



# THE TRAILS

Volume 6 Issue 12

Orange Park Community Association

December 2007

## Upcoming ANNUAL MEETING of the Membership & ELECTION of the Board of Directors.

The annual meeting will include an election of the Board of Directors. You will elect three (3) Directors for terms of two (2) years. A quorum of members (50% of the voting power = 119 members) must be represented at the meeting. Representation may be by attendance in person at the meeting, or by the return of a ballot.

Voting is accomplished by secret written ballot. Once a ballot has been cast, it is irrevocable. The Inspectors will only accept ballots in envelopes provided by the Inspector. Ballots must be received in the office of the Inspector by no later than **December 26, 2007 at 3:00 PM**. Ballots may either be returned by mail, or may be presented in person at the meeting by the owner. ID will be required for the submission of ballots that are brought to the meeting. DO NOT collect ballots from neighbors to bring to the meeting on their behalf; rather encourage members to return their ballots by mail in time to be received by the Inspectors for the meeting. Replacement ballots are available only from The Ballot Box.

Nominations will also be accepted from the floor of the meeting.

**Should you have questions regarding the election or the voting process, please contact The Ballot Box at [info@ballotboxservices.com](mailto:info@ballotboxservices.com) or (888) 558-0421 ext 3. Or visit the website at [www.ballotboxservices.com](http://www.ballotboxservices.com)— LOGIN ID: OPK9635.**



### Inside this issue...

Board Meeting News and Committee Highlights	Page 2
Items of Interest	Cover
Classified Ads	Page 4
Notices and Reminders	Cover
Board Contacts and Important Telephone Numbers	Page 4
Service Telephone Numbers — revised February 2004 —	Page 4

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

**—714-459-0477—**

**OPCA Board Meetings**  
**4<sup>th</sup> Thursday**  
**of Every Month**



Salem Lutheran Church  
6500 East. Santiago Canyon  
Road

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

## Meet the Candidates

### **Craig E. Lindberg** (*Ballot Line 1*)

I am an attorney with the Williams Lindberg Law Firm. I have previously served as a member of another Homeowners Association when we lived in Tustin Ranch. I have had substantial experience working with Homeowner's Associations as a board member as well as my role as an attorney. I would bring those past experiences to work together with our community to see that our Board enhances our community for everyone.

### **J.W. Norris** (*Ballot Line 2*)

My name is J. W. Norris. I live on Twinleaf with my wife, Sally and my two daughters, Lisa and Megan. We have lived in Broadmoor for almost 12 years [my how time flies when you are having fun]. Having spent the better part of a year and a half remodeling my home, we do not plan to go anywhere. I currently edit our newsletter, The Trails and serve on both the Rules and the Architectural Committees. And, I have been a member of the Board of Directors in the past.

Our Association has gone through many changes in the past decade. We have resurfaced the streets and are getting ready to slurry them again. We have upgraded our street lighting and our mailboxes – they really look nice. And, we are in the process of upgrading the Chapman Avenue entry. This will add Security to our entry and bring the look and feel our neighborhood into the 21st Century.

We face many challenges as we move forward through the next decade. Maintenance and utility costs continue to rise. Home values remain flat or may even drop. New families move into our neighborhood, many of them with young children. Many have never lived in an association before and its inner workings are unfamiliar.

Providing a safe environment for our families and maintaining our assets are a responsibility that we all share and that I take seriously. It is for those reasons that I am running for a position on the Board of Directors for the Orange Park Community Association.

I want to see our Association continue on the path that we are on and will strive to do the job that needs to be done. I know that with 237 homeowners here we can't make everyone happy with every decision that we make. I know that I can do a good job and that the Association will be the better for it. I hope that I can count on your vote. Thank you, J W Norris

### **\*Rex L. Vance** (*Ballot Line 3*)

My name is Rex L. Vance. I live at 7612 Saddlehill Trail with my wife Nancy and my boxer "Dino." I have lived in Saddlehill for 13 years and in OPA for over 30. I graduated from Cal State Fullerton with a degree in Business Administration. I have worked both in the corporate world and in a small business atmosphere. I established my own business in 1975, blending and selling specialty chemicals to the oil industry. I sold my business in 1986 to Arco. After which I started Orange County Asphalt with a partner that also lived in Orange. I am retired now and maintain my own properties and investment.

This is my second year on the OPCA Board and I am excited to be involved in the management of our HOA and hope to continue. I am committed to our community and its overall welfare. I will be fair and use my experience and judgment to make the best decisions for our community. Please give me your vote! Thank you in advance.

\*incumbent

---



# President's Message



OPCA – December President's Message – 2007

The year is drawing to a close, and so is my tenure on the OPCA board of directors. After serving six years on the board, the last year as President, I will miss much of the activity, but I plan to stay involved. This is my last President's Message, and I would like to thank several people, and share an observation.

First, I would like to thank Jim Dickinson, who has served this community longer than any other board member. For eight years Jim has donated his time and experience, and has dedicated himself to keeping our community forward thinking and fiscally responsible. It has been a privilege to work with you, Jim.

Rex Vance, Joe Pritts, and Ed Brislin – these three men not only sit on the board, but serve on committees, and also, physically volunteer for many “hands-on” projects. They do the work of 10 to 15 average guys!! Thank you, it has been a pleasure!

My undying gratitude to Lee Main, who serves on more committees than most people even realize that we have, and who keeps everyone “in-the-loop”, not easily accomplished with our hectic schedules.

