

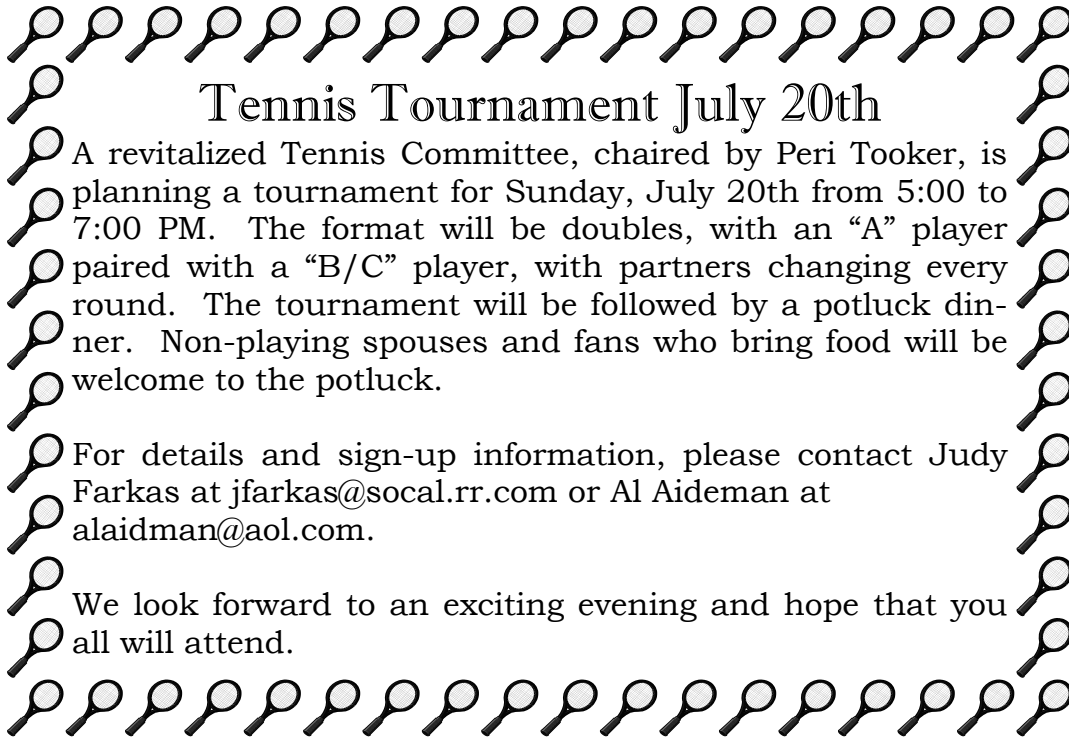


THE TRAILS

Volume 7 Issue 7

Orange Park Community Association

July 2008



Tennis Tournament July 20th

A revitalized Tennis Committee, chaired by Peri Tooker, is planning a tournament for Sunday, July 20th from 5:00 to 7:00 PM. The format will be doubles, with an "A" player paired with a "B/C" player, with partners changing every round. The tournament will be followed by a potluck dinner. Non-playing spouses and fans who bring food will be welcome to the potluck.

For details and sign-up information, please contact Judy Farkas at jfarkas@socal.rr.com or Al Aideman at alaidman@aol.com.

We look forward to an exciting evening and hope that you all will attend.

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President's Message

President's Message – July 2008

Here are some quick items that I would like everyone to know:

CHAPMAN ENTRANCE, PART 1 – Because of the many delays in completing this project, the Board agreed to open the entrance early to provide relief for the community. However, this is still an ongoing construction project. That means that care should be taken when driving through as workers continue to move back and forth. This seems to be common sense but we continue to see drivers cruising through too quickly.

ARTIFICIAL TURF – I know that many homeowners would very much like to convert their lawns to artificial turf. The Astroturf of the 70s has been significantly improved and the benefits of low maintenance and water conservation are obvious. However, there are residential limitations on artificial turf by the City of Orange as well as a rule violation here in our association to have artificial turf installed on the front yards of homes. You are welcome to make that change for a backyard lawn but, at the present time, the front yards of Broadmoor and Saddlehill must still use natural elements in landscaping. We will continue to monitor this rule. Remember, homeowners who wish to change their front landscaping MUST submit their plans to the Architectural Review

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Board Meeting Highlights & Committee Reports

The Directors reviewed proposals for the 2009 Reserve Study. On Motion duly made, seconded, and unanimously carried, the BOD approved the proposal for a three-year term from Association Reserves to include one update with an on-site inspection and updates for the next two years for both the Association and the Stables.

The BOD tabled the review of Cardinal Property Managements' contract to the July Meeting.

There was no report from the Architectural Committee this month.

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

Community Action Task Force

The Directors reviewed the report from the Community Action Task Force. On Motion duly made, seconded, and unanimously carried, the BOD reinstated the Community Action Task Force.

There was no report from the Finance and

Risk Management Committee this month.

There was no report from the Homeowner Compliance Committee this month.

Lakes Committee

The BOD tabled the review of the proposals to remove the reeds in the lakes to the July Meeting.

Landscape Committee

The BOD tabled discussion on the proposal from Las Flores Landscape to replace the irrigation pump to the July Meeting.

Maintenance Committee

The Directors reviewed and denied the proposal from Three Phase Electric to relocate the pool photocell. The BOD reviewed and denied the proposal from Caliber Paving Company to remove, replace, sandblast, and grind concrete areas within the Association.

