



THE TRAILS

Volume 4 Issue 11

Orange Park Community Association

November 2005

Presidents Message



The Cost of Litigation – This year for the first time since I began serving on the Board five years ago, the HOA has had to defend itself against a lawsuit. This lawsuit was brought against the HOA and its insurance companies by a homeowner who was naming the HOA in a lawsuit against their neighbor. There was no merit to our liability and after several thousand dollars in legal fees, the HOA and its insurance companies were dismissed from the lawsuit. Subsequent to this legal action, the annual premiums for our insurance coverage have gone up substantially and require us to raise the HOA fees for the first time since our budget year of 2004. While I was not privy to the discussions between this homeowner and their attorney, the homeowner may have been talked into including the HOA and its insurance company as a “deep pockets” litigant. Just remember, you are the HOA. Please use common sense and ask: “Is this right”. I understand that the damage to this homeowner’s house is extensive and the cost to repair substantial but the HOA is likely to not be responsible for what passes between adjoining homes. If you are unsure, ask the HOA’s management company, Cardinal, rather than an attorney who wants to pad their fees.

Me, Me, Me – I am a believer that people should be able to express themselves freely. It is a cornerstone of our democracy. However, by joining into a HOA, you have assented to living your life with care and consideration for the well being of your fellow neighbor. Whether you are a resident or an landlord, you have a responsibility to ensure that you, your family, your friends and/or your tenants abide by the CC&Rs as well as common courtesy required by homes that were designed to be close together. It is one reason why we have bought or rented into this development.

Keeping that in mind, next time your child expresses their inner desire to be the next Keith Moon or Dave Grohl, consider that your neighbor may not want to hear the drum beat from “Baba O’Riley” competing through the wall against the 4th Movement of Beethoven’s 9th Symphony. Consider that the extra cost of sound-proofing the garage or, better yet, the \$71 dollars a month to rent a 5x10 room from Public Storage are your small contribution to the overall quality of life here in Broadmoor/Saddle Hill.

On a similar note, please remember that these neighborhoods were designed
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News From the Stable Committee

The Orange Park Stable has been an asset to our community and it was renovated during 2004. Twenty-four percent of the cost of renovation was financed by a loan from our homeowner’s association with the balance being financed by the homeowners who have horses in the stable. The loan from the homeowner’s association has been fully repaid by the horse owners.

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

A homeowner thanked the Board for having the reeds removed and reducing the number of the reeds so that the lakes looked better and were an asset to the Association. Another homeowner asked when the tree replacements would be installed. The Board advised him that the trees were delivered, however, they were the wrong species of tree and were returned. Cardinal was directed to obtain an update on the expected delivery date from Cliff Nelson, the Landscape Committee Chair.

Architectural Committee

The Board reviewed the October 20, 2005 Architectural Committee Meeting Agenda, the current architectural log and the Minutes for the September 15, 2005 Committee Meeting. No action was required.

There was discussion regarding the Architectural Review Disclosure that needed to be sent to the owners on an annual basis. Cardinal was directed to forward a sample to JW Norris, member of the Architectural Committee, for review so that the Committee could develop a disclosure for the Association.

Arena & Trails Committee

Jo Myers, reporting for the Arena/Trails Committee,

reported that Kevin Maturo had repaired the four posts and six rails that were damaged on the trail fence, the water supply to water down the arena had been installed and advised the Board on the condition of the arena footing.

The Board reviewed the draft letter to the membership regarding the arena use rule. On Motion duly made, seconded and unanimously carried, the Board approved the draft letter with the following changes: cart/carriage use would be allowed in the arena with the following restrictions in place: 1.) Weight limit 500 pounds. 2.) Pneumatic tires must be used. 3.) Must follow the current loose horse rule. 4.) Should the Board adopt the proposed rule, the Board would re-review the rule on a regular basis.

Community Action Task Force

Jim Dickinson, reporting for the Community Action task Force, advised that ENOUGH had requested the membership be advised of an upcoming meeting regarding the Irvine Company and the development of phase III. Mr. Dickinson agreed to email the information to Cardinal so that Cardinal could mail a postcard to the membership on Friday, November 4, 2005.

Hearing Committee

The Board reviewed the October 26, 2005 Hearing Committee Meeting agenda. No action was required.

Homeowner Compliance Committee

The Board reviewed the October 2005 Homeowner Compliance Committee report. No action was required.

Implementation Task Force

Bruce Johnson, Chair of the Implementation Task Force, gave a report on the progress of the Chapman gate project and the work the task force had done with the reserve study company. Mr. Johnson advised the surveyor would be on site within the next week to begin surveying the Chapman entry.

