



THE TRAILS

Volume 4 Issue 9

Orange Park Community Association

September 2005

Master Plan and the Chapman Entry moves forward

The Committee believes that the first major capital replacement project should be the CHAPMAN ENTRY. The entrance to the community at Chapman Avenue is the most identifying asset for our property, and it no longer adequately represents who we really are. This signature asset should be elegant, one that we can be proud of, and one that conveys the quality of the common areas and individual residences that lie within.

The swinging entry gates have long been a source of frustration to keep in good operating order. In recent years, they have often been inoperative and subject to abuse by those trying to gain unauthorized entry to the community. It appears that the only long term solution is to replace them with sliding gates, which will require relocating the gates several feet to the south. This in turn will require a reconfiguration of the entire entry and exit system, which will also facilitate the improvement of circulation, another troubling aspect of the existing footprint. Most of the other assets included in the entry zone are in need of replacement, including the structures, signs, lighting, equipment and landscaping. The estimated useful lives for these assets have run out, according to the 2006 Reserve Study (available in draft form).

The overall cost of this project is roughly estimated to be \$140,000, including consultant fees, gates and openers, enriched paving, pilasters, walls, monument signs, electrical and lighting, call system, security equipment, new A/C paving, curbs and gutters, irrigation renovation, landscaping, horse trail modifications, and demolition. It must be understood that the selected contractors will have to carefully survey and dimension the areas of inclusion to determine the actual cost.

Carthcart/Begin Associates, Inc. (Landscape Architecture and Land Planning) Scope of Services include coordinating the work of the civil and electrical engineers and other landscape architectural services enumerated in the Proposal, which has been reviewed and approved by the Committee. They include entry monument plan, wall and fence plan, wall location and layout, planting plan, irrigation renovation plan, gate location determination, gate detail, enriched paving detail and quantities and cost estimates.

James J. Brennan, Inc. (Consulting Civil Engineers) Scope of Services include site survey-clearly defined scope of area, topographic survey, erosion control plan, base sheet preparation, exploration and evaluation of various easements involved, utility locations, drainage, roadway and grading plan, curb and gutter plan and hydrology and hydraulic calculations.

Reedcorp Engineering, Inc. (Consulting Electrical Engineers) Scope of Services include preparing final electrical design calculations, preparing contract document drawings and electrical specifications, all having to do with gate control, telephone, security cameras and lighting.

Additional information and a complete copy of the report presented to the Board of Directors and to the homeowners is available on our website.



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PICNIC TABLE WANTED

Broadmoor Stables is looking for a reasonably priced or FREE (with right of refusal) Picnic Table for their barn. Please contact: Hank (714)981-4299

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 asked what happened regarding her suggestion for the installation of a dog park. The Board advised those present that a proposed dog park was included in the Master Plan, but was the lowest priority, based on feedback from the homeowners.

Another homeowner advised the light in the pool was out. Cardinal was directed to issue a work order to Aquatrends to have the light repaired. A homeowner suggested a clock be installed at the pool. The Board took the suggestion under advisement.

A homeowner residing on Calico Trail reported there had been on-going vandalism at the stables. A suggestion to install a system of surveillance cameras was made. The master plan includes five areas within the Association that were being considered for the installation of surveillance cameras. The Board also advised the Chair of the Security/Parking Committee of the concerns.

Committee Reports

Arena & Trails Committee

Two homeowners were present to discuss with the Board their request for the Board to revisit the restriction of use in the arena of carts/carriages. The owners had provided the requested

information on their carts/carriages. One advised 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 advised the owners the Stable Committee and the Board Liaison had requested the item be tabled to the October meeting so that the requested information from experts would be available for Board review. Cardinal was directed to forward copies of the information provided by the owners to the Stable Committee for review and recommendation.

>The Board reviewed the August 18, 2005 Architectural Committee Meeting Agenda and the current architectural log. No action was required.

>There was no report from the Community Action Task Force.

>The Board reviewed the August 24, 2005 Hearing Committee Meeting agenda. No action was required.

Homeowner Compliance Committee

The Board reviewed the August 2005 Homeowner Compliance Committee report. No action was required. The Board reviewed the correspondence from the Homeowner Compliance Committee regarding the parking of vehicles. Cardinal was directed to advise the Committee, as the Jeeps were street legal and the owners parked vehicles in the drive-

way and moved the same vehicles on a regular basis, the owners were in compliance with the Association's CC&R's and Rules and Regulations.