Master Plan Implementation Committee

There was an extensive discussion on the

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(President's Message continued from page 1)

Committees of Broadmoor and Saddlehill.

ONE PERSON'S JUNK... – Almost all of us are guilty at various times for having our garage doors open for longer than normal periods or leaving miscellaneous junk out temporarily. We can't be perfect. However, while driving through the neighborhood it can be demoralizing to see several homes with doors left open onto "treasure" filled garages or objects destined for the dump or storage being left for days on end in plain view of passers-by. That type of behavior left unchallenged "classes down" a community and ultimately impacts us all in the way of aesthetics and lower values for our properties. Granted, not everyone here is a homeowner but it is equally the responsibility of landlords to keep tabs on their rentals directly or indirectly through neighbors or a management company. If you have an issue with a neighbor who you think is regularly "trashing the joint", please feel free to contact Cardinal Property Management by e-mail (contactus@cardinal-online.com) or phone 714-779-1300. Your identity will be kept secure.

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progress of the Chapman entry project. Chairperson of the Master Plan Implementation Committee, Bruce Johnson, was present to report on the progress of the project. Attending homeowners suggested several items that the BOD took under advisement. On Motion duly made, seconded, and unanimously carried, the Board approved extending the security wall at the Chapman entry by 36 feet on the west side.

Pool & Tot Lot Committee

There was no report from the Pool Committee this month. The Directors discussed how many hours the pool filter motor should run each day. Director Joe Pritts will contact Aquatrends and obtain that information.

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

There was no report from the Rules Committee this month.

Security & Parking Committee

There was no report from the Security &

Parking Committee this month.

Cardinal advised the BOD that the current fishing tags, which are good for one year, had expired. The BOD directed Cardinal to advise the Patrol Service the existing tags be allowed for two years or until new tags could be made and issued.

There was no report from the Stables Committee this month.

Tennis Committee

There was no report from the Tennis Court Committee this month. On Motion duly made, seconded, and unanimously carried, the BOD approved the proposal from Las Flores Landscape to clean the tennis courts once a month. The initial cleaning will be at no charge as previously agreed.

There being no further business, the Meeting adjourned at 8:15 PM.

The next regularly scheduled meeting will start at 7:00 PM on Thursday, July 24, 2008

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CHAPMAN ENTRANCE, PART II – On behalf of the Board I want to extend a special thanks to all parties involved with this project. Delays and construction issues have aggravated most of us and, at times, that aggravation has manifested itself in unfortunate ways. Valuable lessons have been learned all the way around and the Board is not dissuaded from continuing to implement the Master Plan approved in 2004. I and several others have personally been involved with the Chapman project and the roots of the Master Plan since 1999. As chairperson of the Master Plan Implementation Committee for the past 3 years, Bruce Johnson has sacrificed much of his own free time to shepherd the Plan and along with the other members to get the Chapman project off the ground. In the past few months, Rex Vance and Joe Pritts have stepped forward to provide valuable assistance in overseeing the completion of the Chapman entry. Steve Williams, Greg Boswell and several other homeowners whom I can't all list here have stepped forward to lend their expertise to help get the entrance done right. We can only hope that the future will give us the opportunity to do more in our community with the contributions of so many.

Thank you.



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].

Moving Sale:

Gold Fenton glass table lamp--\$60, park bench--\$25, Lane cherry cedar chest--\$225, 2 terra cotta pottery table lamps--\$75 each, washer & dryer--\$300. Call 639-7188 if interested.

Free:

Remodeling plan 2 kitchen. Free cupboard doors available if anyone needs any replacements. Call 289-1214

Swim Instructor:

Experienced, certified swim instructor and life-guard living in Broadmoor available to teach swimming this summer. All ages and all levels welcome. Please call Emily Premo at 714- 328-4174 (cell) or 289-0266 (home) to discuss dates and times.

House-Cleaning/Maintenance Work:

My name is Jhenya Meunier and I am a 19 year old student at Santiago Canyon College. I am a hard worker, who is experienced in cleaning residential and commercial buildings. I can do yard work and window washing. I am also experienced in child care. You can reach me at 714-923-4973. My email address is: jhenyamichelle@hotmail.com

Maintenance Work, etc:

Law Grad needs employment while studying for the Bar. Hardscapes. Retaining Walls, Brick Pavers, driveways, sidewalks, Broadmoor resident. Contact michaelgprater@gmail.com or 714-997-3937.

For Sale:

Two [2] upholstered club chairs, swivel base, color is French Blue. Excellent condition - - \$125 for both. Call Nancy at (714) 538-4304.

Bailey & Sebastian need a new home:

We have been dog sitting two Pugs for the last year for a family member. They really need more attention than we are able to give them and would like to find them a new home. Bailey is a female that is seven years old with the standard buff & black coloring. She is very friendly and loves children. Sebastian is a male that is nine years old who is all black in coloring. His hearing and eyesight may be slightly impaired. Although he takes awhile to warm up to new people, he is still kind and loving. If you or anyone you know is looking for a pet, please contact The Rock Family at 7727 E. Appaloosa Trail - 771-6089.

Orange Park Community Homeowners Association

Board of Directors

Jim Dickinson

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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

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.

www.broadmoor-saddlehill.org

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