



THE TRAILS

Volume 4 Issue 7

Orange Park Community Association

July 2005

PROCESS FOR REPLACING ASSOCIATION ASSETS UNDERWAY

After several years of false starts, the Board of Directors recently appointed a committee of Association members to oversee the replacement of major assets in the Community that are near the end of their useful lives, are tired and outdated, and need to be replaced.

The Board named Bruce Johnson (as Chair), Cliff Nelson, JW Norris, David Pagano and Janet Portalon to the Master Plan Implementation Committee. Jim Dickinson will be the Board liaison to the Committee. The Committee has submitted an action plan that will govern their work, and the Board approved the plan at its July meeting.

Early in 2003, the Board authorized the development of a master plan that would identify major assets that not only would need to be replaced over the next few years, but needed to be upgraded to twenty-first century standards. The Plan, with the assistance of a landscape architect, would also consider the characteristics that would blend esthetically and functionally and offer an overall theme to promote a community image. During 2004, all homeowners were invited to participate in the process and to choose from various design options and to assist in prioritizing the various design issues and accompanying solutions.

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

WATCH THIS SPACE FOR FUTURE EVENTS !

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

Homeowner Forum

Debris and dead fish have been reported in the lake. Cardinal will issue a work order to Water Systems Inc. to clean the lake. Two large dogs have been seen loose at the lake and ended up in the lake.

People are not cleaning up after their pets, and the picnic tables are not being cleaned off. It is requested that after an event the owners take the trash generated from the event with them and disposed of it at home.

There were several owners present to report and discuss the commercial vehicles parked on Eucalyptus Trail. The Board requested the Security/Parking Committee Chair instruct the patrol company to tag and tow the vehicles when they parked on the street. The Association's Violation & Fine Policy will be followed. There has been a theft during an open house recently. The real estate signs at the west side of the Chapman entrance were a view impairment. Some of the trees that backed up to Newport were either dead or had bugs. Cliff Nelson, Chair of the Landscape Committee, advised there were approximately fifty trees within the community that were dead or dying that needed to be removed. Mr. Nelson reported that twenty trees and forty to fifty bushes had been replaced, but the new trees were for aesthetics only, not sound proofing. It was suggested the Association have a tree drive, soliciting donations from the owners. The Board requested

Mr. Nelson contact the City of Orange to obtain information regarding programs for free trees. The Board advised the Master Plan included removal and replacement of trees.

Regular Meeting

Review of the proposals to prepare the 2006 Reserve Studies for both the Association and the Stables was tabled. Jim Dickison agreed to contact Association Reserves to determine if they would provide the report required by the new law. The Board determined it was time for a Reserve Study with an on-site inspection.

Architectural Committee

JW Norris, Chair of the Rules Committee and member of the Architectural Committee, discussed with the Board the Saddle Hill Architectural Committee's proposed amendment. Cardinal will send a letter to the owners in Saddle Hill that, as the Saddle Hill Architectural Committee had disbanded, all architectural applications will be forwarded to the Broadmoor Architectural Committee for their review and their recommendations would be submitted to the Board for final approval.

Arena & Trails Committee

Jo Myers reported that the arena footing replacement cost had increased to approximately \$9,000.00. After discussion, a Motion was duly made, seconded and carried to approve the increased cost.

Landscape Committee

Cliff Nelson, the Chair of the Landscape Committee, contin-

ued his report by reporting there had two major water leaks, one of which was repaired and one they had yet to determine the origin of the leak, which could possibly be in the dyke. Mr. Nelson advised the approximate cost to determine where the leak was would be \$200.00. Ed Brislin volunteered to go to City Hall and attempt to obtain the maps for the dyke.

Master Plan Implementation Committee

Bruce Johnson, Chair of the Implementation Committee, presented the proposed Master Plan Implementation Procedures. After discussion, a Motion was duly made, seconded and carried to approve the proposed procedures. Mr. Brislin distributed his opinion of the Master Plan and the Implementation of the Master Plan.

The Board reviewed the proposal from WC Friend and Gate Tronics to repair the Chapman gates. After discussion, a Motion was duly made, seconded and unanimously carried to approve the proposal from WC Friend at a total cost of \$3,406.01.

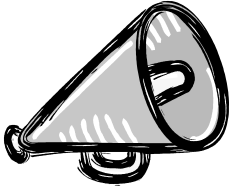
Pool & Tot Lot Committee

The Board tabled the proposal from Bell Construction to make the requested repairs on the buildings and structures at the pool and the proposal from Penner Partitions.

Recreation & Hospitality Committee

The Recreation/Hospitality Committee advised the Alley Cats were scheduled to perform Sun-

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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]

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day, July 10, 2005, at 5:00 p.m.

Security & Parking Committee

A written report for the Security/Parking Committee was distributed and will be attached to the Minutes. The Board requested that Ms. Frederick provide the Board with a copy of the post orders.

Stables Committee

Hank Cousine, Stables Committee Chair, discussed with the Board the recent incident at the stables that was included in the written report from the Security/Parking Committee.

Tennis Committee

The Board reviewed the proposal from Taylor Tennis Courts to resurface the two lower tennis courts. Cardinal was directed to request a proposal from Taylor Tennis Courts to repair the cracks only. Cardinal was directed to obtain an additional proposal to repair the cracks only at the two lower tennis courts from Zaino Tennis Courts. Cardinal was also directed to obtain the cost to purchase a rebound net.

The next Regular Board Meeting is scheduled for Thursday, August 4, 2005.

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The final report of the Master Planning Task Force was submitted to the Board and members in early 2005, and finally approved by the Board.

The Committee will be recommending to the Board that the Chapman Entry be the first project undertaken. It is expected that within the next forty-five days, the Committee will present a proposal for a total refurbishment of this main entry to the community, including gates, lighting, signing, landscaping, gate entry devices, security provisions, and related items. An estimate of cost will accompany the proposal, as well as a plan for funding the project. The Committee does not anticipate any special assessment for this project, but rather it will recommend using Reserve funds that have been accumulated for that purpose.

In future months, the Committee will consider other major assets that require fairly immediate attention. The replacement of dominant trees in key areas of the Community, two other entries to Broadmoor Park and one to Saddle Hill, overall security and walls and fences, and other landscaping issues are among the future projects that will be considered by the Committee.

Submitted by the Master Plan Implementation Committee



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.

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

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 - purchased \$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

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

for the most current information.

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

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Theresa Estrada

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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

24 Hr. Emergency/After Hours Services Call:

—714-739-7736—

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