its appointed Task Force, will now begin the process of calculating the overall costs, researching how to finance those costs, prioritizing the projects within the limitations of our financing and then executing the projects. Among the highest priorities already identified has been the rehabilitation of the Chapman gates followed closely by the other entrances to Broadmoor Park and Saddle Hill Ranch.

The Master Plan represents the single largest undertaking faced by any Board in the nearly 30-year history of this development. We embrace that challenge and will execute the Plan sensibly and with fiduciary accountability to our constituents, our fellow homeowners. At every step in the process we will continue to hold public meetings and will endeavor to meet the requirements of the CC&Rs that bind us as an association. We will take every opportunity to keep you informed of our progress through this publication as well as future forums but I also encourage you to attend our monthly Board meetings where you can listen, contribute and show your support.

On a separate note, it has been observed that some of our fellow homeowners and their guests have shown little responsibility towards cleaning up after themselves at community events. Please take care to be responsible and pick up after yourselves. Perhaps your children, your neighbor's children or your grandchildren will learn something in the process.

On another note, many of our neighbors are putting time and effort not to mention considerable expense into beautifying their homes both inside and out. On behalf of the Board I commend those homeowners and remind others that the value of this community is judged by the inhabitant's pride of ownership or tenancy. If you receive a notice from the association that something is not quite right with your home, please take it in the spirit given: a group of your neighbors who serve voluntarily are trying to call your attention to something which you may not realize lessens the curbside appeal of your residence. Individual tastes are invited but they must meet the requirements of the Architectural Review Committee and the CC&Rs and rules that bind us together.



## Inside this issue...

<b>Board Meeting News and Committee Highlights</b>	Page 2
<b>Activity Calendar</b>	Cover
<b>Classified Ads</b>	Page 4
<b>Notices and Reminders</b>	Page 4
<b>Board Contacts and Important Telephone Numbers</b>	Page 4
<b>Service Telephone Numbers</b>	Page 4
— revised February 2004 —	

## OPCA Board Meetings 1st Thursday of Every Month



Salem Lutheran Church  
6500 East. Santiago Canyon  
Road

*Open Session Begins at 7:00 p.m.*

**2005  
Broadmoor Park & Saddle Hill Ranch  
Activity Calendar**

**VINTAGE  
AUGUST 28, 2005 AT 5:00 PM AT THE LAKE**

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's Forum

A homeowner asked why the portable toilet was still in front of 672 Lemon Hill Trail. The Board advised that they had granted permission for the portable toilet until August 15<sup>th</sup>, at which time it was to be removed from the property. The homeowner further requested that shrubs be planted around the pump shed, located at the end of the lake, to screen the shed from view. The Board advised that this project was part of the master plan and will be addressed accordingly.

Another homeowner asked when the previously approved gate motor would be installed. Theresa Estrada advised the motor was ordered and was expected to be installed the next week.

A homeowner asked if the landscaper was addressing the pooling water to avoid a mosquito infestation. Cliff Nelson, the Landscape Committee Chair, advised the owner that Vector Control sprayed the pooling water, lakes and drainage areas every four to six weeks for mosquitoes.

It was reported the street lights remained on during

the day at Broadmoor Trail and Twinleaf Trail. Allen Prather agreed to inspect the lights and replace the photo cell as required.

#### Arena & Trails

Two homeowners were present to request the Board revisit the restriction of use in the arena of carts/carriages. The owners advised the carts/carriages were one hundred to three hundred pounds each, with the three hundred pound carriage equipped with six inches wheels to prevent damage. One homeowner advised that he was willing to make accommodation to riders and loose horses and would pay for any damages to the arena footing directly related to the cart/carriage use. The Board discussed this issue with the owners, it was suggested the Stable Committee and the horse owners be surveyed regarding this issue and to consult with Kevin Maturo on Orange Park Community Association cart/carriage use in the arena and the effects to the footing. The Board agreed to discuss the issue further at the September Board Meeting.

#### Hearing

On Motion duly made, seconded and unanimously carried, Jim Dickinson was appointed to serve as Board Liaison for the Hearing Com-

mittee, Jo Myers was appointed to serve as the Board Liaison for the Pool/Tot Lot/Tennis Court Committee and Allen Prather was appointed to serve as Board Liaison for the Security/Parking Committee.

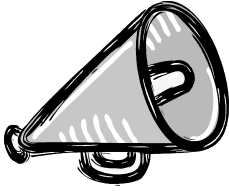
#### Implementation Task Force

Bruce Johnson, Chair of the Implementation Task Force, was present to give a brief report on the Committee's progress and plan of action. There was discussion regarding the master plan, priority projects, the approval process and homeowner participation. Mr. Johnson advised the Board the Task Force would need ample time to make their presentation at the September Meeting. The Board reviewed the July 13 and 18, 2005 Implementation Task Force Meeting Minutes. There was discussion regarding the letter authored and distributed by Ed Brislin. The Board agreed no response would be made.

#### Landscape

Cliff Nelson, Chair of the Landscape Committee, reported the lake had been eliminated as the source of the underground leak and that it was probable the leak was a water line under the street level pump. Mr. Nel-

*(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)*

son advised the leak detection would be performed soon. Mr. Nelson advised there were thirty-three dead or dying trees, mostly along Newport and Chapman. Mr. Nelson advised a proposal to remove the trees had been requested. Jo Myers agreed to provide Cliff Nelson with a list of areas where trees were needed. There was discussion regarding rodent control. Mr. Nelson advised the bait stations were working.