Lakes Committee

Ed Brislin, reporting for the Lakes Committee, advised the reed cutting was almost complete and the chemical spraying would be completed upon completion of the cutting. The Board reviewed the email from A homeowner regarding the reed cutting. Cardinal was directed to advise the owner the Board had taken his suggestions under advisement and that the Board suggested the owner become involved with the reed control program by volunteering to be a member of the Lakes Committee, as he had strong sentiments regarding this issue. Hank Cousine advised the boat at the lake belonged to the Association. Mr. Cousine advised the reed cutting crew used the boat during the cutting and made necessary repairs. It

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was discussed a more suitable place to store the boat be found.

Landscape Committee

The Board reviewed the written report provided by Cliff Nelson, the Landscape Committee Chair, regarding the trees that were approved for replacement. Mr. Nelson advised the wrong trees had been delivered and returned.

Maintenance Committee

The proposal to paint the Santiago gate was tabled. Cardinal was directed to follow up with Hank Cousine, who had agreed to obtain additional proposals for the painting of the Santiago gate.

There was no report from the **Newsletter Committee** this month.

There was no report from the **Nominating Committee** this month. *On one expressed an interest in serving the community and taking a term on the Board of Directors*

Pool, Tennis & Tot Lot Committee

Jo Myers reported Lisa McCune had agreed to Chair the Pool/Tot Lot/Tennis Court Committee. On Motion duly made, seconded and unanimously carried, the Board appointed Lisa McCune as Chair of the Pool/Tot Lot/Tennis Court Committee. It was reported the doors and floors on the inside of the restrooms at the pool needed to be painted. Cardinal was directed to advise Lisa McCune of this issue. It was also reported the toilets were leaking. Allen Prather agreed to work on this issue.

There was no report from the **Recreation/Hospitality Committee** this month.

Security/Parking Committee

Rita Frederick, Chair of the Security/Parking Committee, reviewed the Committee's written report with the Board. The written report was to be attached to the Minutes. There was discussion regarding using the Newport gate during the Chapman entry project. Cardinal was directed to request a proposal from WC Friend to make the exit gate

operational using the gate motor on the Chapman exit gate. There was also discussion regarding an exit only sign and a right turn only sign be posted on or near the Newport gate.

Stables Committee

Hank Cousine, Chair of the Stables Committee, reported that all stalls were full, the grinding of the center aisle had been completed and thanked Diane Lakin for her assistance during the project. Mr. Cousine requested an article be placed in the newsletter advising the membership the loan from the Association had been paid in full. The Board approved the Stables Committee's request. There was a brief discussion regarding the need for additional stalls and the placement of any additional stalls. There was discussion regarding the process in place for the stall licensees to maintain the grade of their stalls. Mr. Cousine reported the cleaning and repair of the rain gutters had been completed.

The next Regular Board Meeting and the Annual Meeting were scheduled to be held on Thursday, December 1, 2005.

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to be close together with narrow streets ending in cul-de-sacs. As a result, your bursts of exhibition with your car, truck or motorcycle may impress you but not the rest of us. It's a crazy world once we get out of those gates, let's not bring that craziness into our quiet streets.

A Word on Gates – Starting in 2006 you will see the start of the biggest undertaking by our HOA since I have been on board. Everyone has agreed that something needed to be done about the gates but a common understanding on what would be achieved and how it would be done has been the subject of numerous discussions and debate. Over the course of the next several months we will finally undertake the rehabilitation of the Chapman entrance to be followed by Saddle Hill, Santiago and Newport. I am certain that most of you will be very pleased with the results of our efforts and will take great pride in the outer "face" our development. It is something which I, for one, will take great pride in being a part of.

Jim Dickinson



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 additional issues at no cost [or until we run out of space].

Social gathering:

Broadmoor resident is looking for any "Friends of Dorothy" that may be interested in casual get-togethers on a regular basis. Reach Steve at 714.501.6594 or emails to weevieman@aol.com

For Sale:

Burgundy Leather Sofa \$250.00. Green fabric Love Seat, Pillow back \$75.00. Sofa Back Console Table \$50.00. Pine Armoire with adjustable shelf and 2 drawers \$175.00
Call JW @ 714-875-5100 and make an offer. *Everything must go!!*

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

For Sale:

Panasonic HDTV Flat panel 50" television. Three years old. \$800.00 obo.
 Call Tom or Tracey @ 288-1215 or stop by and see it at 539 North Broadmoor Trail

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

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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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
SBC	800-310-2355
So Cal Edison	800-611-1911
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.