



THE TRAILS

Volume 7 Issue 1

Orange Park Community Association

January 2008

UPDATE ON THE CHAPMAN ENTRY PROJECT

By the time this report is published, we should be within a month of completing this very significant project. The grading is completed, the curbs and gutters are installed, the wall construction is well under way, the irrigation system is in and pressure-tested, the electrical conduit and pedestal installation are completed, and the asphalt paving is done.

As you are aware, we have experienced unexpected and significant delays caused by a number of factors, the most significant one being structural engineering issues regarding the wall construction. The Christmas Holiday schedule at City Hall and rain were also contributing factors.

In the remaining weeks, the pavers and sidewalk will be installed, the walls completed, the communication, security, and gate systems and signage installed, and all the bushes, trees, grass and other plant materials planted.

It has been a longer project than anticipated, but we believe the result will be worth the wait. The patience and cooperation of most homeowners and guests is very much appreciated.

While it may appear that you can use the entry, we ask that you refrain from doing so. There are safety and legal reasons why we must wait until the contractor has turned over the completed project to the Association.

Master Plan Implementation Committee



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 4th Thursday of Every Month



Salem Lutheran Church
6500 East. Santiago Canyon
Road

Open Session Begins at 7:00 p.m.



Orange Park Community Association Business & News

Board Meeting News and Committee Highlights

Homeowner Forum

The Homeowner's Forum was opened by the President, Jo Myers. As there were no homeowners present who wished to address the Board, the Homeowner's Forum was closed.

Minutes and Financials

On Motion duly made, seconded, and unanimously carried, the Board approved the Minutes of the November 15, 2007 Regular Meeting of the Board of Directors as corrected.

A Motion was duly made, seconded, and unanimously carried to approve the Minutes of the November 15, 2007 Executive Session of the Board of Directors as written.

A Motion was duly made, seconded, and carried to approve the November 21, 2007 Action Without a Meeting.

On Motion duly made, seconded, and unanimously carried, the Board approved the 2008 Reserve Studies. Cardinal was directed to mail out the approved Reserve Studies to the membership.

On Motion duly made, seconded, and unanimously carried, the November 2007 Financial Statement for the Association was accepted, subject to audit. Cardinal was directed to verify that the water bill was separated.

On Motion duly made, seconded, and unanimously carried, the November 2007 Financial Statement for the Stables was accepted, subject to audit.

Committee Reports

Architectural Committee

The Architectural Committee for the Orange Park Community Association was present to inquire the Board's stand on artificial turf. The Board advised the Committee that the decision was up to each of the Architectural Committees.

Arena & Trails Committee

There was no report from the Arena/Trails Committee this month.

Community Action Task Force

There was no report from the Community Action Task Force this month.

Homeowner Compliance Committee

There was no report from the Homeowner Compliance Committee. The Board reviewed the site inspection report completed by the Association's Homeowner Compliance Committee. Cardinal was directed to bring the site inspection report to date with the Committee.

Lakes Committee

There was no report from the Lakes Committee. The Board reviewed the proposal from Water System Maintenance to spray the reeds. Following discussion, Cardinal was directed to advise Water System Maintenance that if the log wasn't filled out every time, payment would be withheld. Ed Brislin volunteered to advise the Lakes Committee Chair, Cliff Nelson, to draft a sign in log for Water System Maintenance.

Landscape Committee

The Board reviewed the correspondence from the owner of 638 Buttonbush Trail regarding satellite timers for the Association's irrigation system. The Landscape Committee was present to advise the Board that Dave Pagano met with Joe Hamby from Las Flores Landscape and would report at the next Board Meeting. Cardinal was directed to advise the owner of 638 Buttonbush Trail that the Landscape Committee was in the process of researching the satellite timers. The Board reviewed the correspondence from the owner of 7826 Broadmoor Trail regarding the delay in the tree trimming. Cardinal was directed to advise the

(Continued on page 3)

(Continued from page 2)

owner that their correspondence had been forwarded to the Landscape Committee Chair for review. The Board reviewed the correspondence from the owner of 7610 Appaloosa Trail regarding the slope. Cardinal was directed to advise the owner that the sprinklers would be adjusted and the slope would be cleaned up in the Spring.

Maintenance Committee

There was no report from the Maintenance Committee. The Board reviewed the correspondence from a homeowner regarding the damaged fence. Following discussion and review of the contractor's recommendations, a Motion was duly made, seconded, and unanimously carried to deny the owner's request to replace the fence at the Association's expense. Cardinal was directed to advise the owner of the Board's decision. The Board reviewed the proposal from AT&T to relocate the pedestal. Following discussion, a Motion was duly made, seconded, and unanimously carried to approve the proposal. Cardinal was directed to advise AT&T of the Board's decision. The Board reviewed the correspondence from a homeowner regarding a damaged gate. Cardinal was directed to obtain proposals. The Board reviewed the correspondence from the owner of 7740 Lakeview Trail regarding their concerns. Joe Pritts was directed to look into chemically etching the cement. Cardinal was directed to thank the owner for submitting their concerns to the Board.

Newsletter Committee

There was no report from the Newsletter Committee.

Pool, Tot Lot, and Tennis Committee

There was no report from the Pool/Tot Lot/Tennis Court Committee. Cardinal was directed to request Peri Tooker chair the Tennis Committee.

Recreation and Hospitality Committee

There was no report from the Recreation/Hospitality Committee.

Rules Committee

The Rules Committee was present to advise the

Board that the draft rules restricting motorized vehicles access to the trails were still in the process of being drafted. Cardinal was directed to determine if the draft rules would be an addendum or appendix.

The Regular Board Meeting was adjourned to the Annual Meeting at 8:00 p.m.

Annual Meeting

As there were not sufficient ballots to constitute a quorum, a second calling of the Annual Meeting was called for 2:00 PM on January 4, 2008 at Cardinal Property Management Company. At that meeting Carl Lindberg, J W Norris, and Rex Vance were elected to two year terms on the Board of Directors.

The Regular Board Meeting reconvened at 8:11 p.m.

Security and Parking Committee

There was no report from the Security/Parking Committee. The Board reviewed the correspondence from a homeowner regarding the signage at the Santiago gate. Cardinal was directed to advise the owner that the work was about two to three weeks out. There was discussion regarding the fire department and the temporary gate at Newport. Following discussion, Cardinal was directed to advise Anaheim Hills Patrol to cease locking the gate. Cardinal was directed to advise the fire department that the gate in question would no longer be locked.

New Business

The Board reviewed the correspondence from Hickey & Petchul, LLP regarding the legislative updates. Following discussion, the Board agreed to post the agenda on the bulletin board in the pool area four days prior to the Board Meetings.

The next Regular Board Meeting was scheduled to be held on Thursday, January 24, 2008, at 7:00 p.m.

There being no further business, the Meeting was adjourned at 8:35 p.m.



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].

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

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

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 Memories Consultant and host scrap booking workshops at my home at Broadmoor sev-

eral days a month. It's a great time of sharing your memories with other people from our community. If interested please email me at mgkrueger@socal.rr.com or call me at 714-771-3464.

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

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Broadmoor House Plans/Blueprints

If anyone has a set of the original plans or blueprints, please call Gary Arch at 714-299-0101

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.

www.broadmoor-saddlehill.org

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

Orange Park Community Homeowners Association

Board of Directors

Jim Dickinson

President

J W Norris

Vice President

Joe Pritts

Secretary

Rex Vance

Treasurer

Craig Lindberg

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

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 [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