The Board reviewed the proposal from Safety 1<sup>st</sup> Pest Control. On Motion duly made, seconded and unanimously carried, the Board approved Option One of the proposal to provide monthly rodent/pest control at a cost of \$450.00 per month.

Theresa Estrada advised the two new barbeques had been delivered to Cardinal's office. Allen Prather agreed to pick them up the next week.

### **Nominating**

There was no report from the Nominating Committee this month. The Board agreed to appoint the Committee members and the Board Liaison at

the September Meeting.

### **Pool, Tennis Courts & Tot Lot**

On Motion duly made, seconded and unanimously carried, the Board approved the proposal from Bell Construction as submitted to make repairs to the pool building and shade structure, at a total cost of \$6,100.00. The cost was to be charged to reserves.

On Motion duly made, seconded and unanimously carried, the Board approved the proposal from Penner Partitions, Inc. to replace the partitions in both restrooms at the pool as indicated, at a cost of \$1,560.00 and the Board approved an additional cost not to exceed \$200.00 to have Penner Partitions, Inc. haul away old materials. The costs were to be charged to reserves.

Cardinal was directed to follow up with Taylor Tennis Courts and Zaino Tennis Courts regarding the previous request for a proposal to repair the cracks on the surfaces of the two lower tennis courts and to install a rebound net.

Cardinal was directed to issue a work order to Aquatrends to replace the shepherd's hook and skimmer net at the pool.

### **Recreation & Hospitality**

The "Alley Cats" concert was a huge success and The Committee is attempting to put together another concert featuring "Open Wide".

### **Rules**

JW Norris, Chair of the Rules Committee, distributed for approval the Architectural Appeal Process. On Motion duly made, seconded and unanimously carried, the Board accepted the Architectural Appeal Process submitted by the Rules Committee with noted changes. Cardinal was directed to mail the corrected Architectural Appeal Process to the membership and to advise the membership the Board would be adopting the process at the September Meeting.

**The next Regular Board Meeting will be held on Thursday, September 1, 2005.**



## 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 Sitter:

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

### 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](mailto: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

### Baby Sitter:

My name is Emily Premo and I am a teenager living in Broadmoor. I'm great with kids of all ages and I have Red Cross babysitting certification. If you need a babysitter, call me at 289-0266. Thank you!

### FOR SALE:

SAVE YOUR MONEY, BUY MY GENTLY-USED CHILDREN'S FURNITURE!!!!!!!  
 SIMMONS Maple Crib, gently-used, looks brand new - \$300.00 Top-of-the-Line Crib Mattress, clean, in plastic cover [included with crib - a \$50 to \$100 value].  
 Honey-colored wood changing table. Sturdy square-shaped spindles, needs new top pad, otherwise in good condition - \$50.00. Winnie-the-Pooh bedding in pastel yellow/blue, unisex - \$50.00  
 All items are clean and from a non-smoking home! We are willing to deliver these fully assembled items to local area (Orange, Tustin, Irvine, etc.) Items are in Orange, call if you would like to come & look. Call Karen 633-5873

### FOR SALE:

Love seat & companion club chair, new Italian leather, dark brown/burgundy - pur-

chased \$1,944 (invoices to prove) sacrifice \$1,400/pair. Also Sanyo 27" TV & video player, good quality for bedroom/den, \$75/pair/OBO. Contact Peri, 714-639-1148

### PART TIME JOB OFFERED:

Part-time person to help with general office and accounting work. Financial planning company located off Jamboree and Main St. in Irvine. The hours are flexible - the only day we need to have someone here for sure is Fridays. The other days are open. 18 to 20 hours a week and they would come in about 3 days. This is a really small company - only 5 people are here most days. 949-622-0162 ex 242 - Linda

### Computer Services:

Lessons, upgrades, troubleshooting, wireless networks, virus and spyware removal, and much more. Windows and Mac Call Robert (Bob) Ashford [714] 478-5429.

### Moving Sale:

Waltham Upright Piano, Circa 1935 w/ bench, beautiful Tiger Wood \$1,500, Dining Room Set, Table w/3 leaves, 8 chairs, purchased at Al's Woodcraft, original price \$2,200., \$1,000, Buffet 78" wide \$600, Small China Cabinet with rounded glass doors \$500, Rug, custom made w/neutral center and dark green border \$200, Dresser 70" wide with matching mirror \$250, Coffee Table, 3/4" glass top with wrought iron base \$200, End Lamp Table, 3/4" with wrought iron base \$100, Round Oak Dining Table with four chairs \$500, Oak Coffee Table & two Matching End Tables \$300, Small Oak Desk w/ Piano Stool \$400, Queen Size Sofa Bed, 7 ft., mattress like new \$350. Headboard, Queen Size, white iron w/brass \$200, Oak Computer Desk w/matching Hutch Top, matching 2-drawer lateral file, and 1 matching 4-drawer filing cabinet \$400 (All four items) 714-306-4999 (cell phone) or 951-766-0690

## Orange Park Community Homeowners Association

### Board of Directors

**Jim Dickinson**

*President*

**Jo Myers**

*Vice President*

**Allen Prather**

*Secretary*

**Ed Brislin**

*Treasurer*

### 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 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

Looking for an update on the City of Orange and the Santiago Hills II project. Then point your favorite web browser to

[http://www.cityoforange.org/depts/commdev/planning/advanced/santiago\\_hills\\_ii\\_east\\_orange.asp](http://www.cityoforange.org/depts/commdev/planning/advanced/santiago_hills_ii_east_orange.asp)

for the most current information.

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

**—714-739-7736—**

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