It has become obvious that rarely does anyone attend a monthly meeting unless it is to complain about a topic directly related to him/her self. The fact that people are willing to criticize but not contribute is a very disturbing trend.

This community is run by volunteers – **Very few, as a matter of fact.** Most volunteers serve on multiple committees. Sadly, this indicates willingness, by many, to abdicate responsibility for OPCA's well being to an exceptionally small number of homeowners.

No excuses please - The current volunteers all have families, jobs, kids, pets; the usual reasons people use to avoid committing their time.

Without help, we cannot maintain standards or implement projects and even routine business may grind to a halt. If we have to hire someone to perform these tasks, dues will increase but money paid to an administrator means less for improvements, etc.

We have wonderful people seeing to our security, our new entry, putting together concerts, maintaining our property, publishing a monthly newsletter, but they are doing it almost single-handedly. There is a lot of talent in our community yet to be tapped.

Please volunteer. It is clear that there is much to accomplish. Pick a project that interests you, and run with it. There is a lot of latitude and you can make a difference. Grab a friend to help. Your neighbors are counting on you, and your new board needs you!

Thank you for your continued support.

I wish you all a Merry Christmas, and Love and Laughter in 2008! Jo Myers

-----  
If you have anything to report, be it a complaint, a disturbance, or an act of vandalism, call the Orange Police or send a letter or an email [contactus@cardinal-online.com] to Cardinal Property Management. Their address is on the last page of every issue of the Trails. Use your best judgment as to who to report it to.  
Maybe you have a suggestion on an issue that will improve our neighborhood. Or it might be a landscape issue— a tree that needs trimming or a sprinkler that is running too often. Whatever it is, let Cardinal know about it.  
DO NOT single out and report it to a Board Member. Put any and all of your information in writing and send it to Cardinal. They will make sure that it can be handled correctly AND promptly.  
-----



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

### Accounting Services

Expert in QuickBooks/Quicken, 20 years experience. Will help you set-up books, clean-up, train, or on-going services. Have lived in Broadmoor for 24 years. Able to do all accounting functions including payroll. Have own office or will come to you. Call Karen at 714-532-6802, or email at [kacct4you@hotmail.com](mailto:kacct4you@hotmail.com)

ries Consultant and host scrap booking workshops at my home at Broadmoor several days a month. It's a great time of sharing your memories with other people from our community. If interested please email me at [mngkrueger@socal.rr.com](mailto:mngkrueger@socal.rr.com) or call me at 714-771-3464.

### 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)

### House Cleaning/Maintenance Work

I am a "hard working" Russian student, attending Santiago Canyon College. My name is Natasha Meunier and I live with my grandparents on Lemon Hill Trail. I am 18 years old and experienced in cleaning both residential and commercial properties. References provided upon request. 714-923-4973

### Scrapbook Workshops at Broadmoor:

Do you have photo's stored away in boxes or scattered around the house. Would you like to get your photo's organized and into albums? Or do you have digital photo's stored on your computer, but aren't sure what to do with them. Let me help. I am Maureen Krueger and have lived in Broadmoor for four years. I am a Creative Memo-

**We turn your t-shirts into a cozy quilt of memories.** Give it as a gift for Christmas, Anniversary, Bereavement, Graduation ANYTHING! We're now offering GIFT CERTIFICATES! Visit: [www.ShirtQuilts.com](http://www.ShirtQuilts.com) or call 744-1741

## Orange Park Community Homeowners Association

### Board of Directors

Jo Myers

*President*

Jim Dickinson

*Vice President*

Ed Brislin

*Secretary*

Rex Vance

*Treasurer*

Joe Pritts

*Member-at-Large*

### Property Management

Danielle Glass-Hays

*Account Representative*

Cardinal Property Management Company

[714] 779-1300

FAX [714] 779-3400

1290 North Hancock Street, Suite 103  
Anaheim, CA 92807

### SERVICES/EMERGENCIES

<b>Orange Police</b>	<b>714-744-7380</b>
<b>Orange Fire</b>	<b>714-288-2500</b>
<b>POISON CONTROL</b>	<b>800-876-4766</b>
<b>Anaheim Hills Patrol</b>	<b>714-524-5700</b>
Animal Control [Strays]	714-935-6848
Animal Control [Barking]	714-834-6942
AT&T	800-310-2355
Orange Water Dept	714-744-2233
Graffiti HOTLINE	714-744-7279
Orange City Hall	714-744-5500
So Cal Edison	800-611-1911
So Cal Gas	800-427-2200
Time Warner Conn.	714-903-4000
Waste Management	714-637-3010

### Newsletter Editor

J W Norris

### 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



### Thank you all!

The following people deserve our gratitude for the past year. These are the people who worked (and sometimes it was a committee of one- they did 100% of the work involved) as our committee chairpersons in 2007. I would like to thank them for making Orange Park Community Association a better place to live:

Bruce Johnson, Doris Dorerty, Hank Cousine, Sally Norris, Rita Frederick, Cliff Nelson, Kent Brown, Bob Ashford, J.W. Norris, Joanne Pritts, Ed Buckley, Linda Dickinson, Allen Prather. And, as always, thank you Freda Main for loaning Lee to all of us 24/7!

Sincerely,

Jo Myers

[www.broadmoor-saddlehill.org](http://www.broadmoor-saddlehill.org)

*Cutoff for newsletter submissions is the 5th of the month.*