



Bridle Path HOA News



WWW.BP-HOA.ORG *** (805) 624-2906

FROM THE PRESIDENT'S DESK by Stephanie Bennett

September was a busy month finishing the Dressage arena, resolving watering issues of common areas, and reviewing our financial position. The initial costs of the 'Recall' have been paid, but we still have costs associated with the 'Recall' coming in. Currently, the costs of the 'Recall' add up to about \$18,000, and have been paid out of BPHOA regular operating funds. The Board had to make the difficult decision at the September Board meeting to approve a "special assessment" to recover some of the funds. The 'Recall' legal action is on-going.

Unfortunately, Berna Arnold resigned from the Board in August for family illness reasons. To fill Berna's position, we welcome Cathy Albertson to the Board as Vice President and CC&R Chairman. She will be a big help with the Board's duties.

The Dressage arena is almost finished and looks great, and cleanup of areas throughout the First Street facility have been cleaned up.

Bridle Path reconditioning will start in October. Please note that any plants growing in the Bridle Path will be removed.

The annual financial report has been completed and will be sent out as soon as it is ready. There were a few findings which are being resolved

With only 3 months left of the current Board's term, several important matters need to be addressed by December. The 2010 Reserve Fund plan and 2010 Budget will be proposed and approved by end of December. We will discuss with each committee Chair what their plans and needs are for 2010 and estimated costs. Holidays are on the way, please visit the Event committee webpage to see upcoming events.

Notice of Special Assessment:

\$22 One-time Special Assessment will be billed to all homeowners in November 2009.

BPHOA BOARD OF DIRECTORS

Contact List

President	Stephanie Bennett
Vice President	Cathy Albertson CC&R Chair
Treasurer	Daran Paone Mtn-Park Liaison Landscaping
Secretary/ Media	Lee Murray Website /Newsletter Event Liaison
Member-at-Large	Marcy Myers Arenas Chair

BPHOA
Committees Chairpersons
Landscaping - Daran Paone
Architectural - Michael Kress
arch@bp-hoa.org
Arenas - Marcy Myers
arenas@bp-hoa.org
Mountain Park - Don Paone
mtn-park@bp-hoa.org
Events - Jennifer de la Tore
events@bp-hoa.org

Bridle Path HOA Phone
(805) 624-2906
Board email: board@bp-hoa.org

GM Property Management:
805-526-0303
1736 Erringer Rd, Ste. 104,
Simi Valley, CA 93065
BPHOA@GMManagement.com

All correspondence emails to Board, Committee's or GM Property Mgmt. must contain resident's full name and address or email will not be replied to.

Treasurer by: Daran Paone

As you may have read in the last newsletter, the recall expenses have put a strain on our immediate cash flow. The recall expenses have reached over \$18,000! At the Sept 21st general meeting there was a discussion regarding a special assessment to recoup some of the expenses associate with the recall, including the on-going lawsuit. The maximum assessment the board can impose is 5% of the operating budget without a vote of the membership. This amounts to only \$22 per household. Although the board did not want to do this it was apparent this would be our only option.

Landscaping by: Daran Paone

We are going to have our English Laurel & Photinia treated for powdery mildew & entenomorium leaf spot.

I have inquired with the plant health care dept and the fungicide is a soap based product & a bite or two should not affect the horses but they wouldn't recommend letting them make a meal out of a hedge!

They will notify of the exact date of treatment & we will post that on the web site. In the coming weeks we will start some grooming of the bridle paths to get them in shape before the sand bags go down. We won't be adding any additional material but leveling, minor grading & redistributing material to low areas if possible.

In order to try and help all the bougainvillea along down at 1st St we had all the pots removed, added fertilizer & amendmets, in hopes of creating the hedge we know it can be.

Entrance Signs

Our hope is that the special assessment will help to put us in a position where we can purchase of the entrance signs we had approved earlier in the year.

The majority of the board felt it would not be fiscally responsible to move forward with this purchase until our other financial obligations were taken care of.

Arenas by: Marcy Myers

The Dressage arena is in! and wow what a cool sight it isthe overall response has been fantastic. So thank you all for all of your patience as I know this has been a lengthy process.

I would love to hear from Dressage, Trails Course, Jumpers and Barrel Racers. If you are out there (and I know you are) please send me an email we have something starting in the works and I will need your help!

With the water rationing in effect it is very important that we not waste any water! I urge anyone who is aware of any broken sprinkler pipes at the arenas (or any other common area) to please contact me as soon as possible - early detection is key in a lot of issues.

Also a friendly reminder, please do not tie your horse to the arena fencing and gates. These structures are not meant to secure a frightened horse and we have had to repair a few gates recently. Please use one of the many hitching posts instead.

Until next month.....

Happy Trails, Marcy Myers
arenas@bp-hoa.org

Community Contacts

Simi Valley Police
(emergency) 911
(non emergency)
805-583-6950
Simi Valley Graffiti Removal
805-583-6444
Ventura County Animal
Control 805-388-4341

BPHOA

P.O Box 634, Simi Valley, CA 93062

October 19th – 7 p.m.

Simi Town Center Meeting Room

October Agenda

- 1) Call Meeting to Order 7:00pm
- 2) Presidents Summary
- 3) GM Report and Meeting conduct
- 4) Legal Report
- 5) Secretary report / Website
- 6) Treasurers Report
- Status of Recall Expenses
- Financial Annual Report findings and review.
- 7) Landscaping
- 8) CC&R's
- 9) Mountain Park
- 10) Architectural
- 11) Events/Signs
- 12) Arena committee
- 13) New Business
- 14) OPEN FLOOR
- 15) Adjournment of General meeting...

***Executive sessions will be held afterwards if there is time, otherwise they will be held on Friday's or Saturday's at GM management office.