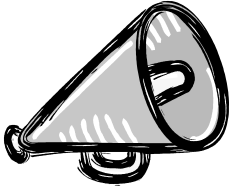
Master Plan Implementation Task Force

Bruce Johnson, Chair of the Implementation Task Force, was present to give a presentation of the actions taken by the Task Force. Mr. Johnson provided a written report. The written report was to be attached to the Minutes. Mr. Johnson requested approval of the proposal submitted by Cathcart/Begin as outlined in the proposal, at a cost not to exceed \$6,960.00; the proposal submitted by James J. Brennan, Inc. as submitted, at a cost not to exceed \$4,300.00; and, the proposal submitted by Reedcorp Engineering as outlined on the proposal, at a cost not to exceed \$3,200.00. Mr. Johnson advised the Board the three proposals would provide the needed construction drawings for the Chapman entry project. There was discussion regarding reserves and the Chapman entrance. On Motion duly made, seconded and carried, the Board approved the three proposals as submitted. The costs were to be charged to reserves. The complete report is available on our website.

Lakes Committee

A homeowner was present to discuss her correspondence regarding the lake with the Board. After dis-

(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)

cussion, a Motion was duly made, seconded and unanimously carried to instruct Water Systems Maintenance to reduce the reeds by fifty to seventy-five percent at a cost not to exceed \$9,000.00. The cost was to be charged to operating. Cardinal as directed to advise Water Systems Maintenance of the Board's decision.

Landscape Committee

Cliff Nelson, Chair of the Landscape Committee, reported the water leak that was previously reported had been repaired. Mr. Nelson advised three pumps have been repaired. Mr. Nelson advised that thirteen dead or dying trees on Chapman and eighteen dead or dying trees on Newport had been removed and the landscaper was ready to re-plant the trees at an approximate cost of \$4,500.00 to \$5,000.00. There was discussion regarding rodent control and the increased population of rabbits. Mr. Nelson advised the bait stations were working. There was discussion regarding the possible removal of the abandoned pump house. No action was taken at this time.

Maintenance Committee

There was discussion regarding the Santiago gates. Cardinal was directed to obtain a proposal from Ad-

vanced Painting to paint the Santiago gates.

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

Nominating Committee

On Motion duly made, seconded and unanimously carried, Jim Dickinson was appointed to serve as the Board Liaison to the Nominating Committee. The Directors were requested to solicit volunteers to serve on the Nominating Committee.

Pool & Tot Lot Committee

There was discussion regarding coordination of repairs once a proposal was approved and inspection of the completed repairs on the pool building and structure.

Tennis Committee

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

Recreation & Hospitality Committee

The "Vintage" concert was a huge success. They played one of the longest concert ever held in our ongoing concert series and the crowd would have stayed for more.

>There was no report from the Rules Committee this month.

Security & Parking Committee

Rita Frederick, Chair of the Security Parking Committee, provided the Board with a written report. The written report is attached to the Minutes. Ms. Frederick requested the Board authorize the installation of a steel post next to the fence post at the lower parking lot so that golf carts would be prohibited from entering, but horses would still be allowed. On Motion duly made, seconded and unanimously carried, the Board approved the Committee's recommendation.

>There was no report from the Stables committee this month.

New Business

The Board reviewed the Davis-Stirling updates. No action was required.

The Board reviewed the correspondence from CLAC. No action was taken.

Thursday, October 6, 2005 is the date for the next Regular Board Meeting.

Attention to all residents of Broadmoor Park

Included in this month's Trails is a copy of the Parking Permit Application. If you have purchased, added or changed any of your vehicles, they must be registered with Cardinal. Please fill out this form and send it to Cardinal Property Management as soon as possible.



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].

For Sale:

Burgundy Leather Sofa \$250.00, Love Seat \$200.00. 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!!**

For Sale:

Treadmill, Vison T9000, feedback display includes speed, time, elevation, distance. Easy to operate. Clean and near new \$250 Kaye or John at 997-7013

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 tmrkey@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

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

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Allen Prather

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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

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—

Late addition to Security News

On Saturday night of early Sunday morning a car was broken into at the corner of Broadmoor and Twinleaf. If you have any information, please call the Orange Police Department. Help keep our neighborhood safe and report ANY suspicious activity to the police